

Great Easton Sustainable Housing Development Sites - Site Six, chicken shed site rear of 2 High Street

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 redundant chicken sheds rear 2, High Street site is scored green and ranked **first** of the fourteen prospective locations and can now be presented for community consultation as allocated for residential development 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 reference to 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 scoring green sites should be developed and that the red scoring 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.

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| Contact Details | |
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| Site - Details | |
| Site reference : (SHLAA) | Developable in 6 -10 years (came forward after the SHLAA) |
| Site name and address: | Redundant chicken sheds rear of 2 High Street |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|--|---|-------------------|
| Site capacity: 3 bed houses with garden and in-curtilage parking. | 10 units (with potential for 2-6 more) Approximately 0.8 HA – not measured to scale excluding gardens and adjacent agricultural fields. | Green |
| Current Use: | Vacant – currently redundant and an eyesore. A brownfield site that requires remediation. | Green |
| Adjoining Uses: | Open Countryside to the North, East and South of the site would not be adversely affected as the pleasant vista could be maintained. Nearby properties would benefit from an improvement in the built form. Within 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. | Green |
| Topography: | Gently sloping land with a small stream crossing it. | Green |
| Greenfield or Previously Developed Land? | Previously developed brownfield site. | Green |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|--|---|-------------------|
| Good Quality Agricultural Land? | The chicken sheds will be demolished and new properties built. | Amber |
| Site availability - Single ownership or multiple ownership? | One local owner, interested in proceeding in about five years' time. | Green |
| Landscape Quality? | Overall, site is a built form so severely modified and of low quality, although the wider setting is of a higher standard. | Amber |
| Important Trees, Woodlands & Hedgerows? | Significant hedgerows to some boundaries of the site with stands of trees that provide undisturbed wildlife habitat will all require protection in a sympathetic design solution. | Amber |
| Relationship with existing pattern of built development? | Within the current built form and would actually get rid of a major environmental problem. An acceptable scale of development in the village given the housing targets. | Green |
| Local Wildlife considerations? | Nesting birds of various species. | Green |
| Listed Building or important built assets? | None identified. | Green |
| Impact on the Conservation Area or its setting? | Adjacent to the current conservation area in Great Easton and would need to be a high quality design solution to enhance its historical setting and integrity. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|---|--|-------------------|
| Safe pedestrian access to and from the site? | A small footpath already exists in to the site and this could be developed to an adoptable standard relatively easily. | Green |
| Safe vehicular access to and from the site? | Safe vehicular access already established from previous usage with lorries. Although limited at present it can safely and cost effectively be developed to provide current Highways safety standards. Careful design will be required due to the sensitive location on the High Street in the village. | Amber |
| Impact on existing vehicular traffic? | Additional vehicle flows from this relatively small number of units would not have a negative effect upon vehicular movements in the village, although loss of on-street parking provision might result. | Amber |
| Safe access to public transport? Specifically a bus stop. | Yes, bus stops in village centre are less than a 100m walk in to the village centre. | Green |
| Distance to community facilities, specifically 2, High Street the designated village centre shop, post box ect | Excellent, short walking distance to shops and other facilities is acceptable at between 100 and 150m, depending upon route. | Green |
| Current existing informal/formal recreational opportunities on site? | None currently identified, a dangerous place to play with security and safety warnings to the buildings. | Green |
| Ancient monuments or archaeological remains? | None identified in this location. | Green |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|--|--|--------------------------|
| Any public rights of ways/bridle paths? | Yes, but the informal footpath access could be easily accommodated in any design solution. | Amber |
| Gas, oil, pipelines and networks & electricity transmission network? | None identified. | Green |
| Any known noise issues? | None found. | Green |
| Any known contamination issues? | Yes, the site will require professional assessment and will certainly require extensive remediation given its previous noxious use. | Red |
| Any known flooding issues? | No, the fall of the land means this location has never been flooded. | Green |
| Any known drainage issues? | No problems identified. | Green |
| Issues related to planning history on the site? | The owners have indicated they would like to build out this location in about five years' time (2021). | N.A. |
| Summary | <p>A site of this type and scale is a very good solution on sustainability grounds to meet the known housing need in the Parish for the next sixteen years.</p> <p>If supported by the community the site should be allocated as a residential development site in the neighbourhood plan with at least four of the units being provided as affordable rented units (or sufficient capital funds to buy the land and build the rented units off-site could be provided by the owner).</p> <p>A substantial proportion of the site, possibly half should be affordable housing to meet the needs of local people.</p> <p>Red – 1</p> <p>Amber – 7</p> <p>Green - 18</p> | GREEN scoring 17. |