

Desford site one – Redundant sewage treatment plant (SHELAA Ref AS206)

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 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 AS 206 –1.45HA. HBBC –Non developable 2028-2032.
Site name and address:	Redundant sewage treatment plant – Lindridge Lane.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity:	Approximately 35 units (3 bed houses)	Amber
Current Use:	The site is a redundant sewage works used for grazing sheep and cows, this farm use will need to be relocated.	Amber
Adjoining Uses:	The site sits in semi-open countryside and is North of the current settlement. It is totally outside of the current built form of Desford and separated by several fields, it is opposite Birdland and to the South of Glebe Farm.	Red
Topography:	A gently sloping site.	Green
Greenfield or Previously Developed Land?	A part brownfield 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?	Single ownership.	Green
Landscape Quality? Overview Visual Impact Assessment	Open views across Rothley Brook are found to two boundaries of the site. A third boundary is also very open. The location is semi-rural in character and development would cause less than substantial harm to	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
(LVIA)	the landscape.	
Important Trees, Woodlands & Hedgerows?	There are several mature trees dotted throughout the site, extensive planting is found along Lindridge Lane and this creates a countryside aspect. Several of the boundaries are planted with hedgerow of a high quality. All of these features will require full protection.	Amber
Relationship with existing pattern of built development?	The location is a substantial distance from the 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 is incongruous to develop in planning terms.	Red
Local Wildlife considerations?	Badgers, foxes, bats, moths and small mammals.	Red
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 in place adjacent to the site and appears possible to access 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?	A small opening is in place although the destruction of trees will be required to provide adequate visibility splays. The road is curved and highways access will be problematic to resolve, early dialogue with the highways authority is advised.	Amber
Safe access to public transport?	No, no footpath links and nearest bus stops are about a 700m walk.	Red
Distance to designated village centre (The Cross).	Walking distance of more than 600m.	Red
Distance to GP/health centre	Walking distance of more than 500m.	Red
Distance to Primary school	Walking distance of more than 900m.	Red
Current existing informal/formal recreational opportunities on	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
site?		
Ancient monuments or archaeological remains?	None identified within or adjacent to the site.	Green
Any existing public rights of ways/bridle paths?	Yes a public right of way wraps around three boundaries of the site: these paths will be very difficult or impossible to relocate.	Red
Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage)	None found.	Green
Any noise issues?	The railway line is fairly close to the site so an ongoing minor disturbance.	Amber
Any contamination issues?	The site has been used for a sewage works, animal husbandry and a fly-tip is found within the site and these issues will require full professional investigation.	Amber
Any known flooding issues?	The site is wholly within flood zone 1, no previous flooding has been confirmed and a stream is found adjacent to the Northern boundary.	Green
Any drainage issues?	The stream along the Northern boundary does mean there is some pooling on site, so drainage will have to be investigated further.	Amber
Distance to nearest employment site.	Large employment activities, Desford Academy approximately 800m from the centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Summary	Red-10 Amber-11 Green-8	A RED SCORING SITE OF NEGATIVE 2.

Desford site two – Adjacent Lyndale boarding cattery (SHELAA Ref AS610)

3. Introduction

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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 AS 610 –1.83HA. HBBC –Non developable 2028-2032.
Site name and address:	Adjacent Lyndale boarding cattery – Lindridge Lane.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity:	Approximately 45 units(3 bed houses)	Amber
Current Use:	The site is arable land adjacent to a working boarding cattery, this agricultural land use will need to be replaced.	Amber
Adjoining Uses:	The site sits in semi-open Countryside and is North of the current settlement. It is totally outside of the current built form of Desford and separated by fields, it is opposite Birdland and development is incongruous in planning terms.	Red
Topography:	An undulating site with very well preserved ridge and furrow (fields 206 and 207 in the neighbourhood plan) that should not be developed on heritage protection grounds.	Red
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?	Single ownership.	Green
Landscape Quality? Overview	The site has open aspects to three of its boundaries and is situated in semi-open countryside. It is a	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Visual Impact Assessment (LVIA)	traditional landscape and is protected in the neighbourhood plan by policy ENV 4. The site is very well preserved ridge and furrow and is a non-designated heritage asset. The policy ENV 4 states that “any loss or damage is to be avoided”.	
Important Trees, Woodlands & Hedgerows?	The two fields are fully bounded with mature trees and hedges with several mature trees dotted throughout the site, this creates a traditional countryside aspect. All of the boundaries are planted with hedgerow of a high quality and all of these features will require full protection.	Red
Relationship with existing pattern of built development?	The location is a substantial distance from the 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 is incongruous to develop in planning terms.	Red
Local Wildlife considerations?	Badgers, foxes, bats, moths and small mammals.	Red
Listed Building or important built assets?	None identified.	Green
Impact on the Conservation Area or its setting?	The site is outside of the Desford conservation area and development would have 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 with a footpath on the other side of the site serving Birdland. It appears impossible to access the site without the support of third party landowners, including Leicestershire County Council.	Red
Impact on existing vehicular traffic?	An unsustainable negative impact from this large number of units in this edge 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 the destruction of trees will be required to provide adequate visibility splays. The road is curved and highways access will be very problematic to resolve.	Red
Safe access to public transport?	No: no footpath links and nearest bus stops are about a 600m walk.	Red
Distance to designated village centre (The Cross).	Walking distance of more than 500m.	Red
Distance to GP/health centre	Walking distance of more than 400m.	Amber

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Distance to Primary school	Walking distance of more than 800m.	Red
Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None identified.	Green
Any existing public rights of ways/bridle paths?	None within or adjacent to the site.	Green
Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage)	A telephone cable crosses the site and will require relocation.	Amber
Any noise issues?	The railway line is fairly close to the site so an ongoing minor disturbance.	Amber
Any contamination issues?	No major issues but as adjacent to the ex-sewage works a professional investigation required.	Amber
Any known flooding issues?	The site is wholly within flood zone 1. No previous flooding has been confirmed and a SUDS scheme will be required for this large number of units. A further professional investigation is recommended.	Green
Any drainage issues?	Minor pooling on site but this appears straightforward to remediate.	Amber
Distance to nearest employment site.	Large employment activities at Desford Academy approximately 700m from the centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating

Summary	Red- 14 Amber – 8 Green- 7	A HIGH RED SCORING SITE OF NEGATIVE 7.
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Desford site three – Barns Way extension site (SHELAA Ref LPR37 previously AS203)

5. Introduction

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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.
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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:	SHLAA reference LPR 37 and/or LPR45 (previously AS203) Approximately 3.55HA. HBBC Developable 2023-2027.
Site name and address:	Barns Way extension site.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site capacity:	Up to approximately 80 units (three bed houses)	Red
Current Use:	The site is two arable fields in current use, separated by a causeway. The existing uses need to be relocated.	Amber
Adjoining Uses:	The site sits on the edge of the current built form and is surrounded on three sides by further arable fields in current use. Adjacent to the current settlement boundary with existing residential units to one corner.	Amber
Topography:	A relatively flat site.	Green
Greenfield or Previously Developed Land?	A wholly greenfield site comprising of two large arable fields with very open aspects.	Red
Good Quality Agricultural Land?	The whole of the site is grade three land as defined by Natural England, this is land of good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	One owner.	Green
Landscape Quality? Overview Visual Impact Assessment	Open long distance vistas are found to three boundaries of the area and the site feels rural in character and is of a medium to high quality. Inside the Desford Vales landscape character assessment area.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
(LVIA)	Important local view 4 of the neighbourhood plan is found from inside to outside this site and this needs to be protected.	
Important Trees, Woodlands & Hedgerows?	There is a copse of mature trees along the Northern boundary and one of the boundaries is surrounded by hedgerow, trees are found intermittently around the edges of the site. All of these features will require protection in a sensitive design solution. The unspoilt Barns Fields site is adjacent and the affect upon this site will require mitigation measures.	Amber
Relationship with existing pattern of built development?	The site is adjacent to the current settlement boundary so a “logical” site to extend development in to, planting would mitigate visibility from the small number of properties overlooking the site: this is why HBBC class it as developable 2019-24.	Green
Local Wildlife considerations?	Nesting birds and small mammals.	Green
Listed Building or important built assets?	Ratby Church is visible in the far distance from the site.	Amber
Impact on the Conservation Area or its setting?	The site is outside of the conservation area and far enough from it to be of no influence upon it.	Green
Safe pedestrian access to and from the site?	None exists and although potentially difficult to access the site in a safe location due to the main road, it should be possible with significant improvement.	Amber
Impact on existing vehicular traffic?	A medium scale negative impact from this number of units, as on the East of the village the impact is not too damaging.	Amber
Safe vehicular access to and from the site?	No existing provision in place, only one access for farm machinery and very near to an existing roundabout, no visibility splays are present. It could be problematic to build new highway access arrangements to meet safety standards but probably viable: appears possible with a roundabout being constructed subject to highways authority approval.	Amber
Safe access to public transport?	Yes, the nearest bus stop is outside the Academy and less than a 200m walk.	Green
Distance to designated village centre.	A distance of about 410m.	Amber
Distance to GP/health centre	A distance of about 430m.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Distance to Primary school	A distance of more than 600m.	Red
Current existing informal/formal recreational opportunities on site?	None identified, although the public access through the site to the adjacent Barns Fields should be preserved.	Green
Ancient monuments or archaeological remains?	None identified.	Green
Any existing public rights of ways/bridle paths?	None found in this location, although a permissive access through the site is in place and needs to be maintained.	Green
Gas and/or oil, pipelines and & electricity transmission network? (not water/sewage)	None identified.	Green
Any noise issues?	No serious concerns identified.	Green
Any contamination issues?	None identified.	Green
Any known flooding issues?	The land is within flood zone 1. No known flooding although the size of the development means that a Sustainable Urban Drainage System (SUDS) will be required.	Green
Any drainage issues?	No serious issues identified, although minor pooling due to soil type.	Amber
Distance to nearest employment site.	Large employment activities, Bosworth Academy within 125m of the centre of the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Provisional Summary	<p>Red- 3</p> <p>Amber- 12</p> <p>Green- 14</p>	<p>A HIGH GREEN SCORING SITE OF 11.</p>

Desford site 4 – Ashfield Farm and Kirkby Lane combined extension (SHLAA Ref's AS210 & AS211)

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8. Site Selection Criteria

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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.
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Site - Details	
Site summary:	SHLAA references AS 210 3.59HA and AS 211 of 1.96HA, 5.55 HA in total. HBBC non developable as outside the settlement boundary.
Site name and address:	Ashfield Farm and extension.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity:	Approximately 105 units (three bed houses)	Red
Current Use:	The site consists of two arable fields in current use. The existing uses need to be relocated.	Amber
Adjoining Uses:	The site sits on the edge of the current built form and is surrounded on two sides by further arable fields in current use with a recent development to the North. Adjacent to the current settlement boundary with existing residential units on Cambridge Drive to the Eastern edge.	Red
Topography:	Relatively flat and straightforward to develop.	Green
Greenfield or Previously Developed Land?	A wholly greenfield site comprising of two arable fields with very open aspects to two sides.	Red
Good Quality Agricultural Land?	The majority of the site is grade two quality land as defined by Natural England: this is a land classification of very good. The Natural England best practice recommendation is for no development of grade 2 land as it is a nationally scarce resource.	Red
Site availability - Single ownership or multiple ownership?	Single ownership.	Green
Landscape Quality? Overview	Open long distance vistas are found to most boundaries of the area and the site feels very rural in	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Visual Impact Assessment (VIA)	character. Development would cause substantial harm to this edge of the settlement.	
Important Trees, Woodlands & Hedgerows?	There is a hedge along most boundaries and a small section of trees within the curtilage of the site. Development would require destruction of a section of ancient hedgerow	Red
Relationship with existing pattern of built development?	The site is adjacent to the new Bellway development but vehicular access is not possible through that site and although planting could mitigate visibility from the properties on Cambridge Drive the location is a very sensitive one. Development would create a large incursion in to open countryside.	Red
Local Wildlife considerations?	Nesting birds, badgers and small mammals.	Red
Listed Building or important built assets?	None identified in this location.	Green
Impact on the Conservation Area or its setting?	The site is outside of the conservation area and far enough from it to be of no influence upon it.	Green
Safe pedestrian access to and from the site?	None exists and it is a long way to the nearest adopted footway. It could be possible to extend the footway in from Kirby Road with significant improvement.	Amber
Impact on existing vehicular traffic?	A large scale negative impact from this large number of units in this very sensitive highways location. All traffic would have to cross through the settlement with routes that are already severely congested for long periods.	Red
Safe vehicular access to and from the site?	A minor track serves the site from the South. It is very problematic to build new highway access arrangements to meet safety standards and not possible through the Bellway site without the support of a third party owner and a change of direction from the planning authority. No current adequate access in place and no visibility splays are present. It appears impossible to build new highway access arrangements in to the site.	Red
Safe access to public transport?	Yes, the nearest bus stop is in excess of a 500m walk.	Red
Distance to designated village centre.	Walking distance of over 1000m.	Red
Distance to GP/health centre	Walking distance of over 900m.	Red
Distance to Primary school	Walking distance of about 200m.	Green

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None identified.	Green
Any existing public rights of ways/bridle paths?	The bridleway on the Southern boundary will require mitigation but this is not within the actual site.	Amber
Gas and/or oil, pipelines and & electricity transmission network? (not water/sewage)	Yes, an electricity supply cable passes through the site and will require relocation.	Amber
Any noise issues?	No issues identified.	Green
Any contamination issues?	Unmade ground found, small fly tips will require further investigation but should be easily mitigated subject to a detailed survey.	Amber
Any known flooding issues?	The land is within flood zone 1. No known flooding although the size of the development means that a Sustainable Urban Drainage System (SUDS) will be required.	Green
Any drainage issues?	No serious issues identified, although slight pooling on site due to elevation and soil type.	Amber
Distance to nearest employment site.	Large employment activities, Bosworth Academy about 1400m from the centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Provisional Summary	Red- 14 Amber-6 Green-9	A HIGH RED SCORING SITE OF NEGATIVE 5.