

# **Great Glen Site Sustainability ranking**

## **1. Introduction**

Great Glen Neighbourhood Plan Group (GGNPG) is reviewing the Neighbourhood Plan for the Parish of Great Glen which passed referendum in November 2017. Following community consultation, one of the key priorities of the Neighbourhood Plan is to identify additional residential developments.

Although Great Glen has exceeded its residential housing target for the Plan period, allocating a site for residential development will afford additional safeguards against inappropriate development in the event that Harborough District Council falls below a five-year land supply.

This summary needs to be read in conjunction with the detailed sustainability analysis for each of the eight sites showing the relative sustainability of each of the potential housing sites.

## **2. Site Selection Criteria**

This site selection process follows an assessment of housing supply to be used for plan-making purposes. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan. It is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a planning application and does not, therefore, contain detailed information about a site. The assessment process should be read and understood in this context.

The purpose is to ensure that the least environmentally damaging and most sustainable locations are developed. The approach utilises publicly available data including that provided from local authority SHLAA information, planning applications, Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context.

The criteria measured comprised judgements relating to Topography; Greenfield or Previously Developed Land; Good Quality Agricultural Land; Site availability - Single ownership or multiple ownership; Landscape Quality; Important Trees, Woodlands & Hedgerows; Relationship with existing pattern of built development; Local Wildlife considerations; Listed Building or important built assets; Impact on the Conservation Area or its setting; Safe pedestrian access to and from the site; Safe vehicular access to and from the site; Impact on existing vehicular traffic; Safe access to public transport (Specifically a bus stop); Distance to community facilities, specifically village centre or shops including Village Hall, post box, pub, playground/sports areas; Current existing informal/formal recreational opportunities on site; Ancient monuments or archaeological remains; Any public rights of ways/bridle paths; Gas, oil, pipelines and networks & electricity transmission network; Any known noise

issues; Any known contamination issues; Any known flooding issues; Any known drainage issues and issues related to planning history on the site.

A scoring system, based on a Traffic Based RAG scores (i.e. Red, Amber, Green) has been adopted. This reflects good and common practice as it is robust and straightforward to understand and use.

After analysing each site, they were ranked depending upon how many red and/or amber and green scores they received.

**Red is scored for a negative assessment where significant mitigation is required.**

A red scoring site will not be developed if higher scoring sites are available.

**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 residential development.**

A green scoring site can be developed subject to full professional investigations, owner and community support, market demand, full planning consent and ultimately financial viability. Within the different scoring categories sites will be ranked on their individual score against a number of variables.

Eight sites were assessed taking into account latest SHLAA information from Harborough District Council.

The sites had been originally assessed as part of the preparation of the original Neighbourhood Plan. The following scoring matrix is based on an updated assessment of each site in the context of the need for a small level of housing development over the Plan period.

One site (The Oaks/Coverside Expansion site) achieved a planning permission between the assessments, leaving just seven remaining sites.

The summary scores are as follows:

### 3. The scoring matrix

Site	Red scores	Amber scores	Green scores	Rank-status
<b>1</b>	<b>Grammar School Expansion</b>		<b>350-370 units</b>	
	9	8	9	6 <sup>th</sup> RED
<b>2</b>	<b>Manor Farm, London Road</b>		<b>100 units</b>	
	9	7	10	4 <sup>th</sup> RED
<b>3</b>	<b>North of Glen House</b>		<b>8-9 units</b>	
	3	3	20	<b>1<sup>st</sup> GREEN *</b>
<b>4</b>	<b>Stretton Road Northern Expansion site</b>		<b>160-165 units</b>	
	11	5	10	5 <sup>th</sup> RED
<b>5</b>	<b>Sycamores Farm Expansion site</b>		<b>400 units</b>	
	9	8	9	7 <sup>th</sup> RED
<b>6</b>	<b>Sycamores farm Extension site A</b>		<b>35 units</b>	
	2	5	19	3 <sup>rd</sup> GREEN
<b>8</b>	<b>Sycamores Farm Extension site B</b>		<b>100 units</b>	
	4	2	20	2 <sup>nd</sup> GREEN

\* fewer red scores than Sycamores Farm Extension site B

### 4. Conclusions

The site north of Glen House has been allocated for residential development in the neighbourhood plan for around 8/9 dwellings.