

Dunton Bassett Site 11 – Spice 45 Restaurant plot (No SHLAA Ref)

Contact Details	
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Site – Details	
Site summary:	No HDC SHLAA Ref (ex Merrie Monk public house). Current planning application Ref No: 20/00061/FUL
Site name:	Spice 45 Restaurant plot.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.15HA – 4 units	Green
2. Current Use:	The site consists of a vacant ex- public house, used most recently as a restaurant but now vacant.	Green
3. Adjoining Uses:	The site is situated on the edge of the current built form, within the envelope and about 290m from the M1 motorway.	Green
4. Topography:	A relatively flat site that will require only minor mitigation.	Green
5. Greenfield or Previously Developed Land?	A brownfield site.	Green
6. Quality of agricultural land?	The site is notionally 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 is fenced off and an eyesore, development would be an improvement of the existing use if a sensitive design was provided.	Green
9. Any harm to trees, woodlands or hedgerows?	The site is bounded on most sides by poor quality hedgerow with some minor trees. Development may require the removal a small section of hedgerow.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
10. Relationship with existing pattern of built development?	The site is of a small size and has a very good spatial relationship with the current built form, it is only visible from a small number of residential properties.	Green
11. Local wildlife considerations.	Adjacent to site of environmental significance as defined in Policies ENV 3 and 5, so mitigation would be required.	Amber
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 footpath is already in place along Station Road that would serve the site, it is straightforward to enter the site with a new path and ensure good connectivity with the village centre.	Green
14. Impact on existing vehicular traffic?	Minimal impact on vehicular traffic due to the small number of units and the location of the site.	Green
15. Safe vehicular access to and from the site?	The site abuts Station Road and already has a vehicular access. An adequate visibility splay is possible with the active support of LCC Highways.	Green
16. Distance to public transport (specifically a bus stop with current service).	A distance of approximately a 290m.	Amber
17. Distance to designated village centre (village halls).	Over 1000m 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

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	Yes, a utility cable passes along the boundary 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 from the M1 is an ongoing concern that will require attention.	Red
23. Any contamination issues?	None identified within the plot (although currently inaccessible).	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 – 2 Amber - 5 Green – 18	A HIGH GREEN SCORING SITE OF 16.