

Great Easton Sustainable Housing Development Sites - Site Seven, Broadgate extension site SHLAA Ref HSG/03)

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 Broadgate extension site is scored red and ranked **ninth** 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, 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 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.

Contact Details	
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA

Site - Details	
Site reference : (SHLAA)	A/HSG/03
Site name and address:	Broadgate extension site

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site capacity: 3 bed houses with garden and in-curtilage parking.	Ref HSG/03 13 dwellings (SHLAA – 13 units). Site 0.58 HA in total Developable in 6 -10 years	Red
Current Use:	Agricultural – currently in a grazing use.	Green
Adjoining Uses:	Open Countryside to the North, East and West with houses to the South and a small infill development separated by a bund of mature planting. Outside of the current village envelope and the new intended Limit To Development (LTD) boundary and outside of the NP settlement development policy. Fails to reflect the existing settlement pattern that is historically significant.	Red
Topography:	Sloping land.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Greenfield or Previously Developed Land?	Greenfield open countryside, currently farmed.	Red
Good Quality Agricultural Land?	<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 site is grade 3 agricultural land of a good to moderate quality, Southern section is Grade 4 poor quality.</p>	Red
Site availability - Single ownership or multiple ownership?	One owner. Mulberry developments are keen to proceed as they own an adjacent site and have an option over this land.	Green
Landscape Quality - Visual Impact Assessment ?	Overall, site is unmodified and of high quality – currently open aspect to three aspects and completely in the open countryside.	Red
Important Trees, Woodlands & Hedgerows?	<p>Reasonable sized hedgerows to all boundaries of the site would need to be protected.</p> <p>Significant trees around the boundary of the site would also need to be retained to act as separation from existing high quality housing. Overall of high quality.</p>	Amber
Relationship with existing pattern of built development?	<p>Outside of the current LTD and not a part of the settlement development policy in the Neighbourhood Plan. Totally outside of the current village envelope and an incongruous site to develop. Totally unacceptable to proceed with this unnecessary development in the Parish, given local community opinion. A Northern extension site is not required and these additional units are not required before 2032. Objections to the 13 unit site have been received from other site sponsors (owners/agents) in the village.</p> <p>Creates a new , major incursion in to open countryside and should be opposed.</p>	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Local Wildlife considerations?	Nesting birds.	Green
Listed Building or important built assets?	Two listed properties are adjacent to this site and views over the Countryside will be compromised for neighbouring owners, who believe they are in a protected environment, will receive negative community feedback.	Amber
Impact on the Conservation Area or its setting?	Outside of the current conservation area in Great Easton and a mixture of traditional and modern housing types are found adjacent so would not have a major detrimental effect upon its historical character and setting.	Amber
Safe pedestrian access to and from the site?	None exists, although a path could be provided from the new development to the South by punching through a mature stand of planting.	Amber
Safe vehicular access to and from the site?	None at present but an access can possibly be accommodated through the existing development site.	Red
Impact on existing vehicular traffic?	Additional vehicle flows from this location and number of units would have a negative effect upon vehicular movements in this small village and should be resisted.	Red
Safe access to public transport? Specifically a bus stop.	Bus stop more than a 400m walk.	Red
Distance to community facilities, specifically 2, High Street the designated village centre shop, post box ect	Walking distance to shops and other facilities is unreasonable at between 500 and 600m, depending upon which end of the site the distance is measured from.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Current existing informal/formal recreational opportunities on site?	Dog walkers and joggers.	Amber
Ancient monuments or archaeological remains?	None identified.	Green
Any public rights of ways/bridle paths?	None found, although this is a classical backland site that is overlooked by neighbours so informal access in place.	Green
Gas, oil, pipelines and networks & electricity transmission network?	None found.	Green
Any known noise issues?	None found.	Green
Any known contamination issues?	Small flytips and bonfire site.	Amber
Any known flooding issues?	Yes, the local brook nearby has flooded in the past and an adjacent site is being requested to provide a sustainable urban design solution.	Amber
Any known drainage issues?	Yes, a design solution can probably be found but this will be costly and require ongoing maintenance.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Issues related to planning history on the site?	The owners through their agents have formally raised the potential for a residential development in the SHLAA and a planning application (for 13 units) is currently under active consideration by HDC. This scale of development is not required in the current plan period.	N.A.
Summary	<p>A site of this scale is not required in the initial phase of the Neighbourhood Plan, to 2031. The obvious “danger” is that if this site of 13 units gets consent for construction in the open Countryside outside of the existing LTD then the additional 27 units will follow at some time, as they will be economically viable over the medium term.</p> <p>A total of up to 40 (or slightly more) units would then be built as a combination of sites 5 and 7. Effectively, increasing the size of the village by nearly a quarter.</p> <p>This site should be recommended to the community as not requiring a residential allocation in the neighbourhood plan.</p> <p>Red – 11 Amber – 8 Green - 7</p>	RED, scoring minus 4.