

Dunton Bassett Site 9 – Behind the childrens’ playground (No SHLAA Ref)

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| Contact Details | | |
| Assessors | Derek Doran BSc (Hons) MCIH MBA (Your Locale) and the Housing Theme Group | |
| Site – Details | | |
| Site summary : | No SHLAA Ref. | |
| Site name: | Behind the childrens’ playground | |
| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
| 1. Site area and capacity: | About 10HA of which about 2.7 HA would be used for 50 units. | Red |
| 2. Current Use: | The site consists of a large open area used for arable purposes, part of this use will need to be relocated. | Amber |
| 3. Adjoining Uses: | The site lies between Coopers Lane, Main Street and the A426. It is outside the current village envelope but within the revised envelope proposed by this village plan, so adheres to Policy H3. | Green |
| 4. Topography: | A relatively flat site that appears possible to mitigate with minor works. | Green |
| 5. Greenfield or Previously Developed Land? | A greenfield site. | Red |
| 6. Quality of agricultural land? | The site is grade 3 agricultural land of a good to moderate quality. | Amber |
| 7. Site availability - Single ownership or multiple ownership? | Single ownership. | Green |
| 8. Landscape Character Assessment and Visual Impact Assessment (LVIA) | The site is located in a large field, bounded to the North by the very large rear gardens of houses on Coopers Lane and to the East by the A426, It is bounded on the other sides by the Cricket Ground and the children’s playground, both of which are classified as Important Open Spaces by Policy ENV 2. Sensitive design should enable adherence to this policy and should have little detriment on the character of the village, or visual impact. | Green |

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| 9. Any harm to trees, woodlands or hedgerows? | The site is bounded on two sides by medium quality hedgerow with interspersed trees. Access may require the destruction of some hedgerow but no notable trees, so should adhere to Policy ENV 4. | Amber |
| 10. Relationship with existing pattern of built development? | The site has a reasonable relationship with the current build form and could be classed as infill to the village rather than an extension to the envelope. It is visible from a significant number of existing houses but only from a distance, so this could be mitigated through landscaping or planting. | Amber |
| 11. Local wildlife considerations? | Adjacent to two sites of environmental significance, as defined by Policies ENV 3 and ENV 5. Sensitive design should enable adherence to these policies. | Amber |
| 12. Listed Building or important heritage assets and their setting? | The church and churchyard, which are Grade II* listed and covered by Policy ENV 6. They are located about 100m from the Southern edge of the site behind a small field, substantial hedgerows and mature trees. Sensitive design should ensure adherence to this policy. | Amber |
| 13. Safe pedestrian access to and from the site? | An adopted footway links the top section of the site along Lutterworth Road through to the village centre. It appears possible to improve the footpath to provide easy access to the village centre and to the bus stops in the other direction, as required by Policy T3. | Amber |
| 14. Impact on existing vehicular traffic? | Minimal impact on the village because it is assumed that the access would be from the A426. It should therefore be possible to adhere to Policies T1 and T3. | Green |
| 15. Safe vehicular access to and from the site? | No existing provision for a residential standard access road from the A426. A traffic survey and assessment has been carried out by Hub Transport Planning Ltd which concluded that safe access would be feasible. However, at the moment, LCC Highways advise that this would be contrary to policy and would not be approved. It is hoped that further consultation will resolve this matter and allow adherence to Policy T1. If not, alternative points of access will be considered. | Red |
| 16. Distance to public transport (specifically a bus stop with current service). | The nearest bus stop is approximately a 310m from the centre of the site. | Amber |
| 17. Distance to designated village centre (village hall). | The village hall is approximately 460m from the centre of the site. | Amber |
| 18. Current existing informal/formal recreational opportunities on site? | The site is next to the cricket club and childrens' playground but neither would be impacted. | Green |

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| 19. Ancient monuments or archaeological remains? | A Scheduled Monument as covered by Policy ENV 6 is known to be buried about 100m from the southern boundary of the site behind hedgerows and a small field. There is no evidence of any archaeological remains within the site itself, so this policy would not be contravened. The North East part of the site, in particular, is covered with ridge and furrow which is designated as a non-statutory heritage asset by Policy ENV 8. However, the ridge and furrow is less well defined on the south west part of the site where the development would be sited. In addition, the acknowledged benefits of development on this site would outweigh the heritage downsides. | Amber |
| 20. Any public rights of ways/bridle paths? | Two footpaths, as defined by Policy ENV 12, cross through the site and may need re-routing and mitigation. | Amber |
| 21. Gas, oil, pipelines and networks & electricity transmission network? | A utility cable may require re-siting. | Amber |
| 22. Any nuisance issues (noise, light, odour)? | The centre of the site is about 130m from the A426, so traffic noise would be an ongoing concern, dependent upon wind severity and direction, This could be reduced with planting/sound attenuation bunds. | Red |
| 23. Any contamination issues? | An agricultural waste heap is within the site so a professional contamination study will be required for the site to proceed. | Amber |
| 24. Any known flooding or surface water issues? | The site is located within flood zone 1, no issues. | Green |
| 25. Any drainage issues? | No issues identified as defined by Policy ENV 11 on the site. | Green |
| SUMMARY | Red –4 Amber - 13 Green – 8 | A GREEN SCORING SITE OF 4. |