

Great Glen Sustainable Housing Development Sites

Site Eight – Sycamores Farm extension site B (SHLAA Ref HSG/08)

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. A report agreed by the District Council Executive in September 2016 set a residual target for Great Glen of 5 additional dwellings up to 2031, a figure which has already been exceeded through Planning Applications approved since the cut-off for calculating the residual housing target (March 2016). **NO** additional large scale residential developments are required because the Parish (@ October 2016) has met its identified housing need of 64 houses in its own local plan. This comprehensive analysis sets out the relative sustainability of future 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 Sycamores Farm extension site B is ranked joint **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.

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| Site - Details | |
| Site reference : (SHLAA) | A/MXD/08 Developable in 10-14 years (Last year's ref was 11-15 years) |
| Site name and address: | Sycamores Farm extension site B |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|--|--|-------------------|
| Site capacity: 3 bed houses with garden and in-curtilage parking. | B – MXD/08 100 dwellings (SHLAA – 101 units) 20.93 HA | Red |
| Current Use: | Agricultural – in use. A large section of the Western edge of the site is 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. | Amber |
| 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, and potentially site A. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|---|--|------------|
| Topography: | Gently sloping land. | Green |
| Greenfield or Previously Developed Land? | Greenfield open countryside, currently farmed. | 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? | One owner – Libby Carr , very keen to proceed with this and/or site A. | Green |
| Landscape Quality? | The draft Neighbourhood Plan does not define this actual site as a proposed local green space. However, the Southern boundary of this site is the boundary line of LGS 02 which is protected in the draft Neighbourhood Plan. Mixture of modified and unmodified and of reasonable quality – currently open aspect to South. | Green |
| Important Trees, Woodlands & Hedgerows? | Major hedgerows to all boundaries of the site with larger trees forming the boundary with London Road and some will need to be retained, subject to survey. Individual trees of reasonable quality, overall medium quality. | Amber |
| Relationship with existing pattern of built development? | 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. As well as site A (35 units). | Green |
| Local Wildlife considerations? | Nesting birds, retained with hedgerows. | Green |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|--|---|-------------------|
| Listed Building or important built assets? | None identified. | Green |
| Impact on the Conservation Area or its setting? | No designated conservation area in Great Glen. | Green |
| Safe pedestrian access to and from the site? | Existing footpath on London Road, very straightforward to extend in to the site in a safe and financially viable manner, particularly if linked to site A. | Green |
| Safe vehicular access to and from the site? | London Road can provide a new junction in to the site in several locations, the bypass has allowed this to be a safe option (previously additional turnings would have been dangerous). Visibility splays would meet current Highways safety standards, probably through site A. | Green |
| Impact on existing vehicular traffic? | Additional vehicle flows from this site through to London Road would provide an acceptable vehicular movement flow. Clearly the scale of the development, about 110-120 units will have an impact, with more units more traffic. | Green |
| Safe access to public transport? Specifically a bus stop. | Bus stops, both directions within a very short walking distance. | Green |
| Distance to community facilities, specifically village centre or shops | Walking distance to shops and other facilities is acceptable at between 400 and 600m, | Green |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|---|--|-------------------|
| <p>including Village Hall, post box, pub, playground/sports areas</p> <p>Current existing informal/formal recreational opportunities on site?</p> | <p>depending upon route.</p> <p>Private field, not currently used.</p> | Green |
| <p>Ancient monuments or archaeological remains?</p> | <p>None identified.</p> | Green |
| <p>Any public rights of ways/bridle paths?</p> | <p>None, although new path C26 envisaged to the Southern boundary of the site in the draft Neighbourhood Plan.</p> | Green |
| <p>Gas, oil, pipelines and networks & electricity transmission network?</p> | <p>None identified.</p> | Green |
| <p>Any known noise issues?</p> | <p>None found.</p> | Green |
| <p>Any known contamination issues?</p> | <p>No major issues identified, although one flytip found.</p> | Green |
| <p>Any known flooding issues?</p> | <p>None, never flooded and unlikely given the elevations of the land.</p> | Green |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|---|---|--------------|
| Any known drainage issues? | None identified, the fall of the land provides adequate surface drainage. | Green |
| Issues related to planning history on the site? | The potential development of this site has been raised informally with the Parish Council. | |
| Summary | <p>Red – 3</p> <p>Amber – 3</p> <p>Green – 20</p> <p>As a green site this should be developed if economically viable and subject to all necessary planning requirements being met.</p> <p>The land to the South of this site is LGS 02 and should never be developed.</p> | GREEN |