

Dunton Bassett Site 7 – Off Little Lunnon East (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:	Off Little Lunnon East.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3.04HA, 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 (with horses in situ) and this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated outside of the current recognised village envelope, adjacent to a modern residential unit. It has only a very tenuous connection to the current built form and would extend building outside of the envelope in an incongruous fashion.	Amber
4. Topography:	An 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 grade 2 agricultural land of a very good quality, some 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

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	The site is located in very open countryside with expansive long distance panoramic vistas to three 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
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 an adequate access.	Red
10. Relationship with existing pattern of built development?	The site is a large size but is alongside just one property. However the site is higher than the rest of Little Lunnon so has a prominent visibility from further away.	Amber
11. Local wildlife considerations.	No sites of natural environmental significance as defined in Policies ENV 3 and 5 are close by..	Green
12. Listed Building or important heritage assets and their setting?	None identified within or near to this site.	Green
13. Safe pedestrian access to and from the site?	No footpath nearby and it appears impossible to link to the nearest path on the Mount without the active agreement of a number of third party landowners (ransom strips are in place).	Red
14. Impact on existing vehicular traffic?	A very negative impact on vehicular traffic due to the very large number of units and the location accessing on to a very tight junction.	Red
15. Safe vehicular access to and from the site?	No existing provision and it appears impossible to serve the site safely with the restricted width of the current vehicular access in place along Little Lunnon. The support of LCC Highways is highly unlikely without significant improvements as the roadway is too narrow and unsafe for 2 way traffic. The site appears undevelopable due these access constraints.	Red
16. Distance to public transport (specifically a bus stop with current service).	A distance of more than one km from the centre of the site.	Red
17. Distance to designated village centre (village halls).	A distance of about 482m from the centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site.	None found.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
19. Ancient monuments or archaeological remains?	None identified.	Green
20. Any public rights of ways/bridle paths?	A bridleway (PROW) is located along the Northern boundary of the site and a footpath is located along the Western edge of the site, development would cause detriment to these community assets.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	A utility cable crosses through the middle of the site and this will require relocating for development to occur, relatively straightforward (but expensive on this scale).	Amber
22. Any nuisance issues (noise, light, odour)?	Minimal.	Green
23. Any contamination issues?	As the site is currently used for animal husbandry (horses) a contamination survey will be required as mitigation.	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?	Major pooling identified on site, appears a need for major mitigation measures.	Red
SUMMARY	Red – 11 Amber -7 Green - 7	A RED SCORING SITE OF NEGATIVE 4.