

Great Easton Sustainable Housing Development Sites - Site Nine, Paddock rear of 22 Broadgate

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 Paddock, rear of 22 Broadgate site is scored amber and ranked **sixth** 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 eleven sites the one with the most green ratings and the least red and/or 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 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.

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

Site - Details	
Site reference : (SHLAA)	No in the SHLAA
Site name and address:	Paddock rear of 22 Broadgate

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site capacity: 3 bed houses with garden and in-curtilage parking.	6 dwellings Site 0.2 HA in total (not measured to scale)	Green
Current Use:	Agricultural – currently used for grazing.	Amber
Adjoining Uses:	Open Countryside to the North, East and West with houses to the South and a potential small infill development in the adjacent field. 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:	Gently sloping land.	Amber
Greenfield or Previously Developed Land?	Greenfield open countryside, currently farmed.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
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.</p>	Red
Site availability - Single ownership or multiple ownership?	<p>One owner, Langton developments, keen to proceed with a high specification and high quality designed development of 4 large houses.</p>	Green
Landscape Quality - Visual Impact Assessment ?	<p>Overall, site is unmodified and of high quality – currently open aspect to two aspects and completely in the open countryside.</p>	Red
Important Trees, Woodlands & Hedgerows?	<p>Reasonable quality hedgerows and trees to three 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>	Red
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.</p> <p>As a backland development this creates a major new incursion in to open countryside and would potentially put pressure on the principle of developing further units off Stockerston Lane at a future date.</p>	Red
Local Wildlife considerations?	<p>Nesting birds.</p>	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Listed Building or important built assets?	One listed property is adjacent to this site and views over the Countryside will be severely compromised for neighbouring owners, who believe they are in a protected environment, may receive negative community feedback.	Amber
Impact on the Conservation Area or its setting?	Inside 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 currently exists, although a safe path could easily and cost effectively be provided through the curtilage of 22 Broadgate, which is believed to be in the same ownership.	Amber
Safe vehicular access to and from the site?	None at present and an access from the within the curtilage of 22 will be very difficult to achieve.	Red
Impact on existing vehicular traffic?	Additional vehicle flows from this number of units would have a minor effect upon vehicular movements in this part of the village.	Green
Safe access to public transport? Specifically a bus stop.	Bus stop less than a 200m walk.	Green
Distance to community facilities, specifically 2, High Street the designated village centre shop, post box ect	Walking distance to shops and other facilities is very reasonable at approximately 200m.	Green
Current existing informal/formal recreational opportunities on site?	None identified, a very private location.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
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 is in place.	Amber
Gas, oil, pipelines and networks & electricity transmission network?	None found.	Green
Any known noise issues?	None found.	Green
Any known contamination issues?	None identified.	Amber
Any known flooding issues?	Yes, the local brook nearby has flooded at least once in recent years and an adjacent site is being requested to provide a sustainable urban drainage solution.	Amber
Any known drainage issues?	Yes, a design solution may be possible but will be costly and require ongoing maintenance.	Red
Issues related to planning history on the site?	The new owners have informally raised the potential for a residential development with the Parish Council very recently (My 2016).	

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Summary	<p>This site is not required and should not be developed.</p> <p>At least one of the units will need to be affordable rented provision to meet the proven local need.</p> <p>The inevitable domino effect will mean that an additional total of up to 40 (or slightly more) units could then be built as a combination of sites 5 and 7.</p> <p>If this latter scale of development took place the village would increase in size by nearly a quarter.</p> <p>Red – 8</p> <p>Amber – 8</p> <p>Green - 10</p>	<p>GREEN scoring 2</p>