

Dunton Bassett Site 3 – North of Old Coach Road (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:	North of Old Coach Road.	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3.3HA of which about 2.7 HA would be used for 50 units.	Red
2. Current Use:	The site consists of a large open area used for arable purposes, part of this use will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated North of Elwells Avenue and the Old Coach Road in open countryside to the West of Broughton Lane (B581). It has only a very tenuous connection to the current built form and would extend building outside of the current envelope as defined in Policy H3 in an incongruous fashion. It would also reduce the area of separation with Broughton Astley as defined in Policy ENV 10	Red
4. Topography:	An undulating site that will require minor mitigation.	Green
5. Greenfield or Previously Developed Land?	A greenfield site with a small area of previously developed land.	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 a scenic setting in open countryside. Long distance panoramic views as defined in Policy ENV 9 are found to the North and West and these would be harmed. The location is very rural in character 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?	Along the Old Coach Road, the site has a group of several ancient lime trees which are protected by a group tree preservation order. The site is bounded on most sides by good quality hedgerow believed in parts to be ancient and this being interspersed with trees, with additional free-standing mature trees within the site. Development will certainly require the destruction of a significant length of hedgerow and possibly some notable trees as defined by Policy ENV 4, 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 would create a harmful extension to the village envelope. However, it does not have prominent visibility from the existing houses so this could be mediated with planting or landscaping.	Amber
11. Local wildlife considerations.	Adjacent to two sites of environmental significance, as defined by Policy ENV 3. It is also part of a wildlife corridor as defined by Policy ENV 5. Sensitive design should enable adherence to these policies.	Amber
12. Listed Building or important heritage assets and their setting?	The listed buildings of the barn and outbuildings at Manor House are about 150m from this site but are fully shielded behind trees, development would not result in any harm to their setting as defined by Policy ENV 6	Green
13. Safe pedestrian access to and from the site?	A footpath is in place serving the B581 and it appears straightforward to link to this as required by Policy T3. However, the probable need to locate the site access well away from the bends on the B581 would probably necessitate a pedestrian crossing.	Amber
14. Impact on existing vehicular traffic?	Although the access to the site would probably be from the B581 it is thought that a significant proportion of residents would want to avoid the traffic lights on Coopers Lane and would use the 'rat run' through the centre of the village. This would be to the detriment of Policies T1 and T3.	Amber
15. Safe vehicular access to and from the site?	No existing provision and access would not be straightforward due to the limited space at the end of Main Street or the sharp bends on the B581. However, it would appear to be possible to achieve safe access and adherence to Policy T1 with the active support of LCC Highways.	Amber
16. Distance to public transport (specifically a bus stop with current service).	A distance of less than 200m.	Green
17. Distance to designated village centre (village halls).	About 650m 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?	None identified.	Green
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	None located within the site.	Green
22. Any nuisance issues (noise, light, odour)?	Traffic noise from Broughton Lane is an ongoing concern, dependent upon wind severity and direction, although this could probably be reduced with planting/sound attenuation bunds.	Red
23. Any contamination issues?	None found.	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?	A pond and natural springs are found to the top (South) of the site and the area is very boggy so substantial mitigation, as defined in Policy ENV 11, will be required. Minor pooling is in place so a hydrological survey will be required.	Red
SUMMARY	Red – 8 Amber 7 Green – 10	A GREEN SCORING SITE of 2.