Desford F – Meadow Way extension(SHLAA Ref AS201)

1. Introduction

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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 beenconsidered 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:	SHLAA reference AS201-3.84HA. HBBC Developable 2023-2027.
Site name and address:	Meadow Way extension site.

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Site capacity:	Approximately 72 units (three bed houses).	Red
Current Use:	The site covers a very large arable field in current use, therefore the existing use needsto be relocated.	Amber
Adjoining Uses:	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
Topography:	Asloping site that falls away to the valley floor.	Amber
Greenfield or Previously Developed Land?	A whollygreenfield site.	Red
Good Quality Agricultural Land?	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 practise recommendation is for no development of the grade 2 land.	Red
Site availability - Single ownership or multiple ownership?	One owner.	Green
Landscape Quality? Overview Visual Impact Assessment	Open long distance vistas are found to two 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. The site delineates the current built form and is set out in the pre-submission draft of the neighbourhood	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
(LVIA)	plan as important view one that needs to be protected from development.	
Important Trees, Woodlands & Hedgerows?	There are anumber of mature trees dispersed around the site boundary and an ancient tree within the site, all boundaries are surrounded by hedgerows.	Red
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 this is why HBBC class it as developable 2023.27.	Amber
Local Wildlife considerations?	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
Listed Building or important built assets?	In this edge of village location no listed or important built assets are visible or affected.	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 negative influence upon it.	Green
Safe pedestrian access to and from the site?	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
Impact on existing vehicular traffic?	A large scale negative impact from this large number of units in this Southern village location.	Red
Safe vehicular access to and from the site?	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
Safe access to public transport?	Yes, the nearest bus stop is on Manor Road about a 300m walk.	Amber
Distance to designated village centre.	A distance of about 310mm.	Amber
Distance to GP/health centre	A distance of about 350m.	Amber
Distance to Primary school	A distance of more than 300m.	Amber

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Current existing informal/formal recreational opportunities on site?	Dog walkers and ramblers use the footpath on the Southern boundary of the site.	Amber
Ancient monuments or archaeological remains?	None identified.	Green
Any existing public rights of ways/bridle paths?	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
Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage)	None identified.	Green
Any noise issues?	Some noise from the road and the nearby employment use could be a concern.	Amber
Any contamination issues?	None identified.	Green
Any known flooding issues?	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
Any drainage issues?	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
Distance to nearest employment site.	Large employment activities within 200m of the centre of the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Provisional Summary	**Red-6** **Amber-15** **Green-8**	**A LOW GREEN SCORING SITE OF 2.**

Desford site G – Kirkby Road extension (SHLAA Ref AS211)

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:	SHLAA reference AS2111.96HA. HBBC non developable as outside the settlement boundary.
Site name and address:	Kirkby Road extension.

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Site capacity:	Approximately 50units (three bed houses)	Red
Current Use:	The site is an arable field in current use,the existing use needsto be relocated.	Amber
Adjoining Uses:	The site is near to the current Bellway development but is separated from the current built form and is surrounded on three sides by further arable fields in current use.	Red
Topography:	Relatively flat and straightforward.	Green
Greenfield or Previously Developed Land?	A whollygreenfield site comprising of a large arable field withvery open aspects to most sides.	Red
Good Quality Agricultural Land?	The whole of the site is grade two land as defined by Natural England, this is a land classification of very good.The Natural England best practise recommendation is for no development of the grade 2 land.	Red
Site availability - Single ownership or multiple ownership?	Single ownership.	Green
Landscape Quality? Overview Visual Impact Assessment (VIA)	Open long distance vistas are found to all boundaries of the area and the site feels very rural in character, development would cause substantial harm. Inside the Desford Vales landscape character assessment area.	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Important Trees, Woodlands & Hedgerows?	There is a hedge along three boundaries and a small section of trees within the curtilage. Development would require substantial mitigation.	Red
Relationship with existing pattern of built development?	The site is adjacent to the new Bellway developmentbut vehicular access is not possible through that site and although planting could mitigate visibility from the properties on Cambridge Drive the location is a sensitive one.	Amber
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.	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 land locked site. A minor track serves the site from the South. It is very problematic to build new highway access arrangements to meet safety standards but possibly viable, potentially through the Bellway site with the support of a third party owner. No current 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 a fair distance walk about 600m.	Red
Distance to designated village centre.	Walking distance of over 1200m.	Red
Distance to GP/health centre	Walking distance of about 1000m.	Red
Distance to Primary school	Walking distance of about 250m.	Amber
Current existing informal/formal	None identified.	Amber

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
recreational opportunities on site?		
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.	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 soil type.	Amber
Distance to nearest employment site.	Large employment activities, Bosworth Academy about 1600m of the centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Provisional Summary	**Red-13** **Amber-9** **Green-7**	**A HIGH RED SCORING SITE OFMINUS 6.**

DesfordH – New Desford South(SHLAA Ref AS200)

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.

  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:	SHLAA reference AS200-74.73HA. HBBC Non developable 20228-2032 as outside of the settlement boundary.
Site name and address:	New DesfordSouth.

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Site capacity:	Approximately 1121 units.	Red
Current Use:	The site covers several large arable fields in current use, therefore the existing uses will need to be relocated.	Amber
Adjoining Uses:	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
Topography:	An undulating site that falls away to the valley floor.	Amber
Greenfield or Previously Developed Land?	A whollygreenfield site, including several existing farm buildings.	Red
Good Quality Agricultural Land?	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
Site availability - Single ownership or multiple ownership?	One majority owner, the plan is only indicative but currently the bowling green is owned by Sporting in Desford and a half a garden is owned by another third party.	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Landscape Quality? Overview Visual Impact Assessment (LVIA)	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
Important Trees, Woodlands & Hedgerows?	There are small numbers of trees dispersed around the site and at least one section of the boundary is surrounded by ancient hedgerows.	Red
Relationship with existing pattern of built development?	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
Local Wildlife considerations?	Badgers, foxes, bats, mothsand small mammals.	Red
Listed Building or important built assets?	In this out of village location no listed or important built assets are visible or affected.	Green
Impact on the Conservation Area or its setting?	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 villagecompletely.	Red
Safe pedestrian access to and from the site?	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
Impact on existing vehicular traffic?	A very extreme negative impact from this extremely large number of units in this edge of village location.	Red
Safe vehicular access to and from the site?	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
Safe access to public transport?	Yes, but the nearest bus stops are near to the Bosworth Academy or the A47 at the Peckleton Lane junction.	Red
Distance to designated village centre.	A distance of more than 900m.	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Distance to GP/health centre	A distance of more than 1000m.	Red
Distance to Primary school	A distance of more than 1000m.	Red
Current existing informal/formal recreational opportunities on site?	Dog walkers and ramblers use the site.	Amber
Ancient monuments or archaeological remains?	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
Any existing public rights of ways/bridle paths?	Yes, three extensive footpaths cross the site and these would all be destroyed and need to be re-routed.	Red
Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage)	Yes, electricity supply cables and telecoms cables cross the site and will need to be re-routed.	Amber
Any noise issues?	No major noise issues are identified, nearby employment use could however be a minor concern.	Green
Any contamination issues?	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
Any known flooding issues?	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
Any drainage issues?	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
Distance to nearest employment site.	Large employment activities within 250m of the centre of the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Summary	**Red-17** **Amber-8** **Green-4**	**A VERY HIGH RED SCORING SITE OF NEGATIVE 13.**

Desfordl – Neovia New Desford (SHELAA Ref LPR 24)

7. Introduction

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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.

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

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

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Site capacity:	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
Current Use:	The site covers about four arable fieldsof varying sizes in current use, therefore the existing uses will need to be relocated.	Amber
Adjoining Uses:	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
Topography:	An undulating and uneven site with a high aspect that falls away to the valley floor.	Amber
Greenfield or Previously Developed Land?	A whollygreenfield site, including several existing farm buildings.	Red
Good Quality Agricultural Land?	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 practise guidance recommends no development of the grade 2 land as it is such a scarce National resource.	Red
Site availability - Single ownership or multiple	Neovia – one owner.	Green

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
ownership?		
Landscape Quality? Overview Visual Impact Assessment (LVIA)	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
Important Trees, Woodlands & Hedgerows?	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
Relationship with existing pattern of built development?	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
Local Wildlife considerations?	Badgers, foxes, bats, mothsand small mammals identified and a wildlife corridor in the neighbourhood plan traverses a part of the site.	Red
Listed Building or important built assets?	None within the site although Peckleton house, a grade two listed building would have its setting severely undermined by the whole potential development.	Green
Impact on the Conservation Area or its setting?	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 villagecompletely.	Red
Safe pedestrian access to and from the site?	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
Impact on existing vehicular traffic?	A very extreme negative impact from this extremely large number of units in this edge of village location.	Red
Safe vehicular access to and from the site?	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
Safe access to public transport?	Yes, but the nearest bus stop isnear to the Bosworth Academy about a 1200m walk.	Red

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Distance to designated village centre.	A distance of more than 1500m.	Red
Distance to GP/health centre	A distance of more than 1500m.	Red
Distance to Primary school	A distance of more than 800m.	Red
Current existing informal/formal recreational opportunities on site?	Dog walkers and ramblers use the site extensively.	Amber
Ancient monuments or archaeological remains?	None within the site.	Green
Any existing public rights of ways/bridle paths?	Yes, a bridleway and an extensive footpath crosses the site and these would be destroyed and need to be re-routed.	Red
Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage)	Yes, electricity supply cables and telecoms cables cross the site and these will need to be re-routed.	Amber
Any noise issues?	Minor noise from the adjacent industrial uses will be an ongoing concern.	Red
Any contamination issues?	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
Any known flooding issues?	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
Any drainage issues?	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
Distance to nearest employment site.	Large employment activities within 400m of the centre of the site.	Amber

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
Summary	**Red–16** **Amber-9** **Green-4**	**A VERY HIGH RED SCORING SITE OF NEGATIVE 12.**

Desford J – South of Hunts Lane Expansion site (No SHLAA Ref)

9. Introduction

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

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating	
Site capacity:	Approximately 62 units (three bed houses).	Red
Current Use:	The site covers a large arable field set to maize and in current use, therefore the existing use needs to be relocated.	Amber
Adjoining Uses:	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 Lockeymead Drive to the Eastern boundary with Shericles Way to the Southern boundary.	Amber
Topography:	A relatively flat site.	Green
Greenfield or Previously Developed Land?	A wholly greenfield site.	Red
Good Quality Agricultural Land?	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
Site availability - Single ownership or multiple ownership?	Single owner– housebuilder.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Landscape Quality? Overview Visual Impact Assessment (LVIA)	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
Important Trees, Woodlands & Hedgerows?	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
Relationship with existing pattern of built development?	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
Local Wildlife considerations?	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
Listed Building or important built assets?	In this edge of village location no listed or important built assets are visible or affected.	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 negative influence upon it.	Green
Safe pedestrian access to and from the site?	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
Impact on existing vehicular traffic?	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
Safe vehicular access to and from the site?	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	Amber

Site – Sustainability criteria relating to Location, Surroundings & ConstraintsRAG Rating		
	improvements and the support of the Highways Authority (and potentially the Parish Council).	
Safe access to public transport?	Yes, the nearest bus stop is on Hunts Lane with services in both directions, this is about a 260m distance.	Amber
Distance to designated village centre.	A distance of about 900m.	Red
Distance to GP/health centre	A distance of about 950m.	Red
Distance to Primary school	A distance of approximately 520m.	Red
Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None identified, although Roman relics are anecdotally claimed to have been found in this location.	Green
Any existing public rights of ways/bridle paths?	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
Gas and/or oil, pipelines and &electricity transmission network? (not water/sewage)	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
Any noise issues?	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
Any contamination issues?	None identified.	Green
Any known flooding issues?	The site is within flood zone 1. No previous flooding has been confirmed although given the scale of the	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating	
	development a Sustainable Urban Drainage System (SUDS) will be required.	
Any drainage issues?	There are no known drainage issues and there is sufficient land available to provide for sustainable as well as traditional drainage systems.	Green
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	**Red–7** **Amber-12** **Green-10**	**A LOW GREEN SCORING SITE OF 3.**