

Great Glen Sustainable Housing Development Sites

Site Two – Manor Farm London Road Expansion site (SHLAA Ref MXD/07)

1. Introduction

The Great Glen Neighbourhood Plan Group are preparing a Neighbourhood Plan for the Parish of Great Glen in Harborough District, Leicestershire. One of the key priorities of the Neighbourhood Plan is ensuring the Parish remains sustainable in the long term by ensuring a balanced residential expansion. Additional large scale residential developments are required because the Parish (@April 2016) has an identified housing need in its local plan of between 100 and 150 units (TBC). This comprehensive analysis sets out the relative sustainability of the potential housing sites and ranks them 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 for a site(s) to be agreed. Following the analysis the Manor Farm London Road Expansion site is ranked **FIFTH** out of the eight prospective locations.

2. Site Selection Criteria

The sustainable development criteria relevant to the selection and allocation of sites for new dwellings were identified using best practise methodologies, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, issues identified in 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 traffic light (i.e. Red, Amber or Green - RAG) scores has been adopted. This reflects best practice and is a robust methodology to understand and use. After analysing the eight sites the one with the most green ratings and the least red and/or amber scores is the one which is most sustainable. The eight sites have been ranked such that green scoring sites should be developed first and red sites should never be developed.

- Red is scored for a negative assessment where significant mitigation is required and/or there is a serious “deal-breaker” ;
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 date.
- Green is scored for a positive assessment with no major constraints on future development.
A green scoring site can be developed subject to market demands, planning and cost constraints.

Contact Details	
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA : Tel - 07952 927685 Email - d.doran2@ntlworld.com

Site - Details	
Site reference : (SHLAA)	A/GG/MXD/07 Years 10-14 (Previous ref was 11-15 years)
Site name and address:	Manor Farm, London Road

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site capacity: 3 bed houses with garden and in-curtilage parking.	100 dwellings (SHLAA – 109 units). 6.45 HA Developable in years 10 -14 (Last years ref was 11-15)	Red
Current Use:	Agricultural – in use. The whole site is laid out to ridge and furrow, it is an example of Medieval strip farming and has a historically important context (although no legal protection against development). Leicestershire is one of only 11 Counties in England with concentrations of preserved sites of this type.	Red
Adjoining Uses:	The site enjoys open Countryside to the South with extensive vistas. Outside of the current village envelope and therefore an incongruous site to develop.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Topography:	Undulating site with open vistas and views.	Red
Greenfield or Previously Developed Land?	NB Site identified in draft Neighbourhood Plan as a proposed Local Green Space (number 7 of 7). Greenfield open countryside, currently farmed and used for informal recreation, has a very special “feel”.	Red
Good Quality Agricultural Land?	The High Leicestershire Landscape Character Area covers this site and ranks it as only having a low to medium capacity to accommodate new development. Grade 3 – Good to moderate agricultural land, currently being farmed.	Red
Site availability - Single ownership or multiple ownership?	Unclear, at least two owners thought to be involved but also potential of ransom strips.	Red
Landscape Quality?	Mixture of modified and unmodified and of good quality – currently open aspect to South and has a very special character. Forms the start of the open Countryside.	Red
Important Trees, Woodlands & Hedgerows?	Substantial hedgerows and mature trees to all boundaries of the site and the Ancient hedgerow to the South is set out as one of only three sections that must be retained in the whole of the Parish in the draft Neighbourhood Plan. Individual trees of reasonable quality, overall high quality.	Red
Relationship with existing pattern of built development?	The site could be seen as an extension to the Southern boundary of the village and is adjacent to two small residential recent residential construction sites.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Local Wildlife considerations?	<p>Nesting birds, retained with hedgerows.</p> <p>Foxes.</p> <p>Badgers.</p> <p>The site is classified in the draft Neighbourhood Plan of being of environmental significance and also forms a large section of the Parish wildlife corridor.</p>	Red
Listed Building or important built assets?	None identified, although some very old buildings are found adjacent to the site.	Amber
Impact on the Conservation Area or its setting?	No designated conservation area in Great Glen.	Green
Safe pedestrian access to and from the site?	None at present but could be easily accommodated from the frontage to London Road, will require a bridge over the Brook.	Amber
Safe vehicular access to and from the site?	None at present and will require major new highways infrastructure from London Road. The site is large enough to accommodate a highways turning point from London Road that would meet Highways criteria with a bridge over the Brook.	Amber
Impact on existing vehicular traffic?	Additional vehicle flows from this site would have a relatively low impact on the village centre as they will access and ingress the village centre from the South.	Green
Safe access to public transport?	Yes, bus stops on Main Street less than a 100m walk.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Specifically a bus stop.		
Distance to community facilities, specifically village centre or shops including Village Hall, post box, pub, playground/sports areas	Walking distance to village centre shops and other facilities is acceptable at around 400m.	Green
Current existing informal/formal recreational opportunities on site?	Used for walking and dog walking. A private tennis court is found in a curtilage of a property on the Western boundary of the site.	Amber
Ancient monuments or archaeological remains?	None currently identified, although site has never been investigated in detail. Ariel photo shows “interesting” layout under the grass which probably indicates a historical built form.	Amber
Any public rights of ways/bridle paths?	A very well- used public footpath runs along the Southern boundary of the site to the South of the Parish.	Red
Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
Any known noise issues?	Traffic noise from the nearby dual carriageway by-pass can be loud depending upon weather and wind conditions. Remediation, through a planting bund would be required.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any known contamination issues?	No major issues identified, although a small number of fly tips and bonfires across the site.	Amber
Any known flooding issues?	Yes, Burton Brook flows adjacent to the site and has flooded in the past.	Red
Any known drainage issues?	None, the fall of the land on the site ensures adequate drainage.	Green
Issues related to planning history on the site?	The new crematorium is being constructed to the South of this site.	
Summary	<p>Red - 12</p> <p>Amber - 8</p> <p>Green – 6</p> <p>A red site so should not be developed.</p> <p>The site could be revisited in ten to fifteen years when the crematorium will have been established and any changes to the pattern and extent of local wildlife will be known.</p>	RED

