

## **Desford site 5 – Peckleton Lane (SHLAA Ref AS201)**

### **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.

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

<b>Site - Details</b>	
<b>Site summary:</b>	SHLAA reference AS201-3.84HA. HBBC Developable 2023-2027.
<b>Site name and address:</b>	Peckleton Lane.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
<b>Site capacity:</b>	Approximately 72 units (three bed houses).	Red
<b>Current Use:</b>	The site covers a very large arable field in current use, therefore the existing use needs to be relocated.	Amber
<b>Adjoining Uses:</b>	The site sits in on the edge of the current built form and is surrounded on two sides by arable fields in current use. Adjacent to the current settlement boundary with existing residential units to one edge.	Amber
<b>Topography:</b>	A sloping site that falls away to the valley floor.	Amber
<b>Greenfield or Previously Developed Land?</b>	A wholly greenfield site.	Red
<b>Good Quality Agricultural Land?</b>	The whole site is classified as grade 2 agricultural land by Natural England: this is agricultural land of very good quality. The Natural England best practice recommendation is for no development of the grade 2 land.	Red
<b>Site availability - Single ownership or multiple ownership?</b>	One owner.	Green
<b>Landscape Quality? Overview Visual Impact Assessment (LVIA)</b>	Open long distance vistas are found to two boundaries of the area and the site feels very rural in character and is of a very high quality landscape value. The site delineates the current built form and is set out in the pre-submission draft of the neighbourhood development plan as important view one that needs to be protected from development. Development would cause substantial harm to this boundary	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
	edge.	
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	There are a number of mature trees dispersed within the site boundaries and two mature trees are located within the actual site (although their protection can probably be mitigated through a sensitive design solution). All boundaries are surrounded by hedgerows and development would cause removal of part of these – even with mitigation measures.	Amber
<b>Relationship with existing pattern of built development?</b>	The site is adjacent to the current settlement boundary so a “logical” site to extend development in to. Planting would mitigate visibility: this is why HBBC class it as developable 2023-27.	Amber
<b>Local Wildlife considerations?</b>	The site is a part of a recognised wildlife corridor with birds and small mammals identified: a small to medium impact on wildlife that can be mitigated.	Amber
<b>Listed Building or important built assets?</b>	In this edge of village location no listed or important built assets are visible or affected.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is outside of the conservation area and far enough from it to be of no negative influence upon it.	Green
<b>Safe pedestrian access to and from the site?</b>	A footpath exists along a part of Peckleton Lane so a pedestrian route can be gained through the destruction of a section of hedgerow. Connectivity with the village centre would be fairly straight forward with significant improvement.	Amber
<b>Impact on existing vehicular traffic?</b>	A large scale negative impact from this large number of units in this Southern edge of village location. This location already suffers from severe peak time traffic congestion.	Red
<b>Safe vehicular access to and from the site?</b>	Minimal existing provision is in place to allow access for farm machinery and there are no visibility splays at present. It is possible to build new highway access arrangements to meet safety standards with significant improvements.	Amber
<b>Safe access to public transport?</b>	Yes, the nearest bus stop is on Manor Road about a 300m walk.	Amber
<b>Distance to designated village centre.</b>	A distance of about 310m.	Amber
<b>Distance to GP/health centre</b>	A distance of about 350m.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
<b>Distance to Primary school</b>	A distance of more than 300m.	Amber
<b>Current existing informal/formal recreational opportunities on site?</b>	Dog walkers and ramblers use the footpath on the Southern boundary of the site.	Amber
<b>Ancient monuments or archaeological remains?</b>	None identified.	Green
<b>Any existing public rights of ways/bridle paths?</b>	Yes, a long distance footpath is found along the Southern edge of the site so any development will need to protect the integrity of its setting. Development of the site will cause detriment to the ROW as it will change the open countryside feel.	Amber
<b>Gas and/or oil, pipelines and &amp;electricity transmission network? (not water/sewage)</b>	None identified.	Green
<b>Any noise issues?</b>	Some noise from the road and the nearby employment use is a minor concern that would be possible to mitigate against.	Green
<b>Any contamination issues?</b>	None identified.	Green
<b>Any known flooding issues?</b>	The site is 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
<b>Any drainage issues?</b>	The fall of the land means that the corner of the site suffers from poor drainage, with water pooling. This will require professional assessment but it is thought that remediation is readily achievable through a SUDS solution.	Amber
<b>Distance to nearest employment site.</b>	Large employment activities within 200m of the centre of the site.	Green

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

<b>Provisional Summary</b>	<b>Red-5</b> <b>Amber-15</b> <b>Green-9</b>	<b>A GREEN SCORING SITE OF 4.</b>
----------------------------	---	---

## **Desford site 6 – New Desford South (SHLAA Ref AS200)**

### **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.

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.

### **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.

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

<b>Site - Details</b>	
<b>Site summary:</b>	SHLAA reference AS200-74.73HA. HBBC Non developable 2028-2032 as outside of the settlement boundary.
<b>Site name and address:</b>	New Desford South.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
<b>Site capacity:</b>	Approximately 1121 units.	Red
<b>Current Use:</b>	The site covers several large arable fields in current use, therefore the existing uses will need to be relocated.	Amber
<b>Adjoining Uses:</b>	The site sits in very open countryside and is surrounded on three sides by arable fields in current use, with the Caterpillar industrial site to the Western boundary. Totally outside of the current built form and separated by open countryside so an incongruous location to develop.	Red
<b>Topography:</b>	An undulating site that falls away to the valley floor.	Amber
<b>Greenfield or Previously Developed Land?</b>	A wholly greenfield site, including several existing farm buildings.	Red
<b>Good Quality Agricultural Land?</b>	Large sections of the site are classified as grade 2 agricultural land by Natural England, this is agricultural land of very good quality. The Natural England best practise guidance recommends no development of the grade 2 land as it is such a scarce National resource. The remainder of the site is grade 3 land, of a good to moderate quality.	Red
<b>Site availability - Single ownership or multiple ownership?</b>	One majority owner, the plan is only indicative but currently the bowling green is owned by Sport in Desford and a half a garden is owned by another third party.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
<b>Landscape Quality? Overview Visual Impact Assessment (LVIA)</b>	Open long distance vistas are found to all four boundaries of the area and the site feels very rural in character and is of very high quality. Inside the Desford Vales landscape character assessment area.	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	There are small numbers of trees dispersed around the site and at least one section of the boundary is surrounded by ancient hedgerows.	Red
<b>Relationship with existing pattern of built development?</b>	The site is fully outside of the current settlement boundary, about to be replaced by a new Limit To Development in the Neighbourhood Plan. The development would almost “double” the number of properties in Desford and is geographically bigger than the existing settlement. It would therefore totally ruin the parishes’ distinctive historical “feel” and character.	Red
<b>Local Wildlife considerations?</b>	Badgers, foxes, bats, moths and small mammals.	Red
<b>Listed Building or important built assets?</b>	In this out of village location no listed or important built assets are visible or affected.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is outside of the conservation area but due to its location and size it would completely destroy the integrity of its setting and change the nature of the village completely.	Red
<b>Safe pedestrian access to and from the site?</b>	Part of the site is accessed by a gravel path but this is not adopted. It would be relatively straightforward to build a new right of way but the site is wholly disconnected from the current built up area and would “feel” like a brand new place – hence the name New Desford version one.	Amber
<b>Impact on existing vehicular traffic?</b>	A very extreme negative impact from this extremely large number of units in this edge of village location.	Red
<b>Safe vehicular access to and from the site?</b>	Minimal existing provision and no visibility splays in place. It is complicated to build new highway access arrangements to meet safety standards and the site is totally disconnected from the current traffic movement system. About half of the site is currently in a 60mph road designation so very significant changes would be required.	Amber
<b>Safe access to public transport?</b>	Yes, but the nearest bus stops are near to the Bosworth Academy or the A47 at the Peckleton Lane junction.	Red
<b>Distance to designated village centre.</b>	A distance of more than 900m.	Red



<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
<b>Distance to GP/health centre</b>	A distance of more than 1000m.	Red
<b>Distance to Primary school</b>	A distance of more than 1000m.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	Dog walkers and ramblers use the site.	Amber
<b>Ancient monuments or archaeological remains?</b>	Neolithic remains found on the site along with the “29 steps”, the remains of a boundary of a medieval deer park. These features would have their setting destroyed.	Red
<b>Any existing public rights of ways/bridle paths?</b>	Yes, three extensive footpaths cross the site and these would all be destroyed and need to be re-routed.	Red
<b>Gas and/or oil, pipelines and &amp;electricity transmission network? (not water/sewage)</b>	Yes, electricity supply cables and telecoms cables cross the site and will need to be re-routed.	Amber
<b>Any noise issues?</b>	No major noise issues are identified: nearby employment use could however be a minor concern.	Green
<b>Any contamination issues?</b>	The site has been used for livestock in the past so some ground remediation is likely to be needed. Scrapped vehicles and industrial rubble are also found strewn across the site. Clearly, these issues will require further extensive professional investigation.	Amber
<b>Any known flooding issues?</b>	A stream is found crossing through the site and the site is 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
<b>Any drainage issues?</b>	Again, the fall of the land does mean that some areas of the site suffer from poor drainage, with water pooling. This will require professional assessment but it is thought that remediation is achievable.	Amber
<b>Distance to nearest employment site.</b>	Large employment activities within 250m of the centre of the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
<p><b>Summary</b></p>	<p><b>Red-17</b>  <b>Amber-8</b>  <b>Green-4</b></p>	<p><b>A VERY HIGH  RED SCORING  SITE OF  NEGATIVE 13.</b></p>

## **Desford site 7 – Neovia New Desford (SHELAA Ref LPR 24)**

### **5. 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.

### **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.

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

<b>Site - Details</b>	
<b>Site summary:</b>	SHELAA reference LPR 24. HBBC developable 2023 -2027 as adjacent to the settlement boundary.
<b>Site name and address:</b>	Neovia New Desford.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
<b>Site capacity:</b>	Approximately 16.5HA yielding about 309 dwellings. NB – the site is a part of a potential development of 1260 units, the majority of the land is in Peckleton parish.	Red
<b>Current Use:</b>	The site covers about four arable fields of varying sizes in current use, therefore the existing uses will need to be relocated.	Amber
<b>Adjoining Uses:</b>	The site sits in very open countryside and is surrounded on three sides by arable fields in current use, with the large Neovia and Caterpillar facilities to the Eastern boundary and the village of Peckleton to the Southern edge of the boundary. Most of the land is outside of the current built form so an incongruous location to develop.	Red
<b>Topography:</b>	An undulating and uneven site with a high aspect that falls away to the valley floor.	Amber
<b>Greenfield or Previously Developed Land?</b>	A wholly greenfield site, including several existing farm buildings.	Red
<b>Good Quality Agricultural Land?</b>	Most of the site is classified as grade 2 agricultural land by Natural England: this is agricultural land of very good quality. The Natural England best practice guidance recommends no development of the grade 2 land as it is such a scarce national resource.	Red
<b>Site availability - Single ownership or multiple ownership?</b>	Neovia – majority owner but small parcel in third party ownership.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
<b>Landscape Quality? Overview Visual Impact Assessment (LVIA)</b>	Open long distance vistas are found to three boundaries of the site and it feels very rural in character and is of very high quality. Inside the Desford Vales landscape character assessment area.	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	There are small numbers of trees dispersed around the site and at least one section of the boundary is surrounded by ancient hedgerows. There is a wood within the site and this will require full protection.	Red
<b>Relationship with existing pattern of built development?</b>	The site is outside of the current settlement boundary, being replaced by a new Limit To Development in the Neighbourhood Plan. A small section of the site abuts Norfolk Road but the “whole” site would effectively join Desford with Peckleton parish. The development would therefore totally ruin the parishes’ distinctive historical “feel” and character and completely undermine the objectives of the community led neighbourhood plan.	Red
<b>Local Wildlife considerations?</b>	Badgers, foxes, bats, moths and small mammals identified and a wildlife corridor in the neighbourhood plan traverses a part of the site.	Red
<b>Listed Building or important built assets?</b>	None within the site although Peckleton House, a grade two listed building, would have its setting severely undermined by the whole potential development.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is outside of the conservation area but due to its location and size it would completely destroy the integrity of its setting and change the nature of the village completely.	Red
<b>Safe pedestrian access to and from the site?</b>	Several footpaths identified and the site could be accessed with new footpaths constructed to a footpath hierarchy. As the site is disconnected from the current built up area it would “feel” like a brand new place– hence the name Neovia New Desford.	Amber
<b>Impact on existing vehicular traffic?</b>	A very extreme negative impact from this extremely large number of units in this edge of village location.	Red
<b>Safe vehicular access to and from the site?</b>	Minimal existing provision and no visibility splays in place. It is complicated to build new highway access arrangements to meet safety standards and the site is totally disconnected from the current traffic movement system.	Amber
<b>Safe access to public transport?</b>	Yes, but the nearest bus stop is near to the Bosworth Academy, about a 1200m walk.	Red
<b>Distance to designated village centre.</b>	A distance of more than 1500m.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
<b>Distance to GP/health centre</b>	A distance of more than 1500m.	Red
<b>Distance to Primary school</b>	A distance of more than 800m.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	Dog walkers and ramblers use the site extensively.	Amber
<b>Ancient monuments or archaeological remains?</b>	None within the site.	Green
<b>Any existing public rights of ways/bridle paths?</b>	Yes, a bridleway and an extensive footpath crosses the site and these would be destroyed and need to be re-routed.	Red
<b>Gas and/or oil, pipelines and &amp; electricity transmission network? (not water/sewage)</b>	Yes, electricity supply cables and telecoms cables cross the site and these will need to be re-routed.	Amber
<b>Any noise issues?</b>	Minor noise from the adjacent industrial uses will be an ongoing concern.	Red
<b>Any contamination issues?</b>	The site has been used for livestock in the past so some ground remediation is likely to be needed. Clearly, this issue will require further extensive professional investigation.	Amber
<b>Any known flooding issues?</b>	A stream is found crossing through the site and the site is within flood zone 1. No previous flooding has been confirmed, although given the scale of the development a Sustainable Urban Drainage System (SUDS) will be required.	Green
<b>Any drainage issues?</b>	Again, the fall of the land does mean that some areas of the site suffer from poor drainage, with water pooling. This will require professional assessment but it is thought that remediation is achievable.	Amber
<b>Distance to nearest employment site.</b>	Large employment activities within 400m of the centre of the site.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
<p><b>Summary</b></p>	<p><b>Red-16</b>  <b>Amber-10</b>  <b>Green-3</b></p>	<p><b>A VERY HIGH  RED SCORING  SITE OF  NEGATIVE 13.</b></p>

## **Desford site 8 – South of Hunts Lane Expansion site (No SHLAA Ref)**

### **7. 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 information 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.

### **8. 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.



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

<b>Site - Details</b>	
<b>Site summary:</b>	Village expansion site adjacent to recent development - 3.3HA.No HBBC SHELAA reference.
<b>Site name and address:</b>	South of Hunts Lane – Expansion site.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; ConstraintsRAG Rating</b>		
<b>Site capacity:</b>	Approximately 62 units (three bed houses).	Red
<b>Current Use:</b>	The site covers a large arable field set to maize and in current use, therefore the existing use needs to be relocated.	Amber
<b>Adjoining Uses:</b>	The site sits on the edge of the current built form and is surrounded on one side by an arable field and allotments in current use. The cemetery car park is found on the other side of the B582 Hunts Lane to the North and Lockymead Drive to the Eastern boundary with Shericles Way to the Southern boundary.	Amber
<b>Topography:</b>	A relatively flat site.	Green
<b>Greenfield or Previously Developed Land?</b>	A wholly greenfield site.	Red
<b>Good Quality Agricultural Land?</b>	The whole site is classified as grade 2 agricultural land by Natural England: this is agricultural land of a very good quality. The Natural England best practice recommendation is for no development of grade 2 land as it is a scarce national resource. The previous HBBC policy position was to not allow development of such land.	Red
<b>Site availability - Single ownership or multiple ownership?</b>	Single owner– housebuilder.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; ConstraintsRAG Rating</b>		
<b>Landscape Quality? Overview Visual Impact Assessment (LVIA)</b>	The site is not a part of a valued landscape, although open vistas are found to parts of two boundaries and the location feels rural in character and is of a medium quality. Inside the Desford Vales landscape character assessment area. The site Eastern boundary delineates the current built form and a location on the other side of Hunts Lane is set out in the pre-submission draft of the neighbourhood plan as an important view that needs to be protected from development.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	There are a number of mature trees dispersed within the site boundary and all of these boundaries are comprised of hedgerow. A high quality design solution would not have a major effect on these green assets, although a minimal tree and hedgerow loss is required to form an appropriate vehicular access.	Amber
<b>Relationship with existing pattern of built development?</b>	The site is adjacent to the current settlement boundary and would extend the village in a Westerly direction towards Newbold Verdon. Although visible from a range of sources, planting would mitigate the effects of the development. The site will be limited by the allotments that will be retained to the Western boundary	Amber
<b>Local Wildlife considerations?</b>	Although birds and small mammals have been identified these are mainly confined to the site boundaries: a small impact on wildlife that can be easily mitigated with careful building design.	Green
<b>Listed Building or important built assets?</b>	In this edge of village location no listed or important built assets are visible or affected.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is outside of the conservation area and far enough from it to be of no negative influence upon it.	Green
<b>Safe pedestrian access to and from the site?</b>	A narrow footpath exists along Hunts Lane so a pedestrian route can be gained through the destruction of a small section of hedgerow. Connectivity with the village centre would be fairly straight forward with potential new footpaths linking from Hunts Lane, Lockeymead Drive and/or Shericles Way.	Amber
<b>Impact on existing vehicular traffic?</b>	A site of this size will generate a large scale, negative, additional traffic impact. Due to its location at the Western edge of the current built form and the direction of likely vehicular flow this will have a medium scale impact on the congestion in the current village centre.	Amber
<b>Safe vehicular access to and from the site?</b>	Minimal existing provision is in place to allow access for farm machinery and there are no visibility splays at present. An access to the allotment site is also found nearby and this will need to be maintained. The parking for the cemetery is on the other side of Hunts Lane and this may require relocation. It appears possible to build new highway access arrangements to meet safety standards with significant improvements and the support of the Highways Authority (and potentially the parish council).	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints RAG Rating</b>		
<b>Safe access to public transport?</b>	Yes, the nearest bus stop is on Hunts Lane with services in both directions: this is about a 260m distance.	Amber
<b>Distance to designated village centre.</b>	A distance of about 900m.	Red
<b>Distance to GP/health centre</b>	A distance of about 950m.	Red
<b>Distance to Primary school</b>	A distance of approximately 520m.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified.	Green
<b>Ancient monuments or archaeological remains?</b>	None identified, although Roman relics are anecdotally claimed to have been found in this location.	Green
<b>Any existing public rights of ways/bridle paths?</b>	Yes, a footpath to Newbold Verdon is found within the Western edge of the site, so any development will need to protect the integrity of its setting. Development of the site will cause minor detriment to the ROW as it will require a minor re-alignment to allow site access and development will have a negative effect upon the current open countryside feel.	Amber
<b>Gas and/or oil, pipelines and &amp;electricity transmission network? (not water/sewage)</b>	Two large mobile telephone masts are found at the top section of the site. These are not insurmountable obstacles and could either be designed around or more probably, relocated. Re-siting of an existing utility cable that passes across and through the site will certainly be required.	Amber
<b>Any noise issues?</b>	Noise is generated from the B582 which is a main road with a 50 mph speed limit in this out of settlement location. The noise will probably not constrain development but mitigation measures may be necessary.	Amber
<b>Any contamination issues?</b>	None identified.	Green
<b>Any known flooding issues?</b>	The site is within flood zone 1. No previous flooding has been confirmed although given the scale of the development a Sustainable Urban Drainage System (SUDS) will be required.	Green
<b>Any drainage issues?</b>	There are no known drainage issues and there is sufficient land available to provide for sustainable as well as traditional drainage systems.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Distance to nearest employment site.	The large employment activities (Academy) are in excess of a 1km distance from the centre of the site.	Red
Provisional Summary	<p>Red-7</p> <p>Amber-12</p> <p>Green-10</p>	A LOW GREEN SCORING SITE OF 3.