

## Great Easton Sustainable Housing Development Sites - Site Thirteen Easton Square extension

### 1. Introduction

The Great Easton Neighbourhood Plan Group are preparing a Neighbourhood Plan for the Parish of Great Easton in Harborough District, Leicestershire. A key priority of the Neighbourhood Plan is ensuring the Parish remains sustainable in the long term by a balanced residential expansion that meets identified local needs. A plan for up to about 25 units is required to meet the known housing need identified by Harborough District Council in May 2016 as between 17 and 32 units to 2031. Windfall sites will provide about 7 units over the next 15 years based upon past performance. The residual target is therefore to allocate new sites for between 10 and 25 units. This comprehensive analysis sets out the size and relative sustainability of the potential housing sites and ranks those in order of which are the most and which are the least sustainable over the term of the plan (15 years). The ranking of the sites allows comparative priorities to be agreed. Following the analysis the Easton Square extension site is scored as green and ranked **second** of the fourteen prospective locations and can now be presented for community consultation as a residential development site in the neighbourhood plan.

### 2. Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings were identified using best practise methodology, supplemented with evidence from Harborough District Council, other approved Neighbourhood Plans, issues from the consultation on the Neighbourhood Plan and other relevant plans and documents including referencing the National Planning Policy Framework. A scoring system, based on a traffic light (i.e. Red, Amber or Green - RAG) scores has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the fourteen sites the one with the most green ratings and the least red and amber scores is the one which is most sustainable. The sites have been professionally ranked and the intention is that only the highest green scoring sites should be developed and that red sites should not be developed in the next 15 years, subject to community consultation and support to the proposals.

- Red is scored for a negative assessment where significant mitigation is required and/or there is a “deal-breaker” concern;  
A red scoring site should not be developed.
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;  
An amber scoring site will require significant remediation works to allow development, it may be developed at some future date.
- Green is scored for a positive assessment with no major constraints on future development.  
A green scoring site can be developed subject to owner and community support, market demands, planning and a viable cost achievement. Within the green scoring category, the site with the highest green score will be ranked first.

<b>Contact Details</b>	
<b>Name of Assessor</b>	Derek Doran BSc (Hons) MCIH MBA

<b>Site - Details</b>	
<b>Site reference : (SHLAA)</b>	Not in SHLAA
<b>Site name and address:</b>	Easton Square extension site, off Caldecote Road.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site capacity: 3 bed houses with garden and in-curtilage parking.</b>	Approximately 0.3 HA – not measured to scale 3-4 units	Green
<b>Current Use:</b>	Small parcel of unused and redundant farmland adjacent to a new development.	Green
<b>Adjoining Uses:</b>	A working farm (Clarkes) is found to the Eastern boundary with Caldecote Road to the Northern boundary of the site.  A significant distance from the current village envelope and the new intended Limit To Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan.	Red
<b>Topography:</b>	Relatively flat land.	Green
<b>Greenfield or Previously Developed Land?</b>	Greenfield ex-farmland not currently in active use.	Red
<b>Good Quality Agricultural Land?</b>	The agricultural sections of the site are grade 3 agricultural land of a good to moderate quality.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site availability - Single ownership or multiple ownership?</b>	One owner, Raj Uppal developing an adjacent site of large high specification residential properties.	Green
<b>Landscape Quality, Visual Impact Assessment (VIA) ?</b>	A hedgerow screens the front elevation of the site to Caldecote Road and this should be maintained to protect privacy, overall of low to medium VIA quality.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	A small number of individual trees are found on the boundary of the site and these should be retained.	Amber
<b>Relationship with existing pattern of built development?</b>	Not linked to the current built form and has no connection with the village. Is not viable in planning best practise terms and is totally outside of the current village envelope and an incongruous site to develop. Outside of the new Limits To Development and Neighbourhood settlement policy of the emerging neighbourhood plan.	Red
<b>Local Wildlife considerations?</b>	None found, a fairly sterile site.	Green
<b>Listed Building or important built assets?</b>	None identified nearby.	Green
<b>Impact on the Conservation Area or its setting?</b>	Outside of the current conservation area in Great Easton and has no relationship with it.	Green
<b>Safe pedestrian access to and from the site?</b>	A side access from None exists but could be designed in a very costly solution to link with the existing right of way and footpath serving the village on Caldecote Road.	Amber
<b>Safe vehicular access to and from the site?</b>	Already in place and requires a small extension to the existing road serving the adjacent new build site so only minor linking modifications needed.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Impact on existing vehicular traffic?</b>	Additional vehicle flows from this location would be minor for this number of units and would not have a negative effect upon vehicular movements in the village centre.	Green
<b>Safe access to public transport? Specifically a bus stop.</b>	Yes, the bus stop is about 300m walking distance from the centre of the site.	Amber
<b>Distance to community facilities, specifically 2, High Street the designated village centre</b>	Approximately 300m to the village centre so a reasonable distance to walk.	Amber
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified, tennis court being built opposite could be made available to the residents.	Green
<b>Ancient monuments or archaeological remains?</b>	None nearby.	Green
<b>Any public rights of ways/bridle paths?</b>	None found in this location.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	None identified.	Green
<b>Any known noise issues?</b>	Traffic noise from the adjacent Highway could be ameliorated by planting bunds of sufficient size and species in the right locations.	Amber
<b>Any known contamination issues?</b>	No major issues identified.	Green
<b>Any known flooding issues?</b>	Yes, flooding has occurred in this location so remediation measures will be required.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any known drainage issues?</b>	Yes, the highest sections of the site are regularly waterlogged and will require adequate sustainable urban drainage systems works to facilitate development.	Amber
<b>Issues related to planning history on the site?</b>	Owner already building next to this site, with an extant planning consent for a further two units nearby.	N.A.
<b>Summary</b>	<p>A good site to develop due to previous development activity that is adjacent and should be presented for community consultation as an allocated residential site.</p> <p>The site should be allocated as a residential development site in the neighbourhood plan with at least one unit being provided as an affordable rented unit (or sufficient capital funds to buy the land and build the rented unit off-site could be provided by the owner).</p> <p>Red – 3 Amber – 9 Green - 14</p>	<b>GREEN – scoring 11.</b>