

## **DRAFT Bagworth Thornton and Stanton 8 – Opposite White House Farm, Stanton (No SHELAA Ref)**

### **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>	No HBBC SHELAA Ref.
<b>Site name and address:</b>	Opposite White House Farm, Stanton.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	About 0.81HA – Approximately 20 units (3 bed dwellings).	Amber
<b>2. Current Use:</b>	The site is a large arable field with a derelict farmstead within the curtilage, this agricultural use will need to be relocated.	Amber
<b>3. Adjoining Uses:</b>	The site is fully removed from the current built form and is opposite to a working farm.	Red
<b>4. Topography:</b>	An undulating and sloping site that can be remediated in a costly manner.	Amber
<b>5. Ridge and furrow:</b>	Ridge and furrow is apparent from an aerial image, but this appears to have been disrupted by farming practise.	Amber
<b>6. Greenfield or Previously Developed Land?</b>	Greenfield.	Red
<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 a very open aspect with long distance panoramic views on all sides, the location feels very rural in character and development would cause substantial harm to the quality and amenity of the open countryside.	Red
<b>9. Important Trees, Woodlands &amp; Hedgerows?</b>	The site is bounded on all sides by substantial hedgerows and tree lines, a copse of trees is found within the site. Development could cause substantial harm in this open countryside setting.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>10. Relationship with existing pattern of built development?</b>	The site is fully removed from the current built form and has no relationship to it, the elevation of the site means that it has a prominent visibility and this will be very difficult to ameliorate if developed.	Red
<b>11. Local biodiversity score.</b>	Inventory site 202. Old Pasture, 7 Hedgerow Species/ Biodiversity score 2 – parish level	Green
<b>12. Listed Building or important heritage assets and their setting?</b>	Inventory site 202. Old Pasture, Faint Ridge & Furrow, Evidence of Old House (walls & stone), partly on L&R HER 2939 Enclosure earthworks around Manor Farm – closes in the medieval village.	Red
<b>13. Safe pedestrian access to and from the site?</b>	No existing provision and it is impossible to provide adequate connectivity due to the distance from the current settlement.	Red
<b>14. Impact on existing vehicular traffic?</b>	A medium scale negative impact on the village centre due to the medium number of units involved.	Amber
<b>15. Safe vehicular access to and from the site?</b>	A narrow agricultural access is found in to the site but this is adjacent to a very sharp bend in the main carriageway. It appears impossible to provide access without the support of a third party landowner and access will require destruction of trees and hedging, early dialogue with the Highways Authority is advised.	Red
<b>16. Safe access to public transport (specifically a bus stop with current service).</b>	The nearest bus stop is approximately a direct 1.3km from the centre of the site.	Red
<b>17. Distance to designated village centre :</b> <b>Stanton – Primary school:</b>	Approximately 1.1km from the geographical centre of the site.	Red
<b>18. Distance to primary school:</b>	Approximately 1.1km 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 in this location, 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 or adjacent to this location.	Green
<b>22. Gas, oil, pipelines and networks &amp; electricity transmission network? (not sewage/water):</b>	A utility cable is found within the site, this could be easily re-routed.	Amber
<b>23. Any nuisance issues (noise, light, odour)?</b>	No major issues identified.	Green
<b>24. Any contamination issues?</b>	None found on the site.	Green
<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 is an issue.	Amber
<b>SUMMARY</b>	<b>Red - 11</b> <b>Amber - 7</b> <b>Green - 8</b>	<b>A RED SCORING SITE OF NEGATIVE 3.</b>