

## **Great Easton Sustainable Housing Development Sites - Site Three, Barnsdale Sub Plot C (SHLAA Ref HSG/02) (Part of)**

### **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 Barnsdale - Sub Plot C is scored red and ranked **fourteenth** of the fourteen prospective locations and can now be presented for community consultation as not requiring an allocation 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 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) score 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 scoring green sites should be developed and that the 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>	A/HSG/02 Developable in 6 -10 years
<b>Site name and address:</b>	Barnsdale – Sub plot C

<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>	Ref HSG/02 (Part site 35 - 40 dwellings (Whole SHLAA – 169 units). Approximately 3.0 HA – not measured to scale ( whole is 10 HA)	Red
<b>Current Use:</b>	Garden, paddock and agricultural – currently in use. A section of the site is ridge and furrow, it is a good example of Medieval strip farming and has a historically important context. Leicestershire is one of only 11 Counties in England with concentrations of preserved sites of this type.	Red
<b>Adjoining Uses:</b>	Open Countryside to the South and working fields to the West. The houses opposite on Barnsdale overlook this location. Wholly outside of 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. Totally fails to reflect the existing settlement pattern that is historically significant.	Red
<b>Topography:</b>	Gently sloping land.	Green
<b>Greenfield or Previously Developed Land?</b>	Greenfield open countryside, currently farmed and used partly as a paddock and residential garden.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Good Quality Agricultural Land?</b>	<p>The High Leicestershire Landscape Character Area covers this site and ranks it as only having a low to medium capacity to accommodate new development.</p> <p>The top section of the site is grade 3 agricultural land of a good to moderate quality, the Southern section is Grade 4 poor quality.</p>	Red
<b>Site availability - Single ownership or multiple ownership?</b>	One owner Mr and Mrs Uppal, suggesting initial development of 13 units (May 2016) very keen to proceed with a residential development, having recently acquired all of the site.	Green
<b>Landscape Quality?</b>	<p>The draft Neighbourhood Plan shows the view in to the village at this location as a historically significant and important one to be protected from development.</p> <p>Overall, site is partly modified and with high quality open views of medium quality – currently open aspect to South and West.</p>	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Significant ancient hedgerows to three boundaries of the site, two with openings in them, several trees especially clustered around Barnsdale House of very high quality.	Red
<b>Relationship with existing pattern of built development?</b>	A backland site not linked to the current built form and would extend the village envelope in a Southern direction. Totally outside of the current village envelope and the intended Limits To Development set out in the settlement policy of the neighbourhood plan. Therefore, an incongruous site to develop. Unacceptable to proceed with an initial 13 units as if developed this would open up land for a further 22 – 27 units and this is an unnecessary scale of over - development in the Parish, given the limited housing need and adverse community opinion.	Red
<b>Local Wildlife considerations?</b>	Nesting birds.	Green
<b>Listed Building or important built assets?</b>	Barnsdale House is grade 2 listed and a development scheme would undermine the integrity and setting of this important property.	Amber
<b>Impact on the Conservation Area or its setting?</b>	On the edge of the current conservation area in Great Easton and would severely undermine the unique historical character and setting of this entrance to the village.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe pedestrian access to and from the site?</b>	None in place, will have to extend from the current car parking area within the curtilage of Barnsdale House so difficult to achieve.	Amber
<b>Safe vehicular access to and from the site?</b>	None at present and due to the severe curve in the road very difficult to provide a suitably wide visibility splay to meet current highways safety standards in to the site along this particular section of road.	Red
<b>Impact on existing vehicular traffic?</b>	Additional vehicle flows from this number of units would have a major negative effect upon vehicular movements in this small village, particularly exacerbating the problems at school drop off and collection times and adding to the already problematic congestion near to this location.	Red
<b>Safe access to public transport? Specifically a bus stop.</b>	Bus stop less than a 200m walk.	Green
<b>Distance to community facilities, specifically 2, High Street the designated village centre</b>	Walking distance to shops and other facilities is satisfactory at between 150 and 200m.	Green
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified, this is a private space not open to the public at present.	Green
<b>Ancient monuments or archaeological remains?</b>	None identified within a reasonable distance of the site.	Green
<b>Any public rights of ways/bridle paths?</b>	Yes, the Jurassic Way footpath crosses in the next field and an informal footpath exists along the Western boundary - although probably possible to protect access.	Amber
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	Yes. A high pressure gas transmission pipeline is buried to the South of the site. The regulations concerning residential development near to these hazards are complex and are covered by the pipeline safety regulations Act 1996 and various Town and Country Planning Act (development control procedures). The Health and Safety Executive have a complex methodology for assessing the risk, based upon risk contours of an inner, middle and outer	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
	zone and the “sensitivity level” of people affected. For the purposes of this assessment the bottom section of the site is sterilised, subject to a full specialist professional evaluation.	
<b>Any known noise issues?</b>	None found.	Green
<b>Any known contamination issues?</b>	Yes, the SHLAA identifies that contamination is an issue to part of this site (from a previous usage) this will need a professional assessment to suggest the remediation required. A sewage treatment works is found about 300m from the Southern boundary of the site.	Red
<b>Any known flooding issues?</b>	Yes, this site is partly in flood zone 2 and a significant section of the lower parts of the site are regularly flooded.	Red
<b>Any known drainage issues?</b>	Yes, given the weak fall of the land and the extensive past flooding a large section of the site regularly remains waterlogged so remediation measures and/or a balancing lake will be required.	Red
<b>Issues related to planning history on the site?</b>	The owners Mr and Mrs Uppal, have formally raised the potential for a residential development of an initial 13 units with the Parish Council.	N.A.
<b>Summary</b>	<p>A site of this size and scale is not required in the initial phase of the Neighbourhood Plan, to 2031. This site should be recommended to the community as not requiring a residential allocation in the neighbourhood plan.</p> <p>The substantial risk is that if one of the Barnsdale sub plots, A, B or C are developed then all three will be economically viable over the medium (or long) term , with major pressure from interested parties to allow development of between 125 and 145 units in total - the SHLAA states a capacity of 169 units.</p> <p>In effect, unrequired over development in this location could increase the size of the village by almost half.</p> <p>Red – 15 Amber – 3 Green - 8</p>	<b>RED, scoring minus 7.</b>

**Site – Sustainability criteria relating to Location, Surroundings & Constraints**

**RAG Rating**

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