

Great Glen Sustainable Housing Development Sites

Site Three – North of Great Glen House site (SHLAA Ref HSG/14)

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 North of Great Glen House site is ranked **FIRST** 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/Nic Jepson

Site – Details	
Site reference : (SHLAA)	A/GG/HSG/14
Site name and address:	North of Glen House, London Road Northern side.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site capacity: 3 bed houses with garden and in-curtilage parking.	8 dwellings (SHLAA – 9 units). 0.6 HA – 0.4 HA Developable in years 4-9 (Last years ref was 5-10)	Green
Current Use:	Agricultural – in current arable use. Most of the site is ridge and furrow, this is an excellent 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, this site in Great Glen is one of the best preserved sites in the Region.	Red
Adjoining Uses:	The site is adjacent to Great Glen house, a grade 2 listed building. To the North of the site 41 units already have an extant full planning consent.	Green
Topography:	Gently sloping fields.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Greenfield or Previously Developed Land?	Greenfield open countryside, currently farmed.	Amber
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?	Owned by the resident of Glen House.	Green
Landscape Quality?	Mainly unmodified and of high quality.	Red
Important Trees, Woodlands & Hedgerows?	Hedgerows and mature trees to some boundaries, Tree Preservation Order (TPO) to the South of the site. Noted as a site of environmental significance in the draft neighbourhood plan.	Amber
Relationship with existing pattern of built development?	The site is effectively a small infill between the current village boundary and the new site to the North.	Green
Local Wildlife considerations?	None identified.	Green
Listed Building or important built assets?	Great Glen House is Grade 2 listed, although sufficiently far enough from boundary to potential new development	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Impact on the Conservation Area or its setting?	No designated conservation area in Great Glen.	Green
Safe pedestrian access to and from the site?	Easily accommodated from the frontage to London Road or potentially via the Mere.	Green
Safe vehicular access to and from the site?	None at present and can be easily built out with new highways infrastructure if accessed from London Road. Alternative access may be possible via Glen House (although this could ruin the setting of the property), or the Mere.	Green
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. Highways authority did raise concerns over potential speeding at this part of London Road, although it is understood that potential measures required to overcome this have been addressed though the nearby current scheme being undertaken by Davidsons.	Green
Safe access to public transport? Specifically a bus stop.	Yes, bus stops on Main Street about a 100m walk.	Green
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 nearly 600m.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None currently identified, although site never been investigated in detail.	Green
Any public rights of ways/bridle paths?	C23 is the adopted public footpath to the Southern boundary of the site and will need to be retained in any future design proposals. This should easily be incorporated into new design proposals	Green
Gas, oil, pipelines and networks & electricity transmission network?	None found.	Green
Any known noise issues?	None identified.	Green
Any known contamination issues?	No major issues identified.	Green
Any known flooding issues?	None, never flooded and the fall of the land is good.	Green
Any known drainage issues?	None, the fall of the land on the site ensures adequate drainage.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Issues related to planning history on the site?	Initial informal discussions with a developer and the Parish Council over 8-9 units on this site.	
Summary	<p>Red – 3</p> <p>Amber – 3</p> <p>Green – 20</p> <p>This is a green site and suitable for immediate development (subject to all consents being achieved) as one of the housing development sites identified in the emerging neighbourhood plan.</p>	GREEN