

Great Easton Neighbourhood Plan

Public Site Sustainability Summary - May 2016

1. Executive summary

Great Easton Neighbourhood Plan Group are preparing a Neighbourhood Plan for the Parish of Great Easton. Following community consultation, one of the key priorities of the Neighbourhood Plan is to meet the affordable and market housing needs of the Parish by a sustainable expansion of the affordable and market residential offering in the Parish to 2031.

An assessment and call for sites has resulted in fourteen potential residential sites being identified that can accommodate about 293 residential units - this is approximately ten times more than the number of units actually required to meet all housing need for the next fifteen years. The surplus of potential sites will allow housing need to be met but it does mean that a robust selection process has been required to allocate the sites that should be allocated for residential development in the neighbourhood plan. In effect, almost 90% of the potential residential units being offered are not required in the emerging neighbourhood plan so many site sponsors and land owners will be unable to proceed with their development proposals and will be disappointed with the outcome of this exercise.

Your Locale have been commissioned to provide an independent sustainability analysis of the competing development sites in the Parish. This report needs to be read in conjunction with the detailed sustainability analyses which have been prepared individually for each of the fourteen sites. The individual reports have been provided to the site sponsors. The analysis from the study indicates the relative sustainability of each of the potential housing sites. The study shows that seven sites scored green and are sustainable, whilst seven sites scored red and are not sustainable. Given the significant overprovision of potential sites against known housing need only the five highest scoring green sites are recommended for designation in the neighbourhood plan.

The four highest scoring green sites will be allocated as residential development sites in the neighbourhood plan, providing at least 30 units. The fifth highest scoring green site will be allocated as a reserve housing residential development site providing another 15 units. The designated sites in the neighbourhood plan will therefore provide up to 45 units of residential accommodation of various tenures over the next 15 years.

The lowest nine scoring sites, two marginally green scoring and seven red scoring sites, will not be allocated any designation in the neighbourhood plan.

The fourteen sites are shown on the two attached plans.

2. Site Selection Criteria

Sustainable development criteria relevant to the selection and allocation of sites for new dwellings used best practise methodology, supplemented with evidence from Harborough District Council, other approved Neighbourhood Plans, issues identified during community consultation and relevant plans and documents referencing the National Planning Policy Framework. A scoring system, based on a Traffic light based RAG (i.e. Red, Amber, Green) scores has been adopted. This reflects best and common practice, especially as it is robust and straightforward to understand and use. After analysing each site they were then ranked depending upon how many red, amber and green scores they received.

Sites are required to meet the known housing need identified by Harborough District Council in May 2016 as between **17 and 32 additional units to 2031**. The study assumes firstly,

that no additional units will be provided by extant planning consents and secondly, that windfalls will provide 7 units over the next 15 years based upon past performance. The residual target for new units is therefore a range between **10 (the minimum) and 25 (the maximum) additional units to be designated in the emerging neighbourhood plan.**

Adopting the four sites (below) will provide more than the maximum number of units required, 37 in total. The reserve site will therefore probably not be required in at least the first ten years of the neighbourhood plan.

After analysing each of the sites individually the sites were ranked depending upon how many red, amber and green scores they received.

- Red is scored for a negative assessment where significant mitigation is required or there is a “deal-breaking” problem;
- Amber is scored where there are negative elements to the site and mitigation measures will be required and ;
- Green is scored for a positive assessment with no major constraints on development.

3. The ranked scoring matrix

The fieldwork and desktop analysis was carried out by Your Locale in April and May 2016, members of the neighbourhood plan Housing Theme Group provided detailed maps, local knowledge and also agreed the assessment criteria used for the study.

The fourteen sites have been scored as follows, individual site sponsors will be provided with the comprehensive scoring used for each of their own sites.

<u>Site</u>	<u>Red scores</u>	<u>Amber scores</u>	<u>Green scores</u>	<u>Rank / score</u>
1	Barnsdale sub plot A		45 - 50 units	Ninth RED
2	Barnsdale sub plot B		45 - 50 units	Thirteenth RED
3	Barnsdale sub plot C		35 – 40 units	Fourteenth RED
4	Clarkes Dale extension site		26 units	Twelfth RED
5	Stockerston Lane expansion site		40 - 45 units	Ninth RED
6	Chicken sheds site		10 units	First GREEN
7	Broadgate extension site		13 units	Ninth RED

8	Station Cottages Caldecott border	10 units	Fourth GREEN
9	Paddock rear 22 Broadgate	6 units	Sixth GREEN
10	Clarkes Farm - Great Easton Road	15 units	Fifth GREEN
11	Land behind 14 - 18 Caldecote Road	6 units	Third GREEN
12	Brook Lane Paddock	4-5 units	Eight RED
13	Easton Square extension	4 units	Second GREEN
14	Castle view stables	6 units	Seventh GREEN

4. Recommendations

1. The four highest green scoring sites will be put forward to full community consultation with a recommendation to agree a firm residential allocation for up to 30 residential units. The four sites are;
 - First, Chicken sheds – 10 units.
 - Second, Easton Square – 4 units.
 - Third, Land 14 - 18 Caldecote Road – 6 units.
 - Fourth, Station Cottages – 10 units.
2. The fifth highest scoring green site, Clarkes Farm will be put forward to full community consultation with a recommendation to agree a reserve residential allocation for up to 15 units.
3. The nine remaining sites, two marginally green and seven red scoring sites are not required for the length of the current plan to 2031 and will receive no designation in the neighbourhood plan. A further sustainability exercise will not be undertaken until 2031 unless major new housing need is proven by Harborough District Council in the intervening period.

4. These decisions should now be communicated to all interested parties and form the basis of the public consultation exercise with the local community.