

## **DRAFT Bagworth Thornton and Stanton 6 – Thornton Nurseries redevelopment (SHELAA Ref AS36)**

### **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>	<b>HBBC SHELAA Ref AS36 – Developable as residential 2023-2027. Not developable as commercial.</b>
<b>Site name and address:</b>	Thornton Nurseries redevelopment.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	About 0.85HA – Approximately 21 units (3 bed dwellings).	Red
<b>2. Current Use:</b>	The site is a Nurseries with various glass houses and car parking in-situ. This existing use will need to be relocated.	Amber
<b>3. Adjoining Uses:</b>	The site is opposite Thornton reservoir and adjacent to a couple of properties on Merry Lees Road. The site adjoins a current residential location and would extend the village in a linear fashion.	Green
<b>4. Topography:</b>	A steeply sloping site that can be remediated at considerable expense.	Amber
<b>5. Ridge and furrow:</b>	None apparent, currently developed land.	Green
<b>6. Greenfield or Previously Developed Land?</b>	Brownfield.	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 a limited view to one elevation but this is obscured by substantial planting around the site boundaries, development would cause a less than substantial harm to the quality and amenity of the open countryside.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>9. Important Trees, Woodlands &amp; Hedgerows?</b>	The site is bounded on most sides by substantial hedgerow with interspersed trees and a small stand of trees is found 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 close relationship to it. The land is visible from only a small number of properties.	Green
<b>11. Local biodiversity score.</b>	Site already developed, not inventoried. Parish general level of biodiversity only	Green
<b>12. Listed Building or important heritage assets and their setting?</b>	None found.	Green
<b>13. Safe pedestrian access to and from the site?</b>	An overgrown footpath is found along the boundary of the site with an additional footway on the other side of Reservoir Road, relatively straightforward to ensure a good connectivity with the village centre.	Amber
<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>	Two current commercial vehicle access points are found either side of a preserved mining shaft winding wheel which is exhibited in the footway. It appears straightforward to provide an adequate visibility splay and access dimensions to meet Highways Authority requirements.	Green
<b>16. Safe access to public transport (specifically a bus stop with current service).</b>	The nearest bus stop is about 60m from the centre of the site.	Green
<b>17. Distance to designated village centre : Thornton – Jct with Merrylees Rd &amp; Reservoir Rd:</b>	Approximately 95m from the geographical centre of the site.	Green
<b>18. Distance to primary school:</b>	Approximately 725m from the geographical centre of the site.	Red
<b>19. Current existing informal/formal recreational opportunities on site?</b>	A café is on the site and retail therapy can take place.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<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>	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>	None identified.	Green
<b>24. Any contamination issues?</b>	No issues or concerns identified.	Green
<b>25. Any known flooding issues?</b>	A large reservoir is found opposite the site and Rothley Brook runs along a section of the site. The Brook is in flood zone 2 so a full hydrological survey will be required with recommendations implemented to allow development to proceed. In addition, HBBC will probably require a SUDS solution for this number of units.	Amber
<b>26. Any drainage issues?</b>	The presence of the Brook is an issue that will require further investigation.	Amber
<b>SUMMARY</b>	<b>Red - 2</b> <b>Amber - 10</b> <b>Green - 14</b>	<b>A VERY HIGH GREEN SCORING SITE OF 12.</b>