

DRAFT Bagworth Thornton and Stanton 3 – Beech Drive extension, Thornton (Previous SHELAA Ref AS686)

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.

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

Site - Details	
Site summary :	Previous HBBC SHELAA Ref AS686.
Site name and address:	Beech Drive extension, Thornton.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 2.42HA – Approximately 45 units (3 bed dwellings).	Red
2. Current Use:	The site is a large grazing field this important existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is off Beech Drive which connects to Main Street via Hawthorne Drive, it adjoins the rear gardens of residential properties on Main Street. Large arable fields are found to two elevations and adjoining the recognised village envelope.	Amber
4. Topography:	A steeply sloping site that can be remediated at a considerable expense.	Amber
5. Ridge and furrow:	Ridge and furrow is apparent from an aerial image, but this appears to have been denigrated through agricultural practises.	Amber
6. Greenfield or Previously Developed Land?	Greenfield.	Red
7. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
8. Landscape & Visual Impact (LVIA) considerations.	The site has a very open aspect with some long distance panoramic views, the location feels very rural in character and development would cause substantial harm to the quality and amenity of the open countryside. An independent planning report has judged the site to be of a very high landscape quality.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating	
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on two sides by substantial hedgerow with interspersed trees. Development of the whole site as shown in the SHELAA map would cause the destruction of a newly planted copse of trees. In addition, development could cause further potential destruction of a couple of trees and/or hedgerow which should be protected and mitigated through a sensitive design solution. A small copse of trees has recently been planted to the Southern elevation.	Red
10. Relationship with existing pattern of built development?	The site is adjacent to the current built form and has a firm relationship to it, the elevation of the site means that it has a prominent visibility and this will be very difficult to ameliorate.	Red
11. Local biodiversity score.	Inventory site 317. Homestead Farm. Grazing land. Hedge boundary. Power line across. Veteran oak tree is Local Wildlife Site 91192 – score 4 = County level significance, material consideration.	Red
12. Listed Building or important heritage assets and their setting?	None identified, adjacent to a 1970's housing development.	Green
13. Safe pedestrian access to and from the site?	Yes, an existing footpath links the site to Main Street.	Green
14. Impact on existing vehicular traffic?	A very large scale negative impact on the village centre due to the very large number of units involved.	Red
15. Safe vehicular access to and from the site?	An agricultural access is in place off Beech Drive, it appears impossible to provide access from Main Street or Beech Drive without the support of one or more third party landowners. An adequate visibility splay and access dimensions will need to be agreed with the Highways Authority and early dialogue is advised.	Red
16. Safe access to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct 110m from the centre of the site.	Amber
17. Distance to designated village centre : Thornton – Jct with Merrylees Rd & Reservoir Rd:	Approximately 515m from the geographical centre of the site.	Red
18. Distance to primary school:	Approximately 210m from the geographical centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
19. Current existing informal/formal recreational opportunities on site?	None found.	Green
20. Historical significance or archaeological remains visible or recorded:	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
21. Any existing public rights of ways/bridle paths?	Yes, a ROW exists along the Northern boundary of the site and residential development would affect the quality of this provision.	Amber
22. Gas, oil, pipelines and networks & electricity transmission network? (not sewage/water):	A major electricity pylon is found fairly near to the Southern boundary of the site and it will not be possible to construct residential dwellings within a defined area of the area for safety reasons. Re-siting of this supply cable may not be possible.	Red
23. Any nuisance issues (noise, light, odour)?	A persistent and daily noise disturbance from Quarry trains serving the nearby stone quarry, the nuisance will be an ongoing concern.	Red
24. Any contamination issues?	None found on the site.	Green
25. Any known flooding issues?	The whole of the site is located within flood zone 1 and due to its elevation flooding is not considered a concern. In addition HBBC will require this number of units to be provided with a full SUDS solution.	Green
26. Any drainage issues?	No issues identified.	Green
SUMMARY	Red - 12 Amber - 6 Green - 8	A RED SCORING NEGATIVE SITE OF 4.