

**Dunton Bassett Site 5 – Off Little Lunnon West (No SHLAA Ref)**

<b>Contact Details</b>	
<b>Assessors</b>	Derek Doran BSc (Hons) MCIH MBA (Your Local) and the Housing Theme Group.

<b>Site – Details</b>	
<b>Site summary:</b>	No SHLAA Ref.
<b>Site name:</b>	Off Little Lunnon West.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	About 1.8HA of which about 1.6HA would be required for approximately 40 units (3 bed dwellings).	Red
<b>2. Current Use:</b>	The site consists of a large grazing field and this use will need to be relocated.	Amber
<b>3. Adjoining Uses:</b>	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
<b>4. Topography:</b>	An undulating site that will require major mitigation.	Amber
<b>5. Greenfield or Previously Developed Land?</b>	A greenfield site.	Red
<b>6. Quality of agricultural land?</b>	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 a scarce national resource.	Red
<b>7. Site availability - Single ownership or multiple ownership?</b>	Single ownership.	Green
<b>8. Landscape Character Assessment and Visual Impact Assessment (LVIA)</b>	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

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>9. Any harm to trees, woodlands or hedgerows?</b>	The site is bounded on most sides by hedgerow, most of which is believed to be ancient and this is interspersed with trees of varying age and quality. Development will require the destruction of trees and/or hedgerow to provide adequate access.	Red
<b>10. Relationship with existing pattern of built development?</b>	The site is a large size and 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
<b>11. Local wildlife considerations.</b>	No adverse impact.	Green
<b>12. Listed Building or important heritage assets and their setting?</b>	None identified within or near to this site.	Green
<b>13. Safe pedestrian access to and from the site?</b>	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
<b>14. Impact on existing vehicular traffic?</b>	A very negative impact on vehicular traffic due to the large number of units and the location accessing on to a very narrow lane. Most of the vehicles leaving this site would have to pass through the centre of the village.	Red
<b>15. Safe vehicular access to and from the site?</b>	No existing provision and it appears impossible to serve the site safely with the restricted size of the current vehicular access in place along Little Lunnon. The support of the 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
<b>16. Distance to public transport (specifically a bus stop with current service).</b>	A distance of more than one km from the centre of the site.	Red
<b>17. Distance to designated village centre (village halls).</b>	About 480m from the centre of the site.	Amber
<b>18. Current existing informal/formal recreational opportunities on site.</b>	None found.	Green
<b>19. Ancient monuments or archaeological remains?</b>	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
20. Any public rights of ways/bridle paths?	None within the site.	Green
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	None found.	Green
22. Any nuisance issues (noise, light, odour)?	Minimal.	Green
23. Any contamination issues?	As the site is currently used for animal husbandry (cattle) 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?	Minor pooling identified on site.	Amber
<b>SUMMARY</b>	<b>Red – 10</b> <b>Amber -6</b> <b>Green – 9</b>	<b>A RED SCORING SITE OF NEGATIVE 1.</b>