

Dunton Bassett Site 1 – Off Leicester Road – adjacent garage (SHLAA Re A/DB/MXD/01)

Contact Details		
Assessors:	Derek Doran BSc (Hons) MCIH MBA (Your Locale) and the Housing Theme Group	
Site – Details		
Site summary:	<p>HDC SHLAA Ref A/DB/MXD/01 – 2015 “Not currently developable”, estimated 1.8HA (about 45 units), the site area was INCORRECT.</p> <p>The actual site is approximately 0.56HA, yielding about 14 units.</p> <p>The site is UNDEVELOPABLE due to severe highways constraints.</p>	
Site name:	Off Leicester Road	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.56HA – Approximately 14 units (3 bed dwellings).	Amber
2. Current Use:	The site consists of two small grazing fields (horses in situ) and this use will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated between a used car sales business, residential properties on Lutterworth Road and Station Road and the football ground. It adjoins the village envelope as defined in Policy H3.	Green
4. Topography:	A relatively flat site that will require only 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 rather closed aspect with limited views due to the extensive planting and buildings around the boundaries. The location feels semi-rural in character and development would cause a less than substantial harm to the quality and amenity of the village and the surrounding semi-open countryside as defined in Policies ENV 1, 2 or 9.	Amber

9. Any harm to trees, woodlands or hedgerows?	The site is bounded on all sides by poor quality hedgerow with some minor trees and a line of leylandii separating the two fields. Development may require the removal a small section of trees and/or hedgerow, as defined in Policy ENV 4, to provide an adequate access.	Amber
10. Relationship with existing pattern of built development?	The site is of a medium size and has a very good spatial relationship with the current built form, it is only visible from a small number of residential properties and one business use.	Green
11. Local wildlife considerations.	The A426 runs between this site and an area of natural environmental significance as defined in Policies ENV 3 and 5. Development would result in minimal harm to this area.	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?	A small footpath is in place along the A426 that would serve the site. It would be straightforward to enter the site with a new path and ensure adherence to Policy T3. Traffic lights at the nearby road junction would allow pedestrians to cross.	Green
14. Impact on existing vehicular traffic?	Minimal impact on the village, defined by Policies T1 and T3.	Green
15. Safe vehicular access to and from the site?	No vehicular access is possible and LCC Highways state that the site cannot proceed as a residential development site UNDEVELOPABLE.	Red
16. Distance to public transport (specifically a bus stop with current service).	About 160m from the centre of the site..	Green
17. Distance to designated village centre (village halls).	Over 700m from the centre of the site.	Red
18. Current existing informal/formal recreational opportunities on site.	None found.	Green
19. Ancient monuments or archaeological remains?	None identified.	Green
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)?	Yes, a utility cable passes through the centre of the site and this will need to be relocated for development to proceed (straightforward).	Amber
22. Any nuisance issues (noise, light, odour)?	Significant traffic noise from the A426 would be an ongoing concern that would require attention.	Red
23. Any contamination issues?	None identified within these fields.	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?	None found on site.	Green
SUMMARY	Red –4 Amber - 6 Green – 15	A GREEN SCORING SITE OF 11. BUT UNDEVELOPABLE.