

## Great Glen Sustainable Housing Development Sites

### Site Six – Sycamores Farm extension site A (SHLAA Ref MXD/05)

#### 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 Sycamore Farm extension site A is ranked joint **FIRST** 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/MXD/05 Developable in 10-14 years ( Last years ref was 11-15 years)
Site name and address:	Sycamores Farm extension site A

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site capacity: 3 bed houses with garden and in-curtilage parking.	Ref MXD/05 35 dwellings (SHLAA – 38 units). 1.725 HA	Amber
Current Use:	Agricultural – not currently in use.	Green
Adjoining Uses:	Open Countryside to the South and the “old” A6 road to the Northern boundary providing an attractive frontage.  Outside of the current village envelope but links well to the new development with planning consent for 41 units on the opposite side of London Road.	Amber
Topography:	Uneven land to a small section of the top end of the site will require remediation but economically feasible.	Amber
Greenfield or Previously		Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Developed Land?</b>	Greenfield open countryside, currently farmed.	
<b>Good Quality Agricultural Land?</b>	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
<b>Site availability - Single ownership or multiple ownership?</b>	One owner Libby Carr, very keen to proceed with a development.	Green
<b>Landscape Quality?</b>	The draft Neighbourhood Plan does not define this site as a proposed local green space.  Modified and of low overall quality – currently open aspect to South.	Green
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Minor hedgerows to three boundaries of the site with larger trees forming the boundary with London Road some will need to be retained subject to survey. Individual trees, some of a reasonable quality, overall medium quality.	Amber
<b>Relationship with existing pattern of built development?</b>	A realistic location to extend the current built form, given the Grammar school redevelopment and the 41 units to be built on the North of London road – nearby. Would balance the overall shape of the village.	Green
<b>Local Wildlife considerations?</b>	Nesting birds, retained with hedgerows.	Green
<b>Listed Building or important built assets?</b>	None identified.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<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>	Existing footpath on London Road, very straightforward to extend in to the site in a safe and financially viable manner.	Green
<b>Safe vehicular access to and from the site?</b>	London Road can provide a new junction in to the site in several locations, the bypass has allowed this reduction in traffic flow to now be a safe option. Also, existing road access to the farm could be extended fairly easily. Visibility splays would meet current Highways safety standards.	Green
<b>Impact on existing vehicular traffic?</b>	Additional vehicle flows from this site through to London Road would provide an acceptable vehicular movement flow. Clearly the scale of the development, at about 35 units will have an impact, with more units (site B an additional 110) more traffic.	Green
<b>Safe access to public transport? Specifically a bus stop.</b>	Bus stops, both directions within a very short walking distance.	Green
<b>Distance to community facilities, specifically village centre or shops including Village Hall, post box, pub, playground/sports areas</b>	Walking distance to shops and other facilities is acceptable at between 400 and 600m, depending upon route.	Green
<b>Current existing informal/formal recreational opportunities on</b>	Private field, not currently used.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>site?</b>		
<b>Ancient monuments or archaeological remains?</b>	None identified.	Green
<b>Any public rights of ways/bridle paths?</b>	None, although new path C26 envisaged to the South of the site in the draft Neighbourhood Plan.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	None identified.	Green
<b>Any known noise issues?</b>	None found.	Green
<b>Any known contamination issues?</b>	No major issues identified, although one bonfire site found.	Green
<b>Any known flooding issues?</b>	None, never flooded and unlikely given the elevations of the land.	Green
<b>Any known drainage issues?</b>	None identified, the fall of the land provides adequate surface drainage.	Green
<b>Issues related to planning history on the site?</b>	The owners have informally raised the potential for a residential development with the Parish Council.	

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Summary</b>	<p>Red – 2</p> <p>Amber – 4</p> <p>Green - 19</p> <p>This site can be developed quickly and would probably “open up” site B, providing land for another 110 -120 units of accommodation.</p> <p>The Southern land should not be developed, as this will become LGS 02.</p>	GREEN