

Great Glen Site Sustainability ranking

1. Introduction

Great Glen Neighbourhood Plan Group (GGNPG) is preparing a Neighbourhood Plan for the Parish of Great Glen. Known housing requirements for the Parish are to be met through existing commitments and completions and future windfall provision.

The Parish Council is keen to ensure that any future uplift in housing need is provided for through the Neighbourhood Plan by identifying a reserve site. This additional housing development will be released if housing need increases during the Plan period or if there is difficulty in delivering the existing commitments.

This summary needs to be read in conjunction with the detailed sustainability analysis for each of the eight sites showing the relative sustainability of each of the potential housing sites. It clearly shows why three of the eight sites are unsustainable and should not be developed, whilst a further three sites are relatively sustainable and could be developed.

2. Site Selection Criteria

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 the National Planning Policy Framework. Eight sites were analysed for their housing development potential and three are considered sustainable. Five of the sites should probably never be developed as they are relatively unsustainable.

A scoring system, based on a Traffic Based RAG scores (i.e. Red, Amber, Green) has been adopted. This reflects good and common practice, especially as it is robust and straightforward to understand and use. After analysing each site they were ranked depending upon how many red and/or amber and green scores they received.

- Red is scored for a negative assessment where significant mitigation is required or there are “deal-breaking” problems;
- Amber is scored where there are negative elements to the site and mitigation measures will be required and ;
- Green is scored for a positive assessment with no major constraints on development.

3. The scoring matrix is as follows

Site	Red scores	Amber scores	Green scores	Rank-status
1	Grammar School Expansion		350-370 units	
	13	7	6	Sixth RED
Site	Red scores	Amber scores	Green scores	Rank
2	Manor Farm, London Road		100 units	
	12	8	6	Fifth RED
3	North of Glen House		8-9 units	
	3	5	18	Third GREEN
4	Stretton Road Northern Expansion site 160-165 units			
	15	4	7	Eight RED
5	Sycamores Farm Expansion site		400 units	
	12	6	8	Sixth RED
6	Sycamores farm Extension site A		35 units	
	2	4	19	1st GREEN
7	The Oaks/Coverside expansion site		175-310 units	
	14	6	5	Seventh RED
8	Sycamores Farm Extension site B		100 units	
	3	3	20	1st GREEN

Conclusions

1. Three sites could be developed on sustainability and housing need grounds, Sycamores Farm extension site A and site B (about 135 units) North of Glen House (about 8 units).
2. A development of 41 units has a current planning consent, giving a total of about 184 units to be built over the next sixteen years.
3. The three sites at Manor Farm - London Road, Stretton Road Northern Expansion site and the Oaks/Coverside expansion site are red and should never be developed on sustainability grounds.
4. The two remaining sites at Grammar School Expansion and the Sycamores Farm Expansion site should be reconsidered in sixteen years time – or earlier, when the Neighbourhood Plan is reviewed against future residential needs. It is possible that as the situation changes, one or more of these sites might be developable.