

## **DRAFT Bagworth Thornton and Stanton 1 – Bagworth Lane, Thornton (Previous SHELAA Ref AS19)**

### **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 AS19.
<b>Site name and address:</b>	Bagworth Lane, Thornton.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	About 1.61HA – Approximately 40 units (3 bed dwellings).	Red
<b>2. Current Use:</b>	The site is a mixture of a large grazing field and an unkempt area used for car/vehicle/machinery storage and works. These existing uses will need to be relocated.	Amber
<b>3. Adjoining Uses:</b>	The site is behind Chestnut Farm House and to the North of Bagworth Lane, with renovated buildings along the short Eastern boundary. An orchard is found to the North with grazing land to the South and West. The site adjoins a current residential location but would extend the village in a non-linear fashion.	Amber
<b>4. Topography:</b>	An undulating and sloping site that can be remediated.	Amber
<b>5. Ridge and furrow:</b>	Ridge and furrow is apparent from an aerial image, but this appears to have been actively denigrated through planting.	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 an open aspect with some long distance views, the location feels semi-rural in character and development would cause less than a substantial harm to the quality and amenity of the open countryside.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>9. Important Trees, Woodlands &amp; Hedgerows?</b>	The site is bounded on all sides by substantial hedgerow with interspersed trees and some individual trees located within the site. Development could cause the potential destruction of trees and/or hedgerow which should be protected and mitigated through a sensitive design solution.	Amber
<b>10. Relationship with existing pattern of built development?</b>	The site is adjacent to the current built form and has a minor relationship to it. The land is visible from a range of sources and overlooked by a small number of properties.	Amber
<b>11. Local biodiversity score.</b>	Existing house and garden – not inventoried.	Green
<b>12. Listed Building or important heritage assets and their setting?</b>	The corner cottage on Stanton Lane directly overlooks the site, the cottage and associated railings are grade two listed and therefore statutorily protected. Development would cause less than substantial harm to these heritage assets.	Amber
<b>13. Safe pedestrian access to and from the site?</b>	No existing provision and as the nearest footpath is a fair distance away on Stanton Lane and Main Street it appears difficult to provide pedestrian connectivity with the village centre.	Amber
<b>14. Impact on existing vehicular traffic?</b>	A very large scale negative impact on the village centre due to the large number of units involved.	Red
<b>15. Safe vehicular access to and from the site?</b>	An agricultural access is in place to the North Eastern corner of the site and it may be possible to access the site from Bagworth Lane. Vehicular access should be possible with significant improvements and the destruction of trees and hedgerow to facilitate this residential standard of access. An adequate visibility splay and access dimensions will need to be agreed with the Highways Authority and 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 approximately a direct 215m from the centre of the site.	Amber
<b>17. Distance to designated village centre : Thornton – Jct with Merrylees Rd &amp; Reservoir Rd:</b>	Approximately 1.8km from the geographical centre of the site.	Red
<b>18. Distance to primary school:</b>	Approximately 560m from the geographical centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<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
<b>21. Any existing public rights of ways/bridle paths?</b>	A footpath runs along the Northern boundary of the site and crosses through the site alongside the pond in the Southern section. Development would cause re-routing or significant harm to the setting of this ROW.	Amber
<b>22. Gas, oil, pipelines and networks &amp; electricity transmission network? (not sewage/water):</b>	A major electricity pylon traverses the Southern section of the site and it will not be possible to construct residential dwellings within a defined area of the site for safety reasons. Re-siting of this supply cable may not be possible.	Red
<b>23. Any nuisance issues (noise, light, odour)?</b>	A persistent and daily noise disturbance from Quarry trains serving the nearby stone quarry, the nuisance will be an ongoing concern.	Red
<b>24. Any contamination issues?</b>	A 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 majority of the site is located within flood zone 1 but a small section around the pond is designated as flood zone 3, further hydrology studies are required to ensure a safe “flooding distance” is implemented. In addition HBBC will require this number of units to be provided with a full SUDS solution.	Amber
<b>26. Any drainage issues?</b>	The location of the stream means that ponding is found to the Southern section of the site, easily mitigated.	Amber
<b>SUMMARY</b>	<b>Red - 7</b> <b>Amber - 15</b> <b>Green - 4</b>	<b>A NEGATIVE RED SCORING SITE OF 3.</b>