

Dunton Bassett Site 2 – Coopers 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, recently refused on appeal for 40 units and previously refused for 59 units.	
Site name:	Coopers Lane.	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3.5HA of which about 2.7HA would be used for 50 units.	Red
2. Current Use:	The site consists of one small and half large grazing fields, these uses will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated North of Coopers Lane and adjacent to Elwells farm with very open countryside to the North, it is outside but adjoining the recognised village envelope, as defined in Policy H3, and would extend it in an incongruous fashion.	Red
4. Topography:	A gently sloping site that will require minor mitigation.	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 has a very open aspect with long distance panoramic views and vistas, it does not respect the form and character of the existing built form. The location is very rural and development of this scale would cause a substantial harm to the character of the village and the quality and amenity of the surrounding open countryside.	Red

9. Any harm to trees, woodlands or hedgerows?	The site is bounded on most sides by hedgerow believed in parts to be ancient and this being interspersed with trees as defined in Policy ENV 4. Development will require the destruction of trees and hedgerow dividing the two fields and also along Coopers Lane to provide adequate visibility splay for safe access.	Red
10. Relationship with existing pattern of built development?	The site has a very poor relationship with the current built form and has a prominent visibility from all the houses on Coopers Lane which cannot be mediated.	Red
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?	No listing buildings nearby	Green
13. Safe pedestrian access to and from the site?	A small footpath is in place along the other side of Coopers Lane and it appears straightforward to provide a safe pedestrian crossing to ensure good connectivity with the village centre as required by Policy T3.	Amber
14. Impact on existing vehicular traffic?	Access would onto a fairly busy road but there would be minimal impact on the traffic through the centre of the village, so minimal detriment to Policies T1 and T3.	Green
15. Safe vehicular access to and from the site?	Although there is no existing provision it appears possible to provide an access with an adequate visibility splay through the extension of a current agricultural access for farm machinery. The active support of LCC Highways will be required along with significant improvements as the site would be accessed from an existing 30mph roadway. It should be possible to adhere to Policy T1.	Amber
16. Distance to public transport (specifically a bus stop with current service).	A distance of approximately a 200m.	Green
17. Distance to designated village centre (village hall).	About 700m from the centre of the site.	Red
18. Current existing informal/formal recreational opportunities on site.	None identified.	Green
19. Ancient monuments or archaeological remains?	None identified.	Green

20. Any public rights of ways/bridle paths?	A footpath (PROW), as defined in Policy ENV 12, passes along the whole length of the Western boundary and to the North of the site, development would cause a detriment to the setting of this PROW.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	A utility cable passes along the edge of the site and this will need to be relocated for development to proceed (straightforward).	Amber
22. Any nuisance issues (noise, light, odour)?	Traffic noise and atmospheric pollution, particularly at peak times will be an ongoing concern.	Red
23. Any contamination issues?	A waste heap is located within the site and this will require a contamination survey for the site to proceed.	Amber
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?	Springs are found to the North of the site and minor pooling is in place so a hydrological survey will be required.	Amber
SUMMARY	Red -8 Amber 9 Green 8	A AMBER SCORING SITE OF 0.