

## **DRAFT Bagworth Thornton and Stanton 2 – Main Street, Thornton (Previous SHELAA Ref AS22)**

### **1. Overview**

A Sustainable Site Assessment (SSA) is a comparison of development supply options to be used for Neighbourhood Plan (NP) making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions. A SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. An SSA is a community led process and does not contain detailed professional site investigations and this SSA report should be read and understood in this context.

Through undertaking an SSA process the Neighbourhood Plan Steering Committee is identifying the least environmentally damaging and therefore the most sustainable locations for potential development. The approach uses publicly available data including from the local authority Strategic Housing Land Availability Assessment (SHLAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the preparation of this report.

Locally important factors have been considered and it is recommended that the wider community comment on the draft result of the SSA process to help support a final ranking of the potential sites. Whilst a SSA is only a part of any potential development site selection, it is a best practice tool to rank potential sites in a NP and in particular it will help to confirm if a site is developable. The methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. Each SSA report is fully compliant with the National Planning Policy Frameworks (2012 and 2018) advice and guidance. All distances to key amenities are as the crow flies from the centre of the site for consistency.

Working in partnership with landowners and Hinckley and Bosworth Borough Council (HBBC) will enable a positive SSA process that meets the targets and requirements in HBBC's Local Plan.

### **2. Site Selection Criteria**

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty six indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

<b>Contact Details</b>	
<b>Name(s) of Assessor(s)</b>	Derek Doran BSc (Hons) MCIH MBA – Your Locale

<b>Site - Details</b>	
<b>Site summary :</b>	Previous HBBC SHELAA Ref AS22.
<b>Site name and address:</b>	Main Street, Thornton.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	About 0.5HA – Approximately 12 units (3 bed dwellings).	Amber
<b>2. Current Use:</b>	The site is an unkempt area with chicken sheds to the rear and storage containers in place, it is used for machinery storage and works. These existing uses will need to be relocated.	Amber
<b>3. Adjoining Uses:</b>	The site is on Main Street, with renovated buildings on the other side of the street and a combination of derelict and semi-derelict buildings within the site. The site adjoins a current residential location and is wholly within the recognised village envelope.	Green
<b>4. Topography:</b>	A gently sloping site.	Green
<b>5. Ridge and furrow:</b>	None identified.	Green
<b>6. Greenfield or Previously Developed Land?</b>	Brownfield site.	Green
<b>7. Site availability - Single ownership or multiple ownership?</b>	Single ownership.	Green
<b>8. Landscape &amp; Visual Impact (LVIA) considerations.</b>	The site has an open aspect to the Southern elevation, the location feels village like in character and development would improve a current eyesore.	Green
<b>9. Important Trees, Woodlands &amp; Hedgerows?</b>	The site is bounded by an ivy covered wall to the Northern boundary, a couple of self set minor trees are located within the site. Development could cause no harm to the quality or number of green assets.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>10. Relationship with existing pattern of built development?</b>	The site is adjacent to the current built form and has a clear relationship to it. The land is visible from a small number of properties and development would probably enhance this part of the settlement.	Amber
<b>11. Local biodiversity score.</b>	Existing developed site – not inventoried	Green
<b>12. Listed Building or important heritage assets and their setting?</b>	None identified within or adjacent to this site.	Green
<b>13. Safe pedestrian access to and from the site?</b>	An overgrown footpath is found along the Northern boundary of the site with an additional footway on the other side of Main Street, relatively straightforward to ensure connectivity with the village centre.	Green
<b>14. Impact on existing vehicular traffic?</b>	A medium scale negative impact on the village centre from this potential number of units.	Amber
<b>15. Safe vehicular access to and from the site?</b>	A commercial access is in place to the Northern boundary of the site and it is believed that a small section of walling will need to be demolished to provide an adequate visibility splay and access dimensions will need to be agreed with the Highways Authority, early dialogue is advised.	Amber
<b>16. Safe access to public transport (specifically a bus stop with current service).</b>	The nearest bus stop is across the street.	Green
<b>17. Distance to designated village centre :</b> <b>Thornton – Jct with Merrylees Rd &amp; Reservoir Rd:</b>	Approximately 1.2km from the geographical centre of the site.	Red
<b>18. Distance to primary school:</b>	Approximately 320m from the geographical centre of the site.	Red
<b>19. Current existing informal/formal recreational opportunities on site?</b>	None found.	Green
<b>20. Historical significance or archaeological remains visible or recorded:</b>	The Historic England website does not record any significant finds, the Leicestershire County historical record site requires a payment of £150 to provide the detailed local information.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
<b>21. Any existing public rights of ways/bridle paths?</b>	None identified within the site. Green
<b>22. Gas, oil, pipelines and networks &amp; electricity transmission network? (not sewage/water):</b>	A utility cable is found along the boundary of the site, this will require re-siting but is easily achievable. Amber
<b>23. Any nuisance issues (noise, light, odour)?</b>	Minor traffic noise from Main Street and the railway line. Amber
<b>24. Any contamination issues?</b>	A full professional investigation will be required due to the commercial usage of the site, minor mitigation measures envisaged. Amber
<b>25. Any known flooding issues?</b>	The whole of the site is located within flood zone 1 and due to its elevation flooding is not considered a concern. Green
<b>26. Any drainage issues?</b>	Minor pooling found on site, easily remediated. Amber
<b>SUMMARY</b>	<b>Red - 2</b> <b>Amber - 9</b> <b>Green - 15</b> <b>A VERY HIGH GREEN SCORING SITE OF 13.</b>