

Dunton Bassett Site 4 - Land South of school (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:	Land South of school.	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3.6HA of which about 2.7HA would be required for 50 units.	Red
2. Current Use:	The site consists of a series of different sized fields used mainly for grazing purposes (sheep), this use will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated North of Leire Lane and The Mount in open countryside and wraps around the school and its playing fields, it is fully outside of the recognised village envelope as defined by Policy H3 but adjacent to residential units.	Amber
4. Topography:	A very heavily 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 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 very open aspects and elevations being set in open countryside. Long distance panoramic views and vistas, as defined by Policy ENV 9, are found to both the North and the West. The small field structure is an example of a medieval field system, as defined by Policy ENV 6. 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?	The site is bounded by a strand of mature trees along its Southern boundary with ancient hedgerow and is interspersed with semi-mature and mature trees. Ad-hoc semi mature and mature trees are dotted through the site and protecting the root structure of these will substantially lower the residential yield from the site. Development will certainly require the destruction of trees and/or hedgerow, defined in Policy ENV 4, to provide an adequate access and site layout.	Red
10. Relationship with existing pattern of built development?	The site has an extremely poor relationship with the current built form and has a prominent visibility from all the houses on the West side of Main Street and the road from Leire into the village from the West.	Red
11. Local wildlife considerations.	The site is adjacent to several areas of natural environmental significance and is part of a wildlife corridor, as defined in Policies ENV 3 and 5.	Red
12. Listed Building or important heritage assets and their setting?	The listed buildings at Onion Cottage, 36 The Mount and the Manor House are close to the site so development would undermine their setting causing a less than substantial harm. The site also includes medieval village earthworks, as defined in Policy ENV 6, so this area would have to be avoided.	Red
13. Safe pedestrian access to and from the site?	It appears possible to link to the nearby footpath on Leire Lane.	Amber
14. Impact on existing vehicular traffic?	A large and negative impact on vehicular traffic due to the very large number of units. Most vehicles from this site would have to travel through the village, so would be contrary to Policies T1 and T3.	Red
15. Safe vehicular access to and from the site?	No existing provision and it would be a difficult access onto Leire Lane due to the steep slope. A significant amount of ancient hedgerow would have to be destroyed to provide adequate visibility splay. The support of LCC Highways will be required. It would be difficult to adhere to Policy T1.	Red
16. Distance to public transport (specifically a bus stop with current service).	A distance of more than 580m from the centre of the site.	Red
17. Distance to designated village centre (village halls).	Approximately 480m from the centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site.	None identified.	Green
19. Ancient monuments or archaeological remains?	Medieval remains have been found within this site so further investigations would be required.	Amber

20. Any public rights of ways/bridle paths?	A PROW is in place along the Northern boundary of the site, development would cause some detriment.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	None found within the site.	Green
22. Any nuisance issues (noise, light, odour)?	Minimal.	Green
23. Any contamination issues?	As the site is currently used for animal husbandry (sheep) 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 flooding is of a concern.	Green
25. Any drainage issues?	A pond and natural springs are found within and adjacent to the site and major surface water problems are evident, a hydrological survey will be required and substantial mitigation would be required, as defined by Policy ENV 11.	Red
SUMMARY	Red 11 Amber 9 Green 5	A RED SCORING SITE OF NEGATIVE 6.