

Dunton Bassett Site 6 – The Beat (SHLAA Ref A/DB/HSG/02)

Contact Details	
Assessors	Derek Doran BSc (Hons) MCIH MBA (Your Locale) and the Housing Theme Group.

Site – Details	
Site summary:	SHLAA Ref A/DB/HSG/02 – part of site. Developable 2021- 2026.
Site name:	The Beat.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3.5HA of which about 1.6HA would be required for approximately 40 units (3 bed dwellings).	Red
2. Current Use:	The site consists of a large grazing field (cattle) and this use will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated adjacent to residential properties on the Mount and Little Lunnon. Although outside of the recognised village envelope it is significantly connected to it.	Amber
4. Topography:	A sloping site that will require significant mitigation.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is mainly 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 an open aspect with long distance views and panoramic vistas, it is the highest point in the village. The location feels heavily rural in character with good views to the South and East, development would cause a substantial harm to the character of the village and the quality and amenity of the surrounding open countryside and adjoining residents.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9. Any harm to trees, woodlands or hedgerows?	The site is bounded on most sides by hedgerow with a few interspersed trees, it appears possible to protect most of these green assets but trees and hedgerow will be destroyed to provide access.	Red
10. Relationship with existing pattern of built development?	The site is a large size and although it has a good relationship with the current built form, it is will impossible to diffuse the prominent setting and will be visible from many properties.	Red
11. Local wildlife considerations.	The site is adjacent to one of environmental significance as defined by Policies ENV 3 and 5, so mitigation would be required.	Amber-
12. Listed Building or important heritage assets and their setting?	Close to a Grade 2 listed cottage, the War Memorial and the Grade 2 listed Church. An earlier planning application for this site was refused partly because of the harm to the setting of the Church. A view supported by Historic England and the LCC's Principal Historic Buildings Officer.	Red
13. Safe pedestrian access to and from the site?	A couple of small footpaths are in place along Little Lunnon and Church Lane that would serve the site, it is straightforward to enter the site with two new paths and ensure good connectivity with the village centre.	Amber
14. Impact on existing vehicular traffic?	A large and negative impact on vehicular traffic due to the large number of units. A good proportion of the vehicles accessing the site would need to travel through the village centre.	Red
15. Safe vehicular access to and from the site?	There is no existing provision and access could only be provided by removing the verge and hedge from outside the Victorian Vicarage. Furthermore, access would be from a narrow right angled bend where there have been numerous accidents. In the opinion of Councillor Mark Graves, LCC Highways had not done their duty in approving access to this site during an earlier Planning Application.	Red
16. Distance to public transport (specifically a bus stop with current service).	About 690m from the centre of the site.	Red
17. Distance to designated village centre (village hall).	About 350m from the centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site.	Dog walkers and joggers use the site extensively.	Amber
19. Ancient monuments or archaeological remains?	None identified on the historic record held by the LCC. However, excavations of the site as part of the Planning Application identified buried archaeological remains representing an Iron Age farmstead and	Amber

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	evidence of Mesolithic and Neolithic activity.	
20. Any public rights of ways/bridle paths?	A bridleway is found along the Eastern & Southern boundaries but this should not be impacted. Two footpaths cross the site and one may need re-routing.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	A utility cable is within the site and this will require re-siting.	Amber
22. Any nuisance issues (noise, light, odour)?	Traffic noise from the A426 might be an ongoing concern, dependent upon wind severity and direction, so some mitigation might be necessary.	Amber
23. Any contamination issues?	As the site has been used for animal husbandry so a contamination survey will be required.	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?	Springs open up at the bottom of the site during heavy rain and causes flooding on The Mount and around the Village Hall. Major mitigation is required to remediate.	Red
SUMMARY	Red – 11 Amber - 11 Green – 3	A RED SCORING SITE OF NEGATIVE 8.

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