

## **YourLocale Newbold Verdon Site 5a – West of Kirkby Lane expansion site (SHELAA Ref Part of 445)**

### **1. Overview**

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. 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 Advisory Committee (NPAC) 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 including from local authority SHELAA information, Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself will not be accessed in 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.

Working in partnership with landowners and Hinckley and Bosworth Borough Council (HBBC) will 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 six 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 reference :</b>	SHELAA Ref 445: HBBC - Non developable – 2024 plus.
<b>Site name and address:</b>	West of Kirkby Lane Expansion Site

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site area and capacity:</b>	16.04HA – Approximately 175 units (developer states 150 to 200 units depending upon density) - could be phased.	Red
<b>Current Use:</b>	The site comprises of a combination of three arable fields in current use, therefore the existing uses need to be relocated.	Amber
<b>Adjoining Uses:</b>	The site sits in open Countryside and is surrounded on three sides by arable fields in current use. Outside of the current built form and adjoins Peters Avenue in a small section. Fully outside of the proposed new Limit To Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan. Planting could contain the site but still an incongruous location to develop.	Red
<b>Topography:</b>	A relatively flat site.	Green
<b>Greenfield or Previously Developed Land?</b>	A greenfield site.	Red
<b>Good Quality Agricultural Land?</b>	The majority of the site is classified as grade 2 agricultural land by Natural England, this is agricultural land of a very good quality. The HBBC SHELAA recommends no development of any grade 2 land in line with the Natural England best practise recommendation.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site availability - Single ownership or multiple ownership?</b>	One owner – Mr Gary Wibberley.	Green
<b>Landscape Visual Impact Assessment (LVIA)</b>	Site is within the Newbold and Desford rolling farm Landscape Character Area. The view from the top elevation of the field is particularly good, the location feels rural in character and is of a high quality.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	There are a number of medium and large trees dotted around the site boundary and stands of trees found nearby. All of the external boundaries of the fields are surrounded by large, ancient hedgerows and these will need to be fully protected. The Newbold Spinney is found within the actual site and will be partly destroyed and compromised by development. An additional green space is “being offered” to offset this local loss of green space. One opening for farm machinery is in place.	Red
<b>Relationship with existing pattern of built development?</b>	The site is currently outside of the current village envelope, about to be replaced by a new Limit To Development in the Neighbourhood Plan. The location is mainly detached from the village and is surrounded by open countryside on three boundaries with some pedestrian connectivity on unadopted trails but no strong vehicular links to the current built form.	Amber
<b>Local Wildlife considerations?</b>	The site is a part of the HBBC multi – functional wildlife corridor and needs to be retained. Foxes, badgers, nesting birds including warblers, finches, buzzards and bats, small mammals. Moths and butterflies are also in place.	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 a long distance outside of the conservation area and has no negative affect upon its setting.	Green
<b>Safe pedestrian access to and from the site?</b>	No existing provision and no adopted footways are in place, only open country trails. Pedestrian access will be potentially difficult to achieve.	Amber
<b>Safe vehicular access to and from the site?</b>	Minimal existing provision used only for farm machinery and no visibility splays are in place. It is not straightforward to build a new highway access, but is possible with substantial improvements and subject to the support of the Highways Authority - as Kirkby Lane may require widening to meet highways safety standards. A roundabout may also be required to allow a safe access from the main road. The site is totally disconnected from the current traffic movement system and this access will require destruction of	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
	established/ancient hedgerow. The potential developer, Mullers' claim that a Highways study has been approved and the active support of third party owners is not required.	
<b>Impact on existing vehicular traffic?</b>	A major negative impact from this very large number of units in this edge of village location, increasing households in the settlement by about 15% and generating substantial new car journeys due to its location. Additional traffic passing through the village will add to the already severe existing congestion.	Red
<b>Safe access to public transport?</b>	No it is a lengthy walk of about 300m to the nearest bus stop.	Red
<b>Distance to designated village centre with community facilities, the co-op junction.</b>	Walking distance of over 800m to the community facilities.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	Yes, dog walkers and joggers use the site and Spinney extensively.	Amber
<b>Ancient monuments or archaeological remains?</b>	Although none found on the site, HBBC have identified the site as having significant heritage potential. Appropriate consideration and pre-application investigation of the site will be required.	Amber
<b>Any public rights of ways/bridle paths?</b>	Yes, a major footpath and restricted byway cross the edge of the site and may need to be re-routed. This is a major footpath link to Desford and number 10 of the designated Newbold Verdon Parish walks so it is important the trail stays "in situ" as suggested by the developer.	Amber
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	None identified.	Green
<b>Any noise issues?</b>	No major noise issues identified.	Green
<b>Any contamination issues?</b>	No major issues identified.	Green
<b>Any known flooding issues?</b>	A brook 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

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Any drainage issues?</b>	The brook does cause a need for drainage remediation to be considered with water pooling. This will require professional assessment but it is thought that remediation is achievable. Any development would introduce a full surface water management scheme.	Amber
<b>Issues related to planning history on the site?</b>	A planning application has previously been refused on this site and also adjacent to the site.	
	<p><b>Red - 9</b></p> <p><b>Amber - 8</b></p> <p><b>Green - 9</b></p>	<b>AN AMBER SCORING SITE, 0.</b>