

## Great Glen Sustainable Housing Development Sites

### Site Four – Stretton Road Northern Expansion site (SHLAA Ref HSG/10)

#### 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 **EIGHT** 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	
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Site - Details	
Site reference : (SHLAA)	A/GG/HSG/10 Developable in 4-9 years (Last years ref was 5-10 years)
Site name and address:	Stretton Road Northern expansion site

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site capacity: 3 bed houses with garden and in-curtilage parking.	160 -165 dwellings (SHLAA – 177 units). 10.59 HA	Red
Current Use:	Agricultural – in arable use.	Red
Adjoining Uses:	The site enjoys open Countryside to three sides with far reaching panoramic views. Outside of the current village envelope and a totally incongruous site to develop. New development on adjoining site currently being built out to 283 units in total.	Red
Topography:	Gently undulating site that rises to the East.	Amber
Greenfield or Previously	Greenfield open countryside, currently farmed and used for informal recreation.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Developed Land?</b>		
<b>Good Quality Agricultural Land?</b>	<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>Grade 3 – Good to moderate agricultural land, currently being farmed.</p>	Red
<b>Site availability - Single ownership or multiple ownership?</b>	Mr Namara owns, active promotion by Astills as land agents.	Green
<b>Landscape Quality?</b>	Mixture of modified and unmodified and of good quality – currently open aspect to rear gardens on adjacent new build would be ruined, these owners were told that the adjacent site would not be developed. Forms the start of the open Countryside.	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Substantial hedgerows to all boundaries of the site and the site is subdivided by hedgerows in to six separate fields. Individual large trees of high quality spread across the site, overall high quality.	Red
<b>Relationship with existing pattern of built development?</b>	<p>A massive potential overdevelopment that is not needed in the Parish.</p> <p>An unnecessary extension in to open space that will skew the built form of the village in an unacceptable way and allow growth in the least sustainable direction for Great Glen, given the current built form.</p> <p>Totally incongruous development.</p>	Red
<b>Local Wildlife considerations?</b>	<p>Small number of nesting birds, retained with hedgerows.</p> <p>Foxes.</p> <p>Badgers.</p>	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Listed Building or important built assets?</b>	None identified.	Green
<b>Impact on the Conservation Area or its setting?</b>	No designated conservation area in Great Glen.	Green
<b>Safe pedestrian access to and from the site?</b>	None at present but could be possible to connect through Lily Close (Millers site) although this will mean that a ransom strip is already in place.	Red
<b>Safe vehicular access to and from the site?</b>	None at present and will require major new highways infrastructure possibly from the new development site adjacent (ransom strip in place) or with a second major turning junction in from Stretton Road. Given the nearness to the new Millers access, serving 283 new units, this is almost certainly going to be refused on Highways safety grounds.	Red
<b>Impact on existing vehicular traffic?</b>	Additional vehicle flows from this site through the new development and via Stretton Road would be EXTREMELY damaging to the “top end” of the village and would exacerbate an already serious traffic congestion situation in the Central areas of the village. It would therefore be very unpopular with local residents.	Red
<b>Safe access to public transport? Specifically a bus stop.</b>	None, more than 800m to nearest bus stop.	Red
<b>Distance to community facilities,</b>		Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>specifically village centre or shops including Village Hall, post box, pub, playground/sports areas</b>	Walking distance to shops and other facilities is totally unacceptable at well over the Leicestershire County prescribed “maximum” of 800m.	
<b>Current existing informal/formal recreational opportunities on site?</b>	Used for informal dog walking and horse riding.	Amber
<b>Ancient monuments or archaeological remains?</b>	A Romano British Farmstead was excavated on the adjacent Millers site in 2011 and the built form of that settlement definitely extends in to this site.  Earlier Roman artefacts were also found during the Millers site excavation.	Red
<b>Any public rights of ways/bridle paths?</b>	A well- used public footpath is routed through Pennbury Farm, to the North of the site on the other side of Stretton Road.	Amber
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	None identified.	Green
<b>Any known noise issues?</b>	None identified.	Green
<b>Any known contamination issues?</b>	No major issues identified, although a small amount of agricultural waste found on the Northern boundary of the site.	Amber
<b>Any known flooding issues?</b>	Flood zone 3b is found on the other side of Stretton Road, no history of affecting this site due	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
	to lower levels.	
<b>Any known drainage issues?</b>	No issues apparent.	Green
<b>Issues related to planning history on the site?</b>	Initial outline discussions have been held with the Parish Council about the potential development of this site.	
<b>Summary</b>	<p>Red - 15</p> <p>Amber - 4</p> <p>Green – 7</p> <p>The site would extend the village envelope in the wrong direction and cause further serious traffic congestion and safety issues in the heart of the Parish. It should not be developed and the situation reviewed in fifteen to twenty years' time, from about 2031.</p>	RED