

DRAFT Bagworth Thornton and Stanton 11 – Rear 5 Thornton Lane, 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.

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

Site - Details	
Site summary :	NOSHELAA Ref.
Site name and address:	Rear of 5 Thornton Lane, Stanton.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.1HA – Approximately 3 units (3 bed dwellings).	Green
2. Current Use:	The site is approximately half of a residential garden, this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is fully removed from the current built form and is within the curtilage of an existing residential property.	Red
4. Topography:	A gently sloping site that can be easily remediated.	Amber
5. Ridge and furrow:	None identified, a garden use.	Green
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 an 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.	Red
9. Important Trees, Woodlands & Hedgerows?	The site has a number of trees and shrubs within the curtilage and is bounded on two sides by substantial hedgerow with interspersed trees. Development could cause the destruction of trees and/or hedgerow which should be protected and mitigated through a sensitive design solution.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
10. Relationship with existing pattern of built development?	The site is fully removed from the current built form and has no relationship to it, the location of the site means that it fully distinct from the village.	Red
11. Local biodiversity score.	Private site already developed – not inventoried. Parish level biodiversity only at risk.	Green
12. Listed Building or important heritage assets and their setting?	None identified.	Green
13. Safe pedestrian access to and from the site?	No existing provision and appears impossible, requiring third party landowner support to provide connectivity to the village itself.	Red
14. Impact on existing vehicular traffic?	A small scale impact on the village centre from this small number of units.	Green
15. Safe vehicular access to and from the site?	A driveway access is found in to the site, it would appear impossible to create an adequate visibility splay of the correct access dimensions in to this very narrow opening, unlikely that Highways Authority support would be given.	Red
16. Safe access to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct 210m from the centre of the site.	Red
17. Distance to designated village centre : Stanton – War memorial:	Approximately 460m from the geographical centre of the site.	Red
18. Distance to primary school:	Approximately 410m from the geographical centre of the site.	Red
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

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
21. Any existing public rights of ways/bridle paths?	None within or adjacent to the site.	Green
22. Gas, oil, pipelines and networks & electricity transmission network? (not sewage/water):	A utility cable is found within the site, this could be easily re-routed.	Amber
23. Any nuisance issues (noise, light, odour)?	No major issues identified.	Green
24. Any contamination issues?	No major concerns identified.	Green
25. Any known flooding issues?	The whole of the site is located within flood zone 1 and flooding is not considered a concern for this small number of units.	Green
26. Any drainage issues?	Minor pooling identified along Thornton Lane, easily remediated.	Amber
SUMMARY	Red - 9 Amber - 5 Green - 12	A GREEN SCORING SITE OF 3.