

Botcheston site A (Desford Parish) – Rear of Snowdene Main Street (SHELAA Ref As196)

1. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available data and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

- Red is scored for a negative assessment where significant mitigation is required;
A red scoring site will not be developed if higher scoring sites are available.
- 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 remediation works to allow development, it may be developed at a future date.
- Green is scored for a positive assessment with no major constraints on residential development.
A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	SHELAA reference AS196 –0.51HA. HBBC – Non developable 2023 – 2027.
Site name and address:	Rear of Snowdene, Main Street.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity:	Approximately 13 units(3 bed houses)	Green
Current Use:	The site includes an existing residential property and an area of land to the rear used for agricultural storage, this existing land use will need to be replaced.	Amber
Adjoining Uses:	The site sits in very open countryside on the Southern edge of the current built form. Totally outside of the current built form of Desford and separated by a large tract of open countryside	Red
Topography:	An undulating site that falls away that can be mitigated.	Amber
Greenfield or Previously Developed Land?	A brownfield site and part greenfield site.	Amber
Good Quality Agricultural Land?	The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	Two owners.	Amber
Landscape Quality? Overview Visual Impact Assessment (LVIA)	Several panoramic long distance views are found to boundaries of the site, the location is rural in character and development would cause less than substantial harm to the landscape due primarily to the elevations involved.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Important Trees, Woodlands & Hedgerows?	There are a few mature trees along the boundary of the site and significant sections of ancient hedgerow bound one side of the site. These will both require full protection. Creating an access might require the destruction of a section of hedgerow.	Amber
Relationship with existing pattern of built development?	The location is to the Southern edge of the current built form of Botcheston and is visible from a number of sources, this could be mitigated through a quality design solution and additional planting.	Amber
Local Wildlife considerations?	Nesting birds, moths and small mammals.	Green
Listed Building or important built assets?	Listed buildings are found near to the site and their setting would be compromised by this level of development.	Amber
Impact on the Conservation Area or its setting?	The site is outside of the Desford conservation area and has no effect upon its character or setting.	Green
Safe pedestrian access to and from the site?	A fully landlocked site and no footpath in place, it appears possible to access the site with the support of third party landowners if the current property is demolished a footpath can be created in to the site.	Amber
Impact on existing vehicular traffic?	A negative impact from this medium sized number of units in this out of settlement location.	Amber
Safe vehicular access to and from the site?	A fully landlocked site and appears possible to access the land although this will probably require the support of a third party landowner (two owners working together). The destruction of hedges will be required to provide adequate visibility splays. Given the adjacent access ways and drives it is unclear that planning permission would be supported by Leicestershire County council in this location.	Amber
Safe access to public transport?	Yes, a bus stop outside the Greyhound pub is about a 300m walk from the centre of the site.	Amber
Distance to designated village centre (village hall)	A distance of about 255m.	Amber
Distance to GP/health centre	A distance of more than 1500m.	Red
Distance to Primary school	A distance of more than 1500m.	Red
Current existing informal/formal recreational opportunities on site?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Ancient monuments or archaeological remains?	None found on the site or known to be nearby (although local knowledge of small Saxon era finds).	Green
Any existing public rights of ways/bridle paths?	None identified within or directly abutting the site.	Green
Gas and/or oil, pipelines and & electricity transmission network? (not water/sewage)	None on the actual site.	Green
Any noise issues?	Yes, rail freight trains are found within a relatively short distance, but a minor nuisance.	Green
Any contamination issues?	Livestock and a fish farm have used the site so contamination may require remediation, needs a full professional survey.	Amber
Any known flooding issues?	The site is wholly within flood zone 1 with no history of flooding.	Green
Any drainage issues?	Minor pooling identified on site, remediation is straightforward.	Amber
Distance to nearest employment site.	Newton Unthank industrial units are the nearest location approximately a 1100m walk from the centre of the site.	Red
Provisional Summary	<p>Red- 4</p> <p>Amber-16</p> <p>Green-9</p>	A GREEN SCORING SITE OF 5.

Botcheston B (Desford Parish) – Rear of 38 Main Street (SHELAA Ref LPR66)

3. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

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4. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

- Red is scored for a negative assessment where significant mitigation is required;
A red scoring site will not be developed if higher scoring sites are available.
- 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 remediation works to allow development, it may be developed at a future date.
- Green is scored for a positive assessment with no major constraints on residential development.
A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	SHELAA reference LPR66 –1.18HA. HBBC – Outside of the settlement, non-developable 2023 – 2027.
Site name and address:	Rear of 38, Main Street.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity:	Approximately 29 units(3 bed houses)	Amber
Current Use:	The site is currently used informally for grazing.	Green
Adjoining Uses:	The site sits in very open countryside on the Southern edge of the current built form. Totally outside of the current built form of Desford and separated by a large tract of open countryside	Red
Topography:	An undulating site that falls away but that can be mitigated.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red
Good Quality Agricultural Land?	The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	One owner.	Green
Landscape Quality? Overview Visual Impact Assessment (LVIA)	Open panoramic long distance views are found to two boundaries of the site, the location is very rural in character and development would cause substantial harm to this high quality landscape.	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Important Trees, Woodlands & Hedgerows?	There are a few mature trees along the boundary of the site and significant sections of ancient hedgerow bound one side of the site. These will both require full protection but possible with mitigation measures.	Amber
Relationship with existing pattern of built development?	The location is to the Southern edge of the current built form of Botcheston and is visible from a large number of sources, this would cause an incursion in to the open countryside and undermine the character and setting of the village.	Red
Local Wildlife considerations?	Nesting birds, moths, badgers, pond bio-diversity and small mammals.	Red
Listed Building or important built assets?	The adjacent Manor farm house and conversion are designated as a local heritage asset of historical and architectural interest in the neighbourhood plan, development would cause less than substantial harm.	Amber
Impact on the Conservation Area or its setting?	The site is outside of the conservation area in Desford and has no effect upon its character or setting.	Green
Safe pedestrian access to and from the site?	A fully landlocked site and no footpath in place, it appears impossible to access the site without the support of third party landowners, including Leicestershire County Council.	Red
Impact on existing vehicular traffic?	A negative impact from this large number of units in this out of settlement location.	Red
Safe vehicular access to and from the site?	A fully landlocked site and appears impossible to access the land without the support of a third party landowner and unlikely to be able to provide adequate visibility splays. Given the adjacent access ways and drives it is very unlikely that a residential planning permission would be supported by Leicestershire County Council in this location.	Red
Safe access to public transport?	Yes, a bus stop outside the Greyhound pub is about a 260m walk from the centre of the site.	Amber
Distance to designated village centre (village hall)	A distance of about 315m.	Amber
Distance to GP/health centre	A distance of more than 1500m.	Red
Distance to Primary school	A distance of more than 1500m.	Red
Current existing informal/formal recreational opportunities on	The footpath is very popular with dog walkers and joggers.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
site?		
Ancient monuments or archaeological remains?	None found on the site or known to be nearby.	Green
Any existing public rights of ways/bridle paths?	A footpath is found along the whole length of the Western boundary of the site, development would cause severe detriment to users.	Amber
Gas and/or oil, pipelines and & electricity transmission network? (not water/sewage)	None on the actual site.	Green
Any noise issues?	Yes, rail freight trains are found within a relatively short distance, but a minor nuisance.	Green
Any contamination issues?	No issues identified.	Green
Any known flooding issues?	The site is partly within flood zone 1 but the bottom section of the site floods extensively on an annual basis.	Red
Any drainage issues?	Minor pooling identified on site, remediation appears to be straightforward, although a large surface pond is found in the adjacent field and a ditch along the Eastern boundary so these require further investigation.	Amber
Distance to nearest employment site.	Newton Unthank industrial units are the nearest location approximately a 1150m walk from the centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Provisional Summary	Red- 12 Amber-10 Green-7	A RED SCORING SITE of NEGATIVE 5.

Botcheston site C (Desford Parish) – Hind quarters, Main Street (SHELAA Ref As195)

5. Introduction

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Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Hinckley and Bosworth Borough Council (HBBC) to enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

6. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty nine indicators are considered and the site with the highest green rating score is the one which is most sustainable.

- Red is scored for a negative assessment where significant mitigation is required;
A red scoring site will not be developed if higher scoring sites are available.
- 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 remediation works to allow development, it may be developed at a future date.
- Green is scored for a positive assessment with no major constraints on residential development.
A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	SHELAA reference As195 –1.28HA. HBBC – Developable 2023-2027.
Site name and address:	Hind Quarters, Main street

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity:	Approximately 32 units(3 bed houses)	Amber
Current Use:	The site covers four small arable fields that are currently farmed and house stables and paddocks for horses, this existing land use will need to be replaced.	Amber
Adjoining Uses:	The site sits in very open countryside on the Westerly edge of the current built form. Totally outside of the current built form of Desford and separated by a large tract of open countryside	Red
Topography:	An undulating site that falls away that can be mitigated.	Amber
Greenfield or Previously Developed Land?	A wholly greenfield site.	Red
Good Quality Agricultural Land?	The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	One owner.	Green
Landscape Quality? Overview Visual Impact Assessment (LVIA)	Open panoramic long distance views are found to three boundaries of the site, the location is extremely rural in character and development would cause substantial harm to this high quality landscape. The site is a part of important view three as set out in the pre-submission draft of the neighbourhood plan.	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Important Trees, Woodlands & Hedgerows?	There are a few mature trees along the boundary of the site and significant sections of ancient hedgerow bound most of the site. These will both require protection.	Red
Relationship with existing pattern of built development?	The location is on the Western edge of the current built form of Botcheston and is visible from a number of sources, this could be mitigated through planting and landscaping.	Amber
Local Wildlife considerations?	Nesting birds, moths and small mammals.	Green
Listed Building or important built assets?	None within or adjacent to the site.	Green
Impact on the Conservation Area or its setting?	The site is outside of the Desford conservation area and has no effect upon its character or setting.	Green
Safe pedestrian access to and from the site?	A footpath is found on Bagworth Road which almost connects to the site boundary. It is therefore fairly straightforward to build a new right of way in to the site with significant improvement.	Amber
Impact on existing vehicular traffic?	A small scale negative impact from this medium sized number of units in this out of settlement location.	Green
Safe vehicular access to and from the site?	None in place and it will be difficult to achieve due to the curvature of the road, a highways configuration to meet highways stringent safety standards is probably viable.	Amber
Safe access to public transport?	Yes, a bus stop outside the Greyhound pub is about a 100m walk from the centre of the site.	Green
Distance to designated village centre (village hall)	A distance of about 575m.	Red
Distance to GP/health centre	A distance of more than 1500m.	Red
Distance to Primary school	A distance of more than 1500m.	Red
Current existing informal/formal recreational opportunities on site?	Horses are stabled on the site and it is a private location.	Green
Ancient monuments or archaeological remains?	None found on the site or known to be nearby.	Green

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Any existing public rights of ways/bridle paths?	Yes, a footpath crosses through the centre of the site which goes all the way to Newbold Verdon: re-routing will be required.	Red
Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage)	None on the actual site.	Green
Any noise issues?	Yes, rail freight trains are found within a relatively short distance, but a minor nuisance.	Green
Any contamination issues?	Livestock have used the site so contamination may require remediation, need a full survey.	Amber
Any known flooding issues?	The site is wholly within flood zone 1, but is very close to flood zone 3 which is associated with the river.	Green
Any drainage issues?	Minor pooling identified on site, straightforward to remediate.	Amber
Distance to nearest employment site.	Newton Unthank industrial units are the nearest location more than 1100m walk from the centre of the site.	Red
Summary	<p>Red-9</p> <p>Amber-9</p> <p>Green-11</p>	A LOW GREEN SCORING SITE OF 2.

Botcheston site D (Desford Parish) – New Botcheston expansion site North of Main Street (SHELAA Ref As194)

7. Introduction

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- Red is scored for a negative assessment where significant mitigation is required;
A red scoring site will not be developed if higher scoring sites are available.
- 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 remediation works to allow development, it may be developed at a future date.
- Green is scored for a positive assessment with no major constraints on residential development.
A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary:	SHELAA reference As194 –7.64HA. HBBC –Developable 2023-2027.
Site name and address:	New Botcheston expansion site North of Main Street

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Site capacity:	Approximately 143 units(3 bed houses)	Red
Current Use:	The site covers seven arable fields of varying sizes in current use, these will all require replacement.	Amber
Adjoining Uses:	The site sits in open Countryside and is North of the ribbon pattern of residential units along Main Street with Markfield Lane forming the Eastern boundary. Attached to Botcheston, it is totally outside of the current built form of Desford and separated by large tracts of open countryside and extensive planting.	Red
Topography:	A sloping site, severe in places that falls away to the main road.	Amber
Greenfield or Previously Developed Land?	A wholly greenfield site in current use.	Red
Good Quality Agricultural Land?	The site is classified as grade 3 agricultural land by Natural England, this is land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	Multiple owners.	Amber
Landscape Quality? Overview Visual Impact Assessment (LVIA)	Open long distance panoramic views are found to three boundaries of the site, the location is extremely rural and traditional in character and development would cause substantial harm to this very high quality landscape.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Important Trees, Woodlands & Hedgerows?	There are many mature trees dotted through out the site, extensive planting is found along Markfield Lane and some of the boundaries are planted with ancient hedgerow of a very high quality. All of these features will require full protection.	Red
Relationship with existing pattern of built development?	The location is several kilometres from the built up village of Desford, wholly outside of the current settlement boundary, about to be replaced by a new Limit To Development in the Neighbourhood Plan. The location does have connectivity to Botcheston but at this scale it is wholly unsustainable.	Red
Local Wildlife considerations?	Badgers, foxes, bats, moths, great crested newts and small mammals.	Red
Listed Building or important built assets?	Due to the elevation of the site several listed buildings can be seen but are not directly affected.	Green
Impact on the Conservation Area or its setting?	The site is outside of the Desford conservation area and has no effect upon its character or setting.	Green
Safe pedestrian access to and from the site?	A footpath is found along Main Street connecting to the site boundary. It is therefore fairly straightforward to construct a new right of way in to the site with significant improvements.	Amber
Impact on existing vehicular traffic?	An unsustainable negative impact from this very large number of units in this edge of settlement location.	Red
Safe vehicular access to and from the site?	None in place but it could be provided from Main Street, although the demolition of existing properties will probably be required. Subject to land assembly and the support of a third party landowner, it would be possible to provide a highways configuration to meet safety standards.	Red
Safe access to public transport?	Yes, bus stops are found outside the Greyhound public house and at the junction of Markfield Lane and Main Street, approximately a 250m walk.	Amber
Distance to designated village centre (village hall).	Walking distance of approximately 350m.	Amber
Distance to GP/health centre	Walking distance of more than 1500m.	Red
Distance to Primary school	Walking distance of more than 1500m.	Red
Current existing informal/formal recreational opportunities on	A large play area is found on the Southern boundary of the site on Main Street, so its setting would be undermined.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
site?		
Ancient monuments or archaeological remains?	None found on the site or known to be nearby.	Green
Any existing public rights of ways/bridle paths?	Yes a public right of way traverses through the centre of the site and this will be very difficult or impossible to relocate. A second footpath terminates at the Greyhound pub on the site boundary.	Red
Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage)	Yes, telephone and electric supply cables will need to be re-sited.	Amber
Any noise issues?	No major noise issues or concerns are found.	Green
Any contamination issues?	The site has been used for livestock husbandry and at least two small fly-tips are found within the site and these will require full professional investigation.	Amber
Any known flooding issues?	The site is wholly within flood zone 1. No previous flooding has been confirmed, although given the scale of the development a Sustainable Urban Drainage System (SUDS) would be required.	Green
Any drainage issues?	A stream is found along Markfield Lane, so drainage will have to be investigated further.	Amber
Distance to nearest employment site.	The Newton Unthank industrial units are the nearest location more than a 1200m walk from the centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Provisional Summary	Red-13 Amber-11 Green-5	A HIGH RED SCORING SITE OF NEGATIVE 8.