

Dunton Bassett Site 8 – Church Lane (No SHLAA Ref)

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:	Church Lane.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3HA of which about 1.6HA would be used for approximately 40 units (3 bed dwellings).	Red
2. Current Use:	The site consists of a large grazing field and this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated outside of the current village envelope in open countryside opposite the grade two starred listed All Saints Church. It has only a very minor connection to the current built form and would extend building outside of the envelope in an incongruous fashion.	Red
4. Topography:	A heavily undulating site that will require major mitigation.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is mainly grade 2 agricultural land of a very good quality, some District Council local plans prohibit development of grade 1 or 2 agricultural land as it is seen as a scarce national resource.	Red
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 very open countryside with expansive long distance panoramic vistas to all four boundaries. The location is heavily rural and development would cause a substantial harm to the character of the village and the quality and amenity of the surrounding open countryside.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9. Any harm to trees, woodlands or hedgerows?	The site is bounded on all sides by hedgerow, most of which is believed to be ancient and this is interspersed with trees of varying age and quality. Development will certainly require the destruction of trees and/or hedgerow to provide adequate access.	Red
10. Relationship with existing pattern of built development?	The site is very large and does not have a meaningful connection with the current built form, the prominent visibility opposite the church will be impossible to overcome. However it would not be visible from many existing houses.	Amber
11. Local wildlife considerations.	Close to a site of environmental significance and habitat connectivity as defined in Policies ENV 3 and 5, so mitigation would be required.	Amber
12. Listed Building or important heritage assets and their setting?	All Saints Church, a grade two starred listed building is on the other side of a country lane from this site. Development would create substantial harm to its setting.	Red
13. Safe pedestrian access to and from the site?	A footpath is found nearby on Church Lane and it appears straightforward to link to this path with additional works required.	Amber
14. Impact on existing vehicular traffic?	Some impact on vehicular traffic due to the large number of units but the majority of vehicles from the site would drive towards the A426 and not the village.	Amber
15. Safe vehicular access to and from the site?	There is a field gate which might provide access but no existing vehicular provision. Access would not be straightforward because Church Lane is quite narrow and has blind bends. However, it would appear possible to provide access with the active support of LCC Highways.	Amber
16. Distance to public transport (specifically a bus stop with current service).	A distance of more than 700m from the centre of the site.	Red
17. Distance to designated village centre (village halls).	A distance of about 440m from the centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site.	None identified.	Green
19. Ancient monuments or archaeological remains?	Given the location opposite the church further investigation is required.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
20. Any public rights of ways/bridle paths?	A bridleway (PROW) is located along the Western boundary of the site and development would cause some detriment.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	None found.	Green
22. Any nuisance issues (noise, light, odour)?	Traffic noise and atmospheric pollution, particularly from the A426 would be an ongoing concern, exacerbated by wind severity and direction. Some mitigation would be necessary.	Amber
23. Any contamination issues?	None identified.	Green
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and no flooding issues appear as a concern.	Green
25. Any drainage issues?	A small amount of pooling evidenced on site.	Amber
SUMMARY	Red – 8 Amber - 11 Green – 6	A RED SCORING SITE OF NEGATIVE 2.