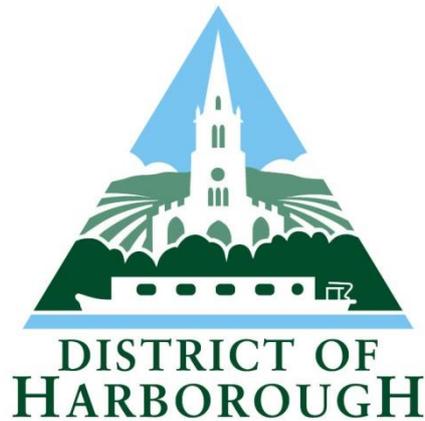


**Strategic Environmental Assessment Determination - Final
Dunton Bassett Neighbourhood Plan**



**Dunton Bassett Neighbourhood Plan
Strategic Environmental Assessment
Determination – Final Report**

**Prepared by
Harborough District Council
On behalf of**

Dunton Bassett Parish Council

August 2022

Strategic Environmental Assessment Determination - Final Dunton Bassett Neighbourhood Plan

1. Introduction

1.1 This final determination is in addition to the determination addendum issued in June 2022 by the Council and considers the response of Historic England that there may be significant environmental impacts on the historic environment and that a full Strategic Environmental Assessment is required.

1.2 The following reports have been provided to the Qualifying Body and other Statutory Consultees:

- **SEA Screening Report Dec 2020** – Council considered a full SEA was not required.
- **SEA Screening report Dec 2020** – provided to Natural England (NE), Historic England (HE) and Environment Agency (EA) for comment.
- SEA Screening responses received from NE, HE, EA. HE considered that significant environmental harm may result from the allocation of the site in policy H1. Historic England considered that the Plan may be at risk if the reasonable alternatives to the allocated site are not further considered.
- **SEA Determination March 2021** – Council considered that the view of Historic England should be further explored by the QB and that an appropriate assessment should be undertaken to consider the effects on the Scheduled Monument.
- [Strategic Heritage Assessment Aug 2021](#) – provided by RPS to the Qualifying Body and submitted in Nov 2021 by the Qualifying Body for Examination.
- **Strategic Environmental Assessment – Determination Addendum June 2022**. HE, NE and EA consulted on the Strategic Heritage Assessment of June 2021 and the Council view that a full SEA was not required in the light of this assessment
- **August 2022** – HE respond that there may be significant environmental effects and a full SEA is required.

1.3 This final determination of the Council is whether or not, in the opinion of the Council, the contents of the Dunton Bassett Neighbourhood Plan as submitted in November 2021 has satisfied the requirements for a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

2. Determination

2.1 This final determination has considered the responses of the statutory consultees to the Strategic Heritage Assessment of August 2021, the SEA addendum report of July 2022, the views of the Qualifying Body and evidence submitted.

2.2 Historic England has responded to the Strategic Heritage Assessment of August 2021 and stated that they still consider there will be significant environmental effects relating to policies of the Plan and therefore continue to advise that a full SEA should be completed.

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2.3 It is the determination of the Council in these circumstances, and without evidence to the contrary, that **a full Strategic Environmental Assessment is required for the Dunton Bassett NDP to assess the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental objectives.**

2.4 The responses of the consultees to the Determination Addendum **June 2022** are set out below:

Consultee	Responses submitted August 2022
Historic England	<p>Thank you for your consultation, which has been passed to me. On the basis of the submitted information, Historic England re-iterate our previous advice that in our assessment the proposals would be likely to have significant environmental effects, and that therefore we continue to advise that SEA should be required.</p>
Natural England	<p>Our ref: 399298</p> <p>Your ref: Dunton Bassett Neighbourhood Plan.</p> <p>Thank you for your consultation.</p> <p>Natural England has previously commented on this proposal and made comments to the authority in our letters dated 04 March 2022 Reference number 344077 & 11 May 2022 Reference number 387829</p> <p>The advice provided in our previous response applies equally to this proposal although we made no objection to the original proposal.</p> <p>The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment</p>

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	<p>and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.</p>
<p>Environment Agency</p>	<p>Thank you for your email and I sincerely apologise for the delay in replying.</p> <p>It remains the Environment Agency's position that from the perspective our remit we do not consider that an SEA would be necessary on this occasion.</p>

2.5 The responses of the consultees to the Screening Report of **Dec 2020** are set out below:

Consultee	Responses submitted March 2020
<p>Historic England</p>	<p>Thank you for consulting us on the Dunton Bassett Neighbourhood Plan and SEA Screening Report. We have looked at the documents, and note the presence of a housing allocation (Policy H1), which is adjacent to the "Dunton Bassett Moated Site with Fish Pond" Scheduled Monument. Development here will inevitably affect the setting of the monument, and may harm its significance, so we disagree with the conclusions of the Screening Report which advises that SEA will not be necessary – in our view the allocation would have significant environmental effects. We further advise that the presence of the allocation may present a risk to the plan, as harm to the significance of a designated heritage asset runs contrary to the NPPF's requirement for sustainable development. SEA would establish what effects the allocation would have and inform the neighbourhood group's decision on whether to retain it.</p>
<p>Natural England</p>	<p>Planning consultation: Dunton Bassett NDP - SEA screening Consultation (Harborough DC) Thank you for your consultation on the above dated 19 February 2021 which was received by Natural England on 22</p>

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	<p>February 2021.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) for the Dunton Bassett Neighbourhood Plan.</p> <p>We can confirm that it is considered unlikely that any significant environmental effects will result from the implementation of the Dunton Bassett Neighbourhood Plan.</p> <p>Natural England also agrees with the report's conclusions that Dunton Bassett Neighbourhood Plan would not be likely to result in a significant effect on any European Site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us</p>
Environment Agency	<p>Thank you for consulting the Environment Agency on this matter.</p> <p>From the perspective of the remit of the Environment Agency we do not disagree with the contention that the Dunton Bassett Neighbourhood Plan does not require a full SEA to be undertaken. We would, however, recommended you seek the views of Natural England</p>

3. Key details

3.1 In order to demonstrate that a neighbourhood plan contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan guides development to sustainable solutions. There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, qualifying bodies may find this a useful approach for demonstrating how their draft plan meets the basic conditions. Material produced as part of the Sustainability Appraisal of the Local Plan may be relevant to a neighbourhood plan.

¹ Para 030 of <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

² Para 039 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

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- 3.2 The SEA Directive and NPPG guidance is clear in that a SEA Environmental Report need only be as detailed as appropriate to the content and level of detail of the neighbourhood plan¹. An environmental report must identify, describe and evaluate the likely significant effects on the environment of implementing the neighbourhood plan policies and of the reasonable alternatives taking into account the objectives and geographical scope of the neighbourhood plan². NPPG guidance goes on to state that reasonable alternatives must also be sufficiently distinct, realistic and deliverable³.
- 3.3 At no point does the SEA legislation or guidance state that reasonable alternatives are a requirement for each and every policy area in a plan and it is considered that a proportionate approach, taking into account legislation and guidance above, should be satisfactorily undertaken.
- 3.4 Regulations state that the Environmental Report should consider whether certain matters are more appropriately assessed at different levels of the planning system to avoid duplication⁴.
- 3.5 Each policy of the Dunton Bassett Plan at presubmission stage was individually assessed for its effects on Habitat Regulations (and other environmental effects) (see appendix 3). The HRA for the Local Plan 2011 to 2031 have determined that no European sites lie within Harborough District. Outside the district, the nearest European site is Rutland Water SPA and Ramsar site, which is located 7km to the north-east of the district boundary but 22km from the main population centres (Market Harborough and Thurnby/Scraftoft) as the district is largely rural with a fairly sparsely distributed population.
- 3.6 The HRA for the Local Plan concluded in 2017 that:
- It is possible to conclude that development in the Harborough Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in combination with other plans and projects. These conclusions are based on the findings of this screening which conclude that no Natura 2000 sites are located within the district and no impact pathways have been identified linking Natura 2000 sites outside of the district e.g. Rutland Water SPA/Ramsar to development within Harborough District. Therefore an Appropriate Assessment is not required.*
- 3.7 The CJEU ruling (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) (April 2018)) states that:

“In the light of all the foregoing considerations, the answer to the question referred is that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site” (paragraph 40).

³ Para 038 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

⁴ Regulation 12(3)(d) - http://www.legislation.gov.uk/uksi/2004/1633/pdfs/ukxi_20041633_en.pdf

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- 3.8 The SEA Screening Report dated January 2021 for the Dunton Bassett Neighbourhood Plan did not take account of measures intended to avoid or reduce the harmful effects of the Plan.
- 3.9 The vision and core objectives of the Pre-Submission Draft Neighbourhood Plan are based on the key issues raised by local people. They have been summarised and refined by the Advisory Committee to form the basis of the Neighbourhood Plan for Dunton Bassett.
- 3.11 The legislation set out below outlines the regulations that require the need for this screening exercise. Appendix 3 provides an updated screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for a full SEA.

4. Legislative Background

- 4.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is [European Directive 2001/42/EC](#) and was transposed into English law by the [Environmental Assessment of Plans and Programmes Regulations 2004](#), or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication '[A Practical Guide to the Strategic Environmental Assessment Directive](#)' (ODPM 2005).
- 4.2 Schedule 2 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project, likely to have a significant effect on a European site, must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore marine site.
- 4.3 Schedule 3 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the [Environmental Impact Assessment \(EIA\) Directive](#). The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies the relevant provisions of the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2011\(3\)](#) ("the EIA Regulations") with appropriate modifications ([regulation 33](#) and paragraphs [1 to 4 and 6 of Schedule 3](#)). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA Regulations

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- 4.4 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed in light of the Sustainability Appraisal and Strategic Environmental Assessment undertaken for the Core Strategy in 2010. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#) and the [Sustainability Appraisal \(SA\) as part of the New Local Plan](#) during 2016.

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Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation of and adoption of the NP is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by Dunton Bassett Parish Council (as the 'relevant body') and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	Whilst the NP covers a wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	<p>Dunton Bassett NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites.</p> <p>The Plan allocates one site for housing which in the opinion of Historic England may have a detrimental effect on the scheduled monument. The Qualifying Body commissioned a Strategic Heritage Assessment (RPS Aug 2021) which states that there will be less than substantial impact on above ground heritage assets due to the development site within its setting. Historic England have been consulted further in June 2022 on this matter and still respond that a full SEA is required.</p> <p>A Habitat Regulations Assessment (HRA) has been undertaken as part of the Local Plan preparation. The assessment concludes that the Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in conjunction with other plans and projects. These conclusions are based on the fact that no such sites are located</p>

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		<p>within the district and no impact pathways were identified linking internationally important wildlife sites outside of the district (e.g. Rutland Water SPA/Ramsar site) to development within Harborough District.</p> <p>The Local Plan HRA considered but dismissed the following sites from the analysis due to a combination of distance and absence of impact pathways linking it to the District:</p> <ul style="list-style-type: none"> • Ensor's Pool SAC; • The Upper Nene Valley Gravel Pits SPA and Ramsar; and • River Mease SAC. <p>The HRA looked into the potential effects of the plan on Rutland Water SPA and Ramsar site in more detail. However it concluded that the Local Plan will not have a likely significant effect on the site as no impact pathways were identified linking it to development within Harborough District. Given that Dunton Bassett lies some 40 km from Rutland Water SPA/Ramsar, it is considered that the NP will not affect any Natura 2000 sites in line with the findings of the HRA. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The Local Plan Habitat Regulations Assessment is available at: https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment</p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	Determination of small sites at local level.
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The Dunton Bassett NP is a relatively self contained plan and considers sites only at a local level to meet the requirements set out in the Local Plan. The Plan seeks to allocate a site for housing (up to 50 units) and a reserve site for around 50 houses and site assessments have been undertaken by the QB to settle on these allocations.

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	<p>The comments of Historic England in response to the Screening Report Dec 2019 and the further consideration of the Council of the effects on the Historic Environment indicate that a further appropriate and proportionate assessment of the reasonable alternatives should be made to assess the impacts of Plan policy H1 on the Historic Environment.</p> <p>The Strategic Heritage Assessment by RPS (Aug 2021) states for land Parcel 9 (Allocated site policy H1):</p> <p><i>The proposed development site lies east of the historic core of Dunton Bassett. The land parcel lies to the north east of the “Moated Site with fishpond at Dunton Bassett” (1010915) a Scheduled Ancient Monument.16 The moated site, which survives only as a low level earthwork cannot be experienced from Land Parcel 9 and is separated from it by a children’s play-ground and hedging. At its closest the proposed development lies some 80m north east of the moated site and in tandem views from the south looking over the earthworks hedges and the rising ground indicate the roof lines of any proposed residential development area would be visible. Further south All Saints Church can be experienced from this Land Parcel from which the spire can be seen rising over the trees and rooflines of housing along Church Close. Views of the application site from the churchyard, are entirely obstructed by the houses on Church Close while wider views of the spire from the proposed development site are presently filtered through trees with the modern housing visible in tandem views from the east. The proposed development which would result in a change to the wider setting of the church and moated site. However, the Church spire would retain visible as a prominent feature in the landscape. The effect of development on the moated site would be to erode the agricultural character of its agricultural setting. However this should be seen in the context of the present setting which not only comprises the modern development along Church Close, the cricket ground, and housing east of Main Street, but the more distant housing along Cooper’s Lane. The eastern side of Dunton Bassett is today a combination of modern development and agricultural land.</i></p> <p>The Strategic Heritage Assessment Aug 2021 concluded that there is less than substantial harm to heritage assets.</p> <p>The Statutory Consultees were asked to comment on the Determination Addendum of June 2022 including the Strategic heritage Assessment and Historic England are still of the opinion that a full SEA should be undertaken to ensure that the reasonable alternatives</p>
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	<p>have been properly assessed.</p> <p>The Councils Conservation Team were consulted on the proposals as set out in the Plan at the time of the screening, especially in relation to the housing proposals and the effect in the Scheduled Monument and other historic assets. The Conservation Team stated that in their opinion there would be less than substantial harm to the scheduled monument from the proposals.</p> <p>The assessment of the effects of the housing site allocations on the natural and historic environment can be found at Appendix 3 of this final determination. The Site Assessments undertaken by the Qualifying Body can be found at Appendix 4 and Appendix 5 of this final determination.</p> <p>The Plan also seeks to include a Settlement Boundary inside which development is considered appropriate as windfall sites subject to other policy requirements.</p> <p>The level of development anticipated through these policies is unlikely to impact on any Natura 2000 site. The Neighbourhood Area does not have any sites of special scientific interest within it. Proposed development will not impact on any nationally recognised landscape designations.</p> <p>Managing flood risk is considered within the Plan, which identifies that the sequential test should be used for all development proposals. Where flood risk is an issue in Dunton Bassett it will also remain part of the Local Plan consideration and statutory consultees will ensure appropriate development only takes place in suitable locations which will not increase the risk of flooding in the vicinity or the wider area.</p> <p>More locally, the Neighbourhood Area has identified sites of historical and/or environmental significance and policies have been developed to protect these. Three Local Green Spaces have been proposed for designation which will afford these site a high level of protection.</p> <p>The Neighbourhood Plan has sought to protect local sites of historic environment significance (including a scheduled monument and Medieval earthworks). In addition, designated heritage assets that have been identified in the Plan and the local built environment character is protected through policy. The NP also seeks to protect ridge and furrow land and important views within the neighbourhood area.</p>
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5. Determination

- 5.1 As a result of the Council's consideration of the response of Historic England dated August 2022 to the Strategic Heritage Assessment dated Aug 2021 and the consultees view that a full SEA is required for the Dunton Bassett NDP **it is the determination of the Council in August 2022 that a full Strategic Environmental Assessment should be undertaken for the Dunton Bassett NDP to assess the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental objectives.**
- 5.2 The assessments made of the proposed policies in **Appendix 3** have been amended to reflect the current view of the Council and to support Historic England's consultation response.

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Appendix 1

SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF DUNTON BASSETT

Settlement feature:	Occurrence
Conservation Area	n/a
Scheduled Monuments	<p>Moated site with fishpond at Dunton Bassett</p> <ul style="list-style-type: none"> • List Entry Number: 1010915 • Heritage Category: Scheduling • Location: Dunton Bassett, Harborough, Leicestershire
Listed Buildings/Features: Grade I, Grade II*, Grade II	<p>2, Little Lunnun</p> <ul style="list-style-type: none"> • List Entry Number: 1061559 • Heritage Category: Listing • Grade: II • Location: 2, Little Lunnun, Dunton Bassett, LE17 5JR, Dunton Bassett, Harborough, Leicestershire <p>Onion Cottage</p> <ul style="list-style-type: none"> • List Entry Number: 1178225 • Heritage Category: Listing • Grade: II • Location: Onion Cottage, The Mount, Dunton Bassett, LE17 5JL, Dunton Bassett, Harborough, Leicestershire <p>LODGE FARMHOUSE</p> <ul style="list-style-type: none"> • List Entry Number: 1178200 • Heritage Category: Listing • Grade: II • Location: LODGE FARMHOUSE, DUNTON LANE, Dunton Bassett, Harborough, Leicestershire <p>MILEPOST CIRCA 400 YARDS NORTH OF COOPERS LANE</p> <ul style="list-style-type: none"> • List Entry Number: 1178210 • Heritage Category: Listing • Grade: II • Location: MILEPOST CIRCA 400 YARDS NORTH OF COOPERS LANE,

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LUTTERWORTH ROAD, Dunton Bassett, Harborough, Leicestershire

HILLSIDE HOUSE

- List Entry Number: 1178189
- Heritage Category: Listing
- Grade: II
- Location: HILLSIDE HOUSE, BENNETTS HILL, Dunton Bassett, Harborough, Leicestershire

NUMBER 36 AND ATTACHED BARN

- List Entry Number: 1360703
- Heritage Category: Listing
- Grade: II
- Location: NUMBER 36 AND ATTACHED BARN, THE MOUNT, Dunton Bassett, Harborough, Leicestershire

THE ELWELLS AND ADJOINING FARM BUILDINGS

- List Entry Number: 1360701
- Heritage Category: Listing
- Grade: II
- Location: THE ELWELLS AND ADJOINING FARM BUILDINGS, BENNETTS HILL, Dunton Bassett, Harborough, Leicestershire

MANOR FARMHOUSE

- List Entry Number: 1178171
- Heritage Category: Listing
- Grade: II
- Location: MANOR FARMHOUSE, 4, BENNETTS HILL, Dunton Bassett, Harborough, Leicestershire

OLD HALL COTTAGE

- List Entry Number: 1061560
- Heritage Category: Listing
- Grade: II
- Location: OLD HALL COTTAGE, MAIN STREET, Dunton Bassett, Harborough, Leicestershire

BLOOMHILLS FARMHOUSE

- List Entry Number: 1251005
- Heritage Category: Listing
- Grade: II
- Location: BLOOMHILLS FARMHOUSE, 20, MAIN STREET, Dunton Bassett,

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Harborough, Leicestershire

[WAR MEMORIAL](#)

- List Entry Number: 1393524
- Heritage Category: Listing
- Grade: II
- Location: WAR MEMORIAL, CHURCH LANE, Dunton Bassett, Harborough, Leicestershire

[BARN AT MANOR HOUSE](#)

- List Entry Number: 1061558
- Heritage Category: Listing
- Grade: II
- Location: BARN AT MANOR HOUSE, BENNETTS HILL, Dunton Bassett, Harborough, Leicestershire

[OUTBUILDINGS AT MANOR HOUSE](#)

- List Entry Number: 1295179
- Heritage Category: Listing
- Grade: II
- Location: OUTBUILDINGS AT MANOR HOUSE, BENNETTS HILL, Dunton Bassett, Harborough, Leicestershire

[CHURCH OF ALL SAINTS](#)

- List Entry Number: 1360702
- Heritage Category: Listing
- Grade: II*
- Location: CHURCH OF ALL SAINTS, CHURCH LANE, Dunton Bassett, Harborough, Leicestershire

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Local Built
Environment
Character Area

Figure 11: Local built environment character area



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Local Green
Space

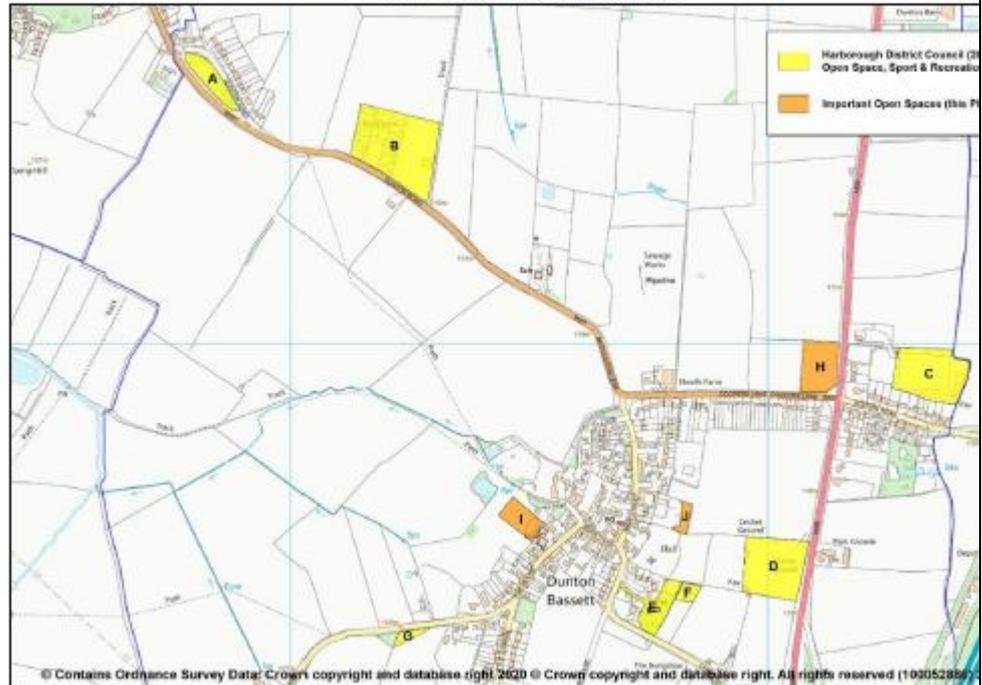
Figure 5: Local Green Spaces



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Important Open Spaces

Figure 6: Important Open Spaces



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Appendix 2

Annex I

1. Crude-oil refineries (excluding undertakings manufacturing only lubricants from crude oil) and installations for the gasification and liquefaction of 500 tonnes or more of coal or bituminous shale per day.
2. Thermal power stations and other combustion installations with a heat output of 300 megawatts or more and nuclear power stations and other nuclear reactors (except research installations for the production and conversion of fissionable and fertile materials, whose maximum power does not exceed 1 kilowatt continuous thermal load).
3. Installations solely designed for the permanent storage or final disposal of radioactive waste.
4. Integrated works for the initial melting of cast-iron and steel.
5. Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos: for asbestos-cement products, with an annual production of more than 20 000 tonnes of finished products, for friction material, with an annual production of more than 50 tonnes of finished products, and for other uses of asbestos, utilization of more than 200 tonnes per year.
6. Integrated chemical installations.
7. Construction of motorways, express roads (1) and lines for long-distance railway traffic and of airports (2) with a basic runway length of 2 100 m or more.
8. Trading ports and also inland waterways and ports for inland-waterway traffic which permit the passage of vessels of over 1 350 tonnes.
9. Waste-disposal installations for the incineration, chemical treatment or land fill of toxic and dangerous wastes.

(1) For the purposes of the Directive, 'express road' means a road which complies with the definition in the European Agreement on main international traffic arteries of 15 November 1975.

(2) For the purposes of this Directive, 'airport' means airports which comply with the definition in the 1944 Chicago Convention setting up the International Civil Aviation Organization (Annex 14).

Annex II

1. Agriculture

- (a) Projects for the restructuring of rural land holdings.

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- (b) Projects for the use of uncultivated land or semi-natural areas for intensive agricultural purposes.
- (c) Water-management projects for agriculture.
- (d) Initial afforestation where this may lead to adverse ecological changes and land reclamation for the purposes of conversion to another type of land use.
- (e) Poultry-rearing installations.
- (f) Pig-rearing installations.
- (g) Salmon breeding.
- (h) Reclamation of land from the sea.

2. Extractive industry

- (a) Extraction of peat.
- (b) Deep drillings with the exception of drillings for investigating the stability of the soil and in particular:
 - geothermal drilling,
 - drilling for the storage of nuclear waste material,
 - drilling for water supplies.
- (c) Extraction of minerals other than metalliferous and energy-producing minerals, such as marble, sand, gravel, shale, salt, phosphates and potash.
- (d) Extraction of coal and lignite by underground mining. (e) Extraction of coal and lignite by open-cast mining. (f) Extraction of petroleum.
- (g) Extraction of natural gas.
- (h) Extraction of ores.
- (i) Extraction of bituminous shale.
- (j) Extraction of minerals other than metalliferous and energy-producing minerals by open-cast mining.
- (k) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.
- (l) Coke ovens (dry coal distillation).
- (m) Installations for the manufacture of cement.

3. Energy industry

- (a) Industrial installations for the production of electricity, steam and hot water (unless included in Annex I).
- (b) Industrial installations for carrying gas, steam and hot water; transmission of electrical energy by overhead cables.
- (c) Surface storage of natural gas.
- (d) Underground storage of combustible gases.
- (e) Surface storage of fossil fuels.
- (f) Industrial briquetting of coal and lignite.
- (g) Installations for the production or enrichment of nuclear fuels.
- (h) Installations for the reprocessing of irradiated nuclear fuels.
- (i) Installations for the collection and processing of radioactive waste (unless included in Annex I).
- (j) Installations for hydroelectric energy production.

5. Processing of metals

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- (a) Iron and steelworks, including foundries, forges, drawing plants and rolling mills (unless included in Annex I).
- (b) Installations for the production, including smelting, refining, drawing and rolling, of nonferrous metals, excluding precious metals.
- (c) Pressing, drawing and stamping of large castings.
- (d) Surface treatment and coating of metals.
- (e) Boilermaking, manufacture of reservoirs, tanks and other sheet-metal containers.
- (f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines.
- (g) Shipyards.
- (h) Installations for the construction and repair of aircraft.
- (i) Manufacture of railway equipment.
- (j) Swaging by explosives.
- (k) Installations for the roasting and sintering of metallic ores.

5. Manufacture of glass

6. Chemical industry

- (a) Treatment of intermediate products and production of chemicals (unless included in Annex I).
- (b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides.
- (c) Storage facilities for petroleum, petrochemical and chemical products.

7. Food industry

- (a) Manufacture of vegetable and animal oils and fats.
- (b) Packing and canning of animal and vegetable products.
- (c) Manufacture of dairy products.
- (d) Brewing and malting.
- (e) Confectionery and syrup manufacture.
- (f) Installations for the slaughter of animals.
- (g) Industrial starch manufacturing installations.
- (h) Fish-meal and fish-oil factories.
- (i) Sugar factories.

8. Textile, leather, wood and paper industries

- (a) Wool scouring, degreasing and bleaching factories.
- (b) Manufacture of fibre board, particle board and plywood.
- (c) Manufacture of pulp, paper and board.
- (d) Fibre-dyeing factories.
- (e) Cellulose-processing and production installations.
- (f) Tannery and leather-dressing factories.

9. Rubber industry

Manufacture and treatment of elastomer-based products.

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10. Infrastructure projects

- (a) Industrial-estate development projects.
- (b) Urban-development projects.
- (c) Ski-lifts and cable-cars.
- (d) Construction of roads, harbours, including fishing harbours, and airfields (projects not listed in Annex I).
- (e) Canalization and flood-relief works.
- (f) Dams and other installations designed to hold water or store it on a long-term basis.
- (g) Tramways, elevated and underground railways, suspended lines or similar lines of a particular type, used exclusively or mainly for passenger transport.
- (h) Oil and gas pipeline installations.
- (i) Installation of long-distance aqueducts.
- (j) Yacht marinas.

11. Other projects

- (a) Holiday villages, hotel complexes.
- (b) Permanent racing and test tracks for cars and motor cycles.
- (c) Installations for the disposal of industrial and domestic waste (unless included in Annex I).
- (d) Waste water treatment plants.
- (e) Sludge-deposition sites.
- (f) Storage of scrap iron.
- (g) Test benches for engines, turbines or reactors.
- (h) Manufacture of artificial mineral fibres.
- (i) Manufacture, packing, loading or placing in cartridges of gunpowder and explosives.
- (j) Knackers' yards.

- 12. Modifications to development projects included in Annex I and projects in Annex II undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than one year

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Appendix 3

August 2022 - LPA final determination for the requirement for a SEA for Dunton Bassett Neighbourhood Plan

The policies of the submission stage Dunton Bassett Neighbourhood Plan have been individually assessed to determine the effects on historic and natural environment, Natura 200 sites and HRA.

The table below demonstrates that in the opinion on the Local Planning Authority the policies of the Dunton Bassett Neighbourhood Plan may give potential for significant detrimental effects on local historic or environmental sites, Natura 2000 sites, or Habitat Regulations and the reasonable alternatives should be assessed through a Strategic Environmental Assessment.

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<p>Policy H1: Residential site allocation</p>	<p>LP Policy H1 considers housing allocations. The Local Plan allocates 40 dwellings to Dunton Bassett and neighbourhood plans can allocate specific housing sites.</p> <p>GD2 allows for settlement development within or adjacent to settlements</p> <p>NPPF: Delivering sustainable development / delivering a wide choice of high quality</p>	<p>H1 should be considered to be in general conformity with LP policy. NDPs can allocate housing above that set out in the Local Plan.</p>	<p>The policy may result in significant effects on environmental assets. As part of identifying allocations, potential housing sites the QB undertook site assessments and considered the sites against criteria. IN the opinion of the QB the most suitable site has been chosen, but his should be further tested through a Strategic Environmental Assessment. 50 units is considered to be appropriate for Dunton Bassett with a reserve site to come forward if certain conditions are</p>	<p>Historic England consider that the Plan may be at risk if the reasonable alternatives to the allocated site are not further considered. The Council agree with this view and determine that an appropriate assessment should be undertaken to consider the effects of housing</p>	<p>None</p>	<p>No negative effect. Development of this limited scale will not adversely impact on identified HRA sites.</p>

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	homes (para 55 promotes sustainable development in rural areas).		<p>fulfilled.</p> <p>March 2021- Historic England consider that the Plan may be at risk if the reasonable alternatives to the allocated site are not further considered. The Council agree with this view and determine that an appropriate assessment should be undertaken to consider the effects on the Scheduled Monument.</p> <p>June 2022 – Further to the Strategic Heritage Assessment it was the view of the Council that significant detrimental effects been demonstrated to be less than substantial on the above ground historic</p>	allocations on the Scheduled Monument.		

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			<p>assets.</p> <p>August 2022 – further to the comments of Historic England and no evidence to the contrary it is the determination of the Council that there may be significant detrimental effects and reasonable alternative should be tested through an SEA.</p>			
<p>Policy H2: Reserve Site</p>	<p>LP Policy H1 considers housing allocations. The Local Plan allocates 40 dwellings to Dunton Bassett and neighbourhood plans can allocate specific housing sites.</p>	<p>H1 should be considered to be in general conformity with LP policy. The reserve site should come forward only if there is a shortfall in housing delivery or additional houses are required.</p>	<p>August 2022- The policy is unlikely to result in significant effect, however this can be tested through an SEA as set out in Policy H1 above.</p> <p>As part of identifying allocations, potential</p>	<p>No significant effects are identified. Constraints relating to heritage and environmental assets have been</p>	<p>None</p>	<p>No negative effect. Development of this limited scale will not adversely impact on identified HRA sites.</p>

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	<p>GD2 allows for settlement development within or adjacent to settlements</p> <p>NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55 promotes sustainable development in rural areas).</p>		<p>housing sites the QB undertook site assessments and considered the sites against criteria. The most suitable site has been chosen. 50 units is considered to be appropriate for Dunton Bassett as part of a reserve site.</p>	<p>considered as part of the proposal.</p>		
POLICY H3: LIMITS TO DEVELOPMENT	<p>NPPF para. 55 – Promoting sustainable development in rural areas..</p> <p>Policy GD2 Settlement</p>	<p>H3 should be considered to be in general conformity as it allows for development proposals within the area identified</p>	<p>There may be some potential limited impacts but the policy is unlikely to result in significant effects</p>	<p>No significant effects identified.</p> <p>Detailed mitigation will be considered</p>	<p>None</p>	<p>No negative effect. Development of this scale will not adversely</p>

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	Development	GD2 specifies where development should and should not take place, but does not retain development limits NPPF supports sustainable development in rural areas		through the Development Management process		impact Natura 2000 sites.
POLICY H4: HOUSING MIX	NPPF – Delivering a wide choice of high quality homes – para. 50 LP has policy H5 which requires developments to deliver a suitable mix of housing.	H4 is considered to be in general conformity with the LP and NPPF in seeking to deliver an appropriate mix of housing types to reflect local needs based on local and District evidence..	The policy is unlikely to result in significant effects as it only relates to mix of homes.	No significant effects identified.	None	No negative effect arising from this policy.
POLICY H5: DESIGN QUALITY	NPPF – 12 Achieving Well Designed Places	H5 sets out a series of criteria that should be considered in new development within Dunton	The policy is unlikely to result in significant effects as it promotes design of new	No significant effects identified.	None.	No negative effect arising from this policy.

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	LP Policy GD8 deals with good design in new housing developments	Bassett. It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.	development which reflects the character and historic context of its surroundings.			
Policy H6 Affordable Housing	LP policy H2 deals with affordable housing	H6 specifies that proposal for new housing should be in accordance with the requirements of the Parish	The policy is unlikely to result in significant effects as it only relates to delivery of affordable homes on housing sites	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY H7: WINDFALL SITES	NPPF: Delivering sustainable development and delivering a wide choice of high quality homes (para 55). LP Policy GD2 allows	H7 recognises that throughout the NP period small scale housing sites may come forward. Limits to development have been defined to enable application of the policy. The policy sets out the	There may be some limited impacts but the policy is unlikely to result in significant effects. Only a limited number of dwellings are likely to come forward under the policy and any planning application will be determined in line with the criteria set	Limited impact. No significant effects are identified. The policy includes the necessary safeguards to ensure that development (within limits to development)	None.	No negative effect arising from this policy.

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	for unallocated settlement development within or adjacent to settlements	considerations that should be taken into account in the determination of such applications. It provides safeguards to ensure that the distinctive character of the village is respected	out in the policy and other NP policies.	takes into account the character of the village, its size and form		
POLICY H8: USE OF STREET LIGHTING:	Local Plan Policy GD8 – Good Design in development	H8 should be considered to be in general conformity in only seeking to utilise street lighting when required	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE	NPPF – Promoting healthy communities (para 99 and para 100). LP Policy GI4 considers Local Green Space and its inclusion in NDPs	ENV1 is considered to be in general conformity with the LP and NPPF in identifying LGS and setting out policy for their protection.	Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical or environmental features.	Possible positive impacts. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect local green space.

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POLICY ENV 2 : IMORTANT OPEN SPACES	NPPF para 96 to 98. Local Plan policy GI2	Policy ENV2 can be considered to be in conformity with the Local Plan. The policy seeks to protect open space sites that are valued by the community unless equivalent or better provision is made	No detrimental effects identified	Possible limited positive impact. No significant detrimental effects identified.	None.	No negative effect arising from this policy.
POLICY ENV 3: PROTECTION OF SITES OF NATURAL ENVIRONMENT SIGNIFICANCE	NPPF: 11 Conserving and enhancing the natural environment GI5 relates to biodiversity and	ENV3 is considered to be in general conformity with NPPF and LP policy in seeking to protect species and habitats and protection of sites for their amenity value	ENV2 is considered to be in general conformity with NPPF and LP policy in seeking to protect, non designated sites which are of significance locally.	Possible limited positive impact. No significant effects identified.	None.	No negative effect arising from this policy as it promotes biodiversity.

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	protection and improvement of Biodiversity and Geodiversity					
POLICY ENV 4: WOODLAND, NOTABLE TREES AND HEDGES—	<p>NPPF: Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	ENV4 is considered to be in general conformity with the NPPF and LP as it seeks to protect Biodiversity, trees, woodland and hedgerows of value.	The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.

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POLICY ENV 5: BIODIVERSITY AND HABITAT CONNECTIVITY-	<p>NPPF: Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	<p>ENV5 is considered to be in general conformity with the NPPF and LP as it seeks to protect habitat connectivity</p>	<p>The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value that form wildlife corridors</p>	<p>Limited impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which gives protection to trees and hedgerows.</p>

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POLICY ENV 6: PROTECTION OF SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE	Policy HC1: Built Heritage. NPPF: 16 . Conserving and enhancing the historic environment.	ENV6 is considered to be in general conformity with NPPF and Local Plan in seeking to protect sites which are of historical significance locally.	Possible positive impact as the policy requires development proposals are required to protect sites with local historic or architectural significance.	No significant effects identified.	None.	No negative effect arising from this policy.

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POLICY ENV 7: LOCAL BUILT ENVIRONMENT CHARACTER AREA	Local Plan policy HC1 seeks to protect the historic environment NPPF: 16 . Conserving and enhancing the historic environment.	ENV7 is considered to be in general conformity with the NPPF and Local Plan as it seeks to afford protect to sites within the historic built environment. The character area is set out in figure 11 of the Plan	The policy may deliver minor positive impacts as it aims to protect sites of historic significance and their wider setting.	Possible limited positive impact. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect sites of historic character and their setting.

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POLICY ENV 8: RIDGE AND FURROW	<p>NPPF: 16 . Conserving and enhancing the historic environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	<p>ENV8 is considered to be in general conformity with the NPPF and LP as it seeks to protect ridge and furrow, part of the historic landscape.</p>	<p>The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which gives protection to historic landscape feature.</p>

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POLICY ENV 9: PROTECTION OF IMPORTANT VIEWS	<p>NPPF: 15 Conserving and enhancing the natural environment/ 16 Conserving and enhancing the historic environment.</p> <p>LP policy GD5 refers to safeguarding public views, skylines and landmarks.</p>	ENV9 is considered to be in general conformity with LP and NPPF in seeking to safeguard important views and vistas as identified by the community. These vistas are identified on the Map Figure 11 and defined in the policy.	The policy is unlikely to result in significant effects as it is affording important views protection.	No significant effects identified.	None.	No negative effect arising from this policy as it seeks to protect defined views/ vistas.
POLICY ENV 10: AREA OF SEPARATION	<p>GD2 seeks to protect the distinctiveness of settlements</p> <p>GD6 allows for areas of separation</p>	ENV10 is considered to be in conformity with the Local Plan in that it seeks to safeguard the identity of communities and prevent the coalescence of	The policy is unlikely to result in significant effects	No significant effects identified.	None.	No negative effect

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	designated in the Local Plan	settlements.				
POLICY ENV 11: MANAGING FLOOD RISK	<p>NPPF: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Local Plan policy CC3 deals with flood risk and mitigation</p>	<p>Policy ENV11 is considered to be in general conformity with the LP and NPPF in setting the policy context to ensure that development takes into account implications in relation to local flood risk, takes measures to incorporate appropriate mitigation and SuDS.</p>	<p>The policy is unlikely to result in significant effects given the scale of development set out in the plan and the policy approach set out to ensure that areas at most risk of flooding are not developed.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY ENV 12: FOOTPATHS AND BRIDLEWAYS	GI1 – Green Infrastructure networks. NPPF: Promoting healthy communities.	ENV12 is considered to be in general conformity with the Local Plan and NPPF in seeking to protect and improve the existing network of footpaths contributing to healthy lifestyles and community safety.	The policy may deliver minor positive impacts as it is about protection and improvements of footpaths.	Possible minor positive impacts. No significant effects identified.	None.	No negative effect arising from this policy as it is about protection of footpaths

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<p>POLICY CF1: RETENTION OF COMMUNITY FACILITIES, AMENITIES, ASSETS</p>	<p>NPPF: Supporting a prosperous rural economy. (paras 83 to 84)</p> <p>LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices</p>	<p>CF1 is considered to be in general conformity with the LP and NPPF in aiming to prevent the loss of or adverse effects on community facilities and services. It sets out the evidence needed to accompany any development proposal involving the loss of such a service/facility.</p> <p>The community facilities to be considered are defined in the policy</p>	<p>The policy is unlikely to result in significant effects as scope for redevelopment of such premises and its scale is likely to be limited. Applications will also be assessed against other NP policies.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES	<p>NPPF: Supporting a prosperous rural economy</p> <p>LP Policy HC2 sets out policy relating to community facilities. The supporting text defines schools as a community facility</p>	<p>CF2 seeks to improve the quality and range of community facilities and can be considered in conformity with Local Plan policies</p>	<p>The policy is unlikely to result in significant effects.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY CF4: PRIMARY SCHOOL	<p>NPPF: Supporting a prosperous rural economy</p> <p>LP Policy HC2 sets out policy relating to community facilities. The supporting text defines schools as a community facility</p>	<p>CF4 seeks to protect and/or enhance an important local asset from loss or adverse impacts. It seeks to enable the expansion of the school within criteria.</p>	<p>The policy is unlikely to result in significant effects.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY E1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES-	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>Policy E1 seeks to protect existing employment sites. It can be considered to be in general conformity in aspiring to meet a local need and delivering the NPPF objective to support a prosperous rural economy</p>	<p>The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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Dunton Bassett Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Dunton Bassett Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY E2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMEN T	<p>NPPF: Supporting a prosperous rural economy</p> <p>Local Plan policy BE1 considers the opportunities to provide new business areas</p>	<p>E2 is considered to be in general conformity with the CS and NPPF in so far it aims to support new employment opportunities in the village providing certain criteria are met.</p> <p>Although the policy does not have a specific criteria relating to heritage assets, this is covered by other policies and does not need to be repeated here.</p>	<p>The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY E3: HOME WORKING	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	E3 can be considered to be in general conformity with the LP and NPPF in supporting working from home providing residential amenity is protected and any associated development is subservient and does not detract from the existing building.	The policy is unlikely to result in significant effects given the policy specifies that any development will need to be subservient and in character.	No significant effects identified.	None.	No negative effect arising from this policy

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POLICY E4: REUSE OF AGRICULTURAL AND COMMERCIAL BUILDINGS	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>E4 is considered to be in general conformity with the LP and NPPF by supporting the re-use of agricultural and commercial buildings providing the proposals meet certain criteria aimed at protecting landscape, local roads, character of the area, historic and environmental features, road network and residential amenity</p>	<p>The policy is unlikely to result in significant effects given the policy criteria set out to protect the local environment.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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<p>Policy E5: Tourism</p>	<p>Local Plan Policy RT4 deals with Tourism and Leisure .</p> <p>HC1 deals with Built Heritage</p> <p>NPPF: 16 . Conserving and enhancing the historic environment.</p>	<p>Policy E5 is considered to be in general conformity with NPPF and Local Plan in seeking to allow for development Foxton Locks that does not have a detrimental effect on the village of Foxton.</p>	<p>Possible positive impact as the policy requires development proposals are required to protect sites with local historic or architectural significance.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY E6: BROADBAND INFRASTRUCTURE	<p>NPPF: Supporting high quality communications infrastructure.</p> <p>LP Policy IN3 considers the support for provision of infrastructure alongside new development.</p>	E6 is considered to be in general conformity with the LP and NPPF in supporting the provision infrastructure to ensure the provision of super-fast broadband providing it is sympathetically located.	The policy is unlikely to result in significant effects given the requirement for sensitive location of such installations.	No significant effects identified.	None.	No negative effect arising from this policy

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Dunton Bassett Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Dunton Bassett Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY T1: TRAFFIC MANAGEMENT	<p>NPPF: Promoting sustainable transport. Promoting healthy communities.</p> <p>LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes</p>	Policy T1 seeks to minimise the increase in traffic and can be considered to be in general conformity with the Local Plan as it considers parking, highway access and improvement and creation of footpaths and cycleways	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy
Policy T2: Car Parking	NPPF: Chapter 9 Promoting sustainable transport.	Policy T2 seeks to minimise on street parking and can be considered to be in general conformity with the Local Plan as it considers good	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

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	LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes	design of new development and parking standards				
POLICY T3: TRANSPORT ASSESSMENT FOR NEW HOUSING DEVELOPMENT	NPPF: Promoting sustainable transport. Promoting healthy communities. LP Policy GD8 deals with good design in new housing developments including parking and	Policy T3 can be considered to be in general conformity with the Local Plan as it considers parking, highway access and improvement and creation of footpaths and cycleways	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

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	access to footways and cycle routes					

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Appendix 4

DUNTON BASSETT NEIGHBOURHOOD PLAN

Residential site assessment

1. Introduction

The Neighbourhood Plan for Dunton Bassett has been prepared by the Neighbourhood Plan Steering Committee (NPSC) on behalf of the parish council. One of the central objectives of the plan is to consider the housing need during the plan period and to set out the most sustainable site locations.

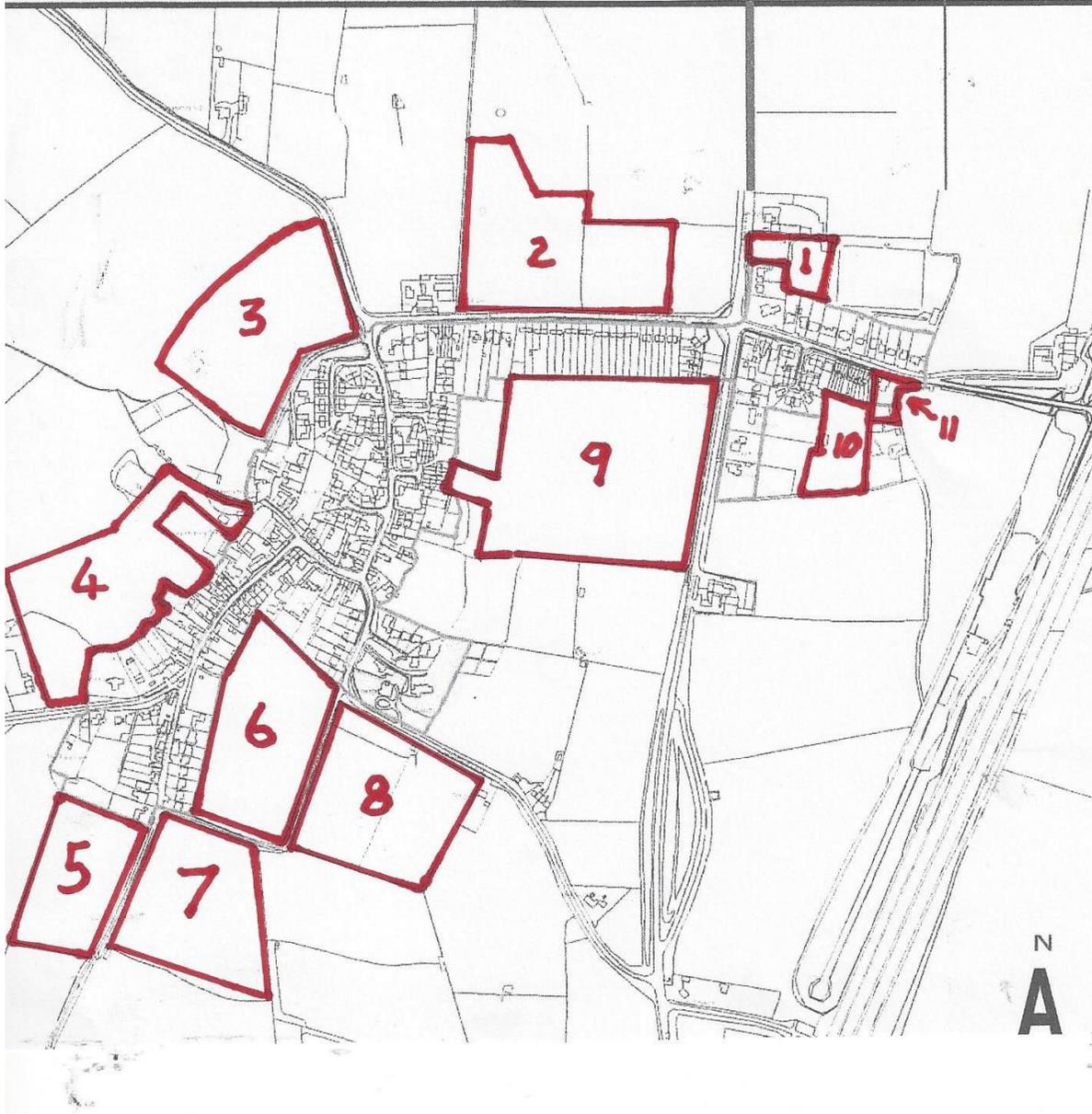
A housing need target has been set by Harborough District Council (HDC) based upon a survey of the likely district-wide population increase as set out in the adopted local plan. This set a target of 40 residential units to be built in the parish by 2031. The Housing Theme Group (HTG) considered the housing needs evidence and agreed that 44 new residential units would be required in the period to 2031 to provide a “buffer” of 10%. As four units on a small site in the village are expected to be granted consent by HDC the minimum target for the other sites would be for 40 units.

This site selection framework sets out how sustainable housing sites were identified and selected. The recommendations made by the NPSC were informed by evidence collected and assessed by the HTG members, supported by independent consultants from YourLocale with substantial experience in this work.

2. Where did the site suggestions come from?

The HDC Strategic Housing Land Availability Assessment (SHLAA) was completed in 2016 and identified two potential residential sites. A further nine sites have been generated by the active dialogue between the parish council and local landowners through a “call for sites”. These sites are shown in the map of the village below:

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A scoring matrix based upon the methodology used in the National Planning Policy Frameworks (NPPF) guidance (2018 and 2019) was drafted by HTG members to reflect the unique characteristics and scale of Dunton Bassett parish.

A total of 11 sites of various sizes, ranging from 4 to 192 units were initially offered for residential development by owners and their professional advisers. These sites would have yielded more than 600 units, which would be far in excess of the agreed housing need. All the larger sites were therefore reduced in size down to the target of 40 units in order to provide a 'level playing field'. A total of 11 Sustainable Site Assessments (SSA) reports were completed to arrive at a ranking of sites which would be reviewed and approved by the NPSC and then presented to the community as part of the plan.

3. The Criteria and the RAG Scoring System

The HTG agreed twenty five sustainability indicators as the criteria in the SSA scoring matrix that were relevant to the selection and allocation of sites for new dwellings using evidence from the NPPF's of 2018 and 2019. The SHLAA methodology used by HDC was also referred to, coupled with the experience of the consultant in undertaking SSA reviews and from previous residential site allocations.

A scoring system, based on a Red, Amber or Green (RAG) score was applied to each criterion and listed for each identified site. Red was scored for a negative assessment; Amber was scored where mitigation would probably be required; Green was scored for a positive assessment. A different methodology for scoring to give varying weights to different criteria was considered by the HTG but rejected as it would have been more complicated, less transparent and it could therefore have been more subjective and difficult to justify to the community.

The following scoring framework was used to compare each site:

<u>Criterion</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>
1. Site capacity	Small capacity of up to 10 units	Medium capacity of between 11-20 units	Large capacity of more than 21 units
2. Current Use	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses	Site wholly within village envelope as defined in	Site adjoining village envelope or residential	Only a tenuous link to village envelope or

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	Policy H3	location	residential location
4. Topography	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that will be difficult to mitigate
5. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land
6. Good Quality Agricultural Land (Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified as grade 3a or 3b (good to moderate)	Land classified 1 or 2 (excellent and very good)
7. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	No harm to quality of views to/from the village, open spaces or character of the village as defined in Policies ENV 1, 2, and 9	Less than substantial harm	Substantial harm
9. Any harm to trees, woodland or hedgerows?	No harm to woodland, notable trees or hedgerow as defined in Policy ENV 4	Harm to small lengths of hedgerow.	Harm to woodland, notable trees or ancient high quality hedgerow.
10. Relationship with existing pattern of built development	Site visible from only a small number of properties	Site visible from a significant number of properties but mitigated through landscaping or	Prominent visibility

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		planting	Difficult to mitigate
11. Local wildlife considerations	No harm to areas of natural environmental significance as defined by Policies ENV 3 and 5	Adjacent to a sensitive area so potential harm which would require mitigation	Includes a sensitive area so would result in substantial harm
12. Listed Building or important built assets and their setting	No harm to listed sites as defined in Policies ENV 6 and 7	Less than substantial harm	Substantial harm
13. Footpath access to and from the site	Easily linked to an existing footpath, as required by Policy T1	No footpath but can be created	No potential for footpath
14. Impact on existing vehicular traffic	Minimal impact on village as defined in Policy T3	Medium impact on village	Major impact on village
15. Safe vehicular access to and from the site.	Appropriate access, as defined in Policy T1, can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided (or only with a third party support)
16. Distance to public transport (bus stop with existing service)	Walking distance of 250m or less	Walking distance of 251-500m	Walking distance of greater than 501m
17. Distance to village centre (the village hall)	Walking distance of 250m or less	Walking distance of 251-500m	Walking distance of greater than 501m
18. Current existing informal/formal	No recreational uses on	Informal recreational	Formal recreational uses

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recreational opportunities on site	site	uses on site	on site
19. Ancient monuments, archaeological remains or heritage assets	No harm to any heritage sites defined in Policies ENV 6 and 8	Less than substantial harm to any heritage site	Substantial harm
20. Any existing public rights of ways/bridle paths?	No impact on public right of way as defined in Policy ENV 12	Detriment to a public right of way	Re-routing required or would cause significant harm
21. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)	Site unaffected	Re-siting may be necessary or reduces developable area	Re-siting may not be possible
22. Any nuisance issues, noise, light or odour?	No nuisance issues	Significant issues requiring mitigation	Nuisance issues will be an ongoing concern
23. Any contamination concerns?	No contamination concerns	Minor mitigation required	Major mitigation required
24. Any known flooding issues?	Site in flood zone 1 or 2 or no flooding for more than 25 years	Site in flood zone 3a or flooded once in last 25 years	Site in flood zone 3b (functional flood plain) or flooded more than once in last 25 years
25. Any drainage issues?	No drainage issues identified as defined in Policy ENV 11	Need for mitigation	Need for substantial mitigation

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4. The Sustainable Site Assessment process

The initial site assessments were undertaken by the Consultant from YourLocale to ensure a professional approach based upon past experience of similar assessments and to ensure a high level of objectivity and consistency in scoring. The assessment included a comprehensive desk top study followed by a visit to each of the sites. These initial results were then considered in detail by the HTG members with the Consultant to ensure that all the local factors had been fully considered and were reflected in the reports.

Shortly after the completion of this process, the second planning appeal for one of the sites (Site 2 Coopers Lane) was dismissed. The Inspector emphasized that extensive developments on conspicuous sites which were poorly related to the nucleated core of the village, would have a harmful effect on the character and appearance of the area and a loss of attractive views to and from the settlement. It was further emphasised that the plan should try to promote small scale infill developments or limited extensions, rather than a large single development. This prompted a major rethink, an expansion of the HTG and an extensive search for sites which would more closely meet these criteria. However, this resulted in failure because all the recent development in the village has been on small infill sites and there were absolutely none remaining.

The assessment criteria and site assessments were then revisited so that sites which would result in significant and conspicuous extensions of the build form into open countryside would not be favoured over those which were more infill in nature.

The preferred access to the highest ranked large site (Site 9 – Behind the children's playground) is from the A426 and discussions are being held with LCC to explore how access from this point will be made to conform to current Highways policies. Alternative access arrangements will be pursued if access from the A426 proves not to be possible.

The site selection criteria and site assessments were further revised to ensure a high level of consistency with the environmental and transport policies developed by the other theme groups.

Detailed discussions were held with the landowner's agent and it was agreed that the size of the favoured sites should be expanded to hold 50 units and not 40. There were three reasons for this. Firstly, it would help mitigate the expense of overcoming what was judged to be difficult vehicular access to the sites. Secondly, there would be significant additional benefits accruing to the village. Thirdly, it was anticipated that, during the life of the plan, there would be a demand from the HDC to increase the housing target.

The changes at each stage were reviewed and approved by the NPSC.

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5. The outcome of the process

The table below sets out the results of the site assessments.

Site Location	RAG Score	Number of units	Ranked
1. Off Leicester Road	Green 12	14	UNDEVELOPABLE
2. Coopers Lane.	Red -1	50	5=
3. North of Old coach Road.	Green 2	50	3
4. Land South of school.	Red -7	50	9
5. Off Little Lunnon West.	Red -1	45	5=
6. The Beat.	Red -8	50	10
7. Off Little Lunnon East.	Red -4	50	8
8. Church Lane.	Red -2	50	7
9. Behind children's playground	Green 4	50	2
10. Rear of Spice 45 restaurant	Green 1	22	4

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(includes the Site 11 plot)			
11. Spice 45 restaurant plot.	Green 16	4	1

Site 1 (Off Leicester Road) was confirmed by HDC planners as being “undevelopable” due to severe highways constraints. Therefore, it could not be considered further in the process, despite scoring well.

Site 11 (Spice 45 restaurant plot) is the highest ranked. There is a current planning application for 4 units and it is assumed that this will be approved by the HDC.

Site 9 (Behind children’s playground) is the second ranked site but the highest ranked site able to accommodate the target number of units. It was agreed by the NPSC that this should be the allocated site in the plan, as defined in Policy H1.

Site 3 (North of Old Coach Road) is the third ranked site. It was agreed by the NPSC that this should be the reserve site for development, as defined in Policy H2.

Both Sites 9 and 3 would meet the affordable housing requirement and achieve the target number of units required in the plan period to 2031 with a significant buffer in place.

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Appendix 5

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	Single ownership.	Green

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ownership?		
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 no harm to the quality and amenity of the village and the surrounding semi-open countryside, as defined in Policies ENV 1, 2 and 9.	Green
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 covered by Policy ENV 4, to provide 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 site.	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 not result in any 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 to ensure adherence to Policy T1. The traffic lights at the nearby road junction would allow pedestrians to cross.	Green
14. Impact on existing vehicular traffic?	Minimal impact on the village, as covered by Policy 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

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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)?	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

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SUMMARY	Red –4 Amber - 5 Green – 16	A GREEN SCORING SITE OF 12. BUT UNDEVELOPABLE.
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Dunton Bassett Site 2 – Coopers Lane (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, recently refused on appeal for 40 units and previously refused on appeal for 59 units.	
Site name:	Coopers Lane.	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3.5HA of which about 2.7HA would be used for 50 units.	Red
2. Current Use:	The site consists of one small and half large grazing fields, these uses will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated North of Coopers Lane and adjacent to Elwells farm with very open countryside to the North. It is outside the recognised village envelope, as defined in Policy H3, and would extend the envelope in an incongruous fashion.	Red
4. Topography:	A gently sloping site that will require 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 very open aspect with long distance panoramic views and vistas and does not respect the form and character of the existing built form. The location is very rural and development of this scale would cause a substantial harm to the character of the village and the quality and amenity of the	Red

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	surrounding open countryside. The site is adjacent to an important open space as defined by Policy ENV 8.	
9. Any harm to trees, woodlands or hedgerows?	The site is bounded on most sides by hedgerow believed in parts to be ancient and this being interspersed with trees as covered by Policy ENV 4. Development will require the destruction of trees and hedgerow dividing the two fields and also along Coopers Lane 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 has a prominent visibility from all the houses on Coopers Lane which cannot be mediated.	Red
11. Local wildlife considerations.	Adjacent to two sites of environmental significance, as defined by Policies ENV 3 and ENV 5, so mitigation would be required.	Amber
12. Listed Building or important heritage assets and their setting?	No listing buildings nearby	Green
13. Safe pedestrian access to and from the site?	A small footpath is in place along the other side of Coopers Lane and it is appears straightforward to provide a safe pedestrian crossing to ensure good connectivity with the village centre as required by Policy T1.	Amber
14. Impact on existing vehicular traffic?	Access would be onto a fairly busy road (Coopers Lane). There would little incentive for traffic to pass through the centre of the village, so should comply with Policy T3.	Green
15. Safe vehicular access to and from the site?	Although there is no existing provision it appears possible to provide an access with an adequate visibility splay through the extension of a current agricultural access for farm machinery. The active support of LCC Highways will be required along with significant improvements as the site would be accessed from an existing 30mph roadway. It should be possible to comply with Policy T1.	Amber
16. Distance to public transport (specifically a bus stop with	A distance of approximately a 200m.	Green

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current service).		
17. Distance to designated village centre (village hall).	About 700m 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?	There is ridge and furrow in the field which forms Western part of the site and would be largely destroyed, so contrary to Policy ENV 8.	Amber
20. Any public rights of ways/bridle paths?	A footpath (PROW), as covered by Policy ENV 12, passes along the whole length of the Western boundary and to the North of the site, development would harm the setting of this PROW.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	A utility cable passes along the edge 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 and atmospheric pollution, particularly at peak times will be an ongoing concern.	Red
23. Any contamination issues?	A waste heap is located within the site and this will require a contamination survey for the site to proceed.	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 are found to the North of the site and minor pooling is in place so a hydrological survey will be required.	Amber

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SUMMARY	Red -8 Amber 10 Green 7	A RED SCORING SITE OF NEGATIVE 1.
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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 covered by 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

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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, so mitigation would be required. It is also part of a wildlife corridor as defined by Policy ENV 5.	Amber
12. Listed Building or important heritage assets and their setting?	The listed buildings of the barn and outbuildings at the 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 T1. However, the likely 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. There would be a significant adverse impact with regard to Policy 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

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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	Red

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	hydrological survey will be required.	
SUMMARY	Red – 8 Amber 7 Green – 10	A GREEN SCORING SITE of 2.

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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 existing housing, the school and its playing fields. It is fully outside but adjacent to the recognised village envelope, as defined in Policy H3.	Amber
4. Topography:	A very heavily undulating and steeply sloping site that will require major mitigation.	Red
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

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8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	<p>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 covered 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. Part of the site is designated as a local green space in Policy ENV 1.</p>	<p>Red</p>
9. Any harm to trees, woodlands or hedgerows?	<p>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, as defined in Policy ENV 4, to provide an adequate access and site layout.</p>	<p>Red</p>
10. Relationship with existing pattern of built development?	<p>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 Leire Lane.</p>	<p>Red</p>
11. Local wildlife considerations.	<p>The site is adjacent to several areas of natural environmental significance, as defined in Policy ENV 3, and one is within the site itself, so it would be very difficult to mitigate. It is also part of a wildlife corridor, as defined in Policy ENV 5.</p>	<p>Red</p>
12. Listed Building or important heritage assets and their setting?	<p>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.</p>	<p>Red</p>
13. Safe pedestrian access to and from the site?	<p>It appears possible to link to the nearby footpath on Leire Lane as required by Policy T1.</p>	<p>Green</p>
14. Impact on existing vehicular traffic?	<p>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 not comply with Policy T3.</p>	<p>Red</p>
15. Safe vehicular access to and from the site?	<p>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.</p>	<p>Red</p>

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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 village earthworks as defined by Policy ENV 6 are present on much of the site, so are at risk of significant harm.	Red
20. Any public rights of ways/bridle paths?	A PROW, as covered by Policy ENV 12, is in place along the Northern boundary of the site, development would result in some harm.	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

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SUMMARY	Red 13 Amber 6 Green 6	A RED SCORING SITE OF NEGATIVE 7.
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Dunton Bassett Site 5 – Off Little Lunnon West (No SHLAA Ref)

Contact Details		
Assessors	Derek Doran BSc (Hons) MCIH MBA (Your Local) and the Housing Theme Group.	
Site – Details		
Site summary:	No SHLAA Ref.	
Site name:	Off Little Lunnon West.	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 1.8HA which would allow for the development of about 45 units.	Red
2. Current Use:	The site consists of a large grazing field and this use will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated sits outside the current recognised village envelope, as defined by Policy H3, and is adjacent to a modern residential unit. It has only a very tenuous connection to the current built form and would extend building outside of the envelope in an incongruous fashion.	Red
4. Topography:	An 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 2 agricultural land of a very good quality, some local plans prohibit development of grade 1 or 2 agricultural land as it is a scarce national resource.	Red
7. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
8. Landscape Character Assessment and Visual Impact	The site is located in very open countryside with expansive long distance panoramic vistas to three boundaries. The location is heavily rural and development would cause a substantial harm to the	Red

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Assessment (LVIA)	character of the village and the quality and amenity of the surrounding open countryside.	
9. Any harm to trees, woodlands or hedgerows?	The site is bounded on most sides by hedgerow, most of which is believed to be ancient and this is interspersed with trees of varying age and quality. Development will require the destruction of trees and/or hedgerow, as defined in Policy ENV 4 to provide adequate access.	Red
10. Relationship with existing pattern of built development?	The site is a large size and is alongside just one property. However the site is higher than the rest of Little Lunnon so has a prominent visibility from further away.	Amber
11. Local wildlife considerations.	No sites of natural environmental significance as defined in Policies ENV 3 and ENV 5 are close by.	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?	No footpath nearby and it appears impossible to link to the nearest path on the Mount, as required by Policy T1, without the active agreement of a number of third party landowners (ransom strips are in place).	Red
14. Impact on existing vehicular traffic?	A very negative impact on vehicular traffic due to the large number of units and the location accessing on to a very narrow lane. Most of the vehicles leaving this site would have to pass through the centre of the village so would not comply with Policy T3.	Red
15. Safe vehicular access to and from the site?	No existing provision and it appears impossible to serve the site safely with the restricted size of the current vehicular access in place along Little Lunnon. The support of the LCC Highways is highly unlikely as the roadway is too narrow and unsafe for 2 way traffic. Adherence to Policy T1 seems impossible and the site appears undevelopable due to these access constraints.	Red
16. Distance to public transport (specifically a bus stop with current service).	A distance of more than one km from the centre of the site.	Red
17. Distance to designated village centre (village halls).	About 480m from the centre of the site.	Amber

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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)?	None found.	Green
22. Any nuisance issues (noise, light, odour)?	Minimal.	Green
23. Any contamination issues?	As the site is currently used for animal husbandry (cattle) 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 no flooding issues appear as a concern.	Green
25. Any drainage issues?	Minor pooling identified on site.	Amber
SUMMARY	Red – 10 Amber -6 Green – 9	A RED SCORING SITE OF NEGATIVE 1.

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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 2.7 HA would be used for 50 units.	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, as defined in Policy H3, 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 is the highest point in the village and has an open aspect with long distance views and panoramic vistas, as defined in Policy ENV 9, which would be severely harmed. The location is heavily 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 and adjoining residents. The site	Red

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	designated as a local green space in Policy ENV 1.	
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, as defined in Policy ENV4, 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.	Adjacent to one site of natural environmental significance as defined in Policies ENV 3 and ENV 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. The site also includes medieval village earthworks as defined in Policy ENV 6. 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 footpath is in place along Church Lane that would serve the site. It would be straightforward to enter the site with a new path to ensure good connectivity with the village centre as required by Policy T1.	Green
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 be likely to travel through the village centre, so would not comply with Policy T3.	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 on Church Lane. Furthermore, access would be from a narrow right angled bend where there have been numerous accidents. It would appear impossible to adhere to Policy T1.	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

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18. Current existing informal/formal recreational opportunities on site.	Dog walkers and joggers use the site extensively.	Amber
19. Ancient monuments or archaeological remains?	Excavations of the site as part of the Planning Application identified buried archaeological remains representing an Iron Age farmstead and evidence of Mesolithic and Neolithic activity. Development of the site would result in substantial harm as defined in Policy ENV 6.	Red
20. Any public rights of ways/bridle paths?	A bridleway is found along the Eastern and Southern boundaries but this should not be impacted because they are behind hedgerow. Two footpaths, as covered by Policy ENV 12, 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, depending 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, as covered by Policy ENV 11, is required.	Red

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SUMMARY	Red – 11 Amber - 11 Green – 3	A RED SCORING SITE OF NEGATIVE 8.
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Dunton Bassett Site 7 – Off Little Lunnon East (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:	Off Little Lunnon East.	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3.04HA, of which about 2.7HA would be used for 50 units.	Red
2. Current Use:	The site consists of a large grazing field (with horses in situ) and this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated outside the current recognised village envelope, as defined in Policy H3, and is adjacent to a modern residential unit. It has only a very tenuous connection to the current built form and would extend building outside of the envelope in an incongruous fashion.	Red
4. Topography:	An 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 2 agricultural land of a very good quality, some local plans prohibit development of grade 1 or 2 agricultural land as it is seen as a scarce national resource.	Red
7. Site availability - Single ownership or multiple ownership?	Single ownership.	Green

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8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	The site is located in very open countryside with expansive long distance panoramic vistas, as defined in Policy ENV 9. The location is heavily rural 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 on all sides by hedgerow, most of which is believed to be ancient and this is interspersed with trees of varying age and quality. Development will certainly require the destruction of trees and/or hedgerow, as defined in Policy ENV 4, to provide an adequate access.	Red
10. Relationship with existing pattern of built development?	The site is a large size but is alongside just one property. However the site is higher than the rest of Little Lunnon so has a prominent visibility from further away.	Amber
11. Local wildlife considerations.	No sites of natural environmental significance as defined in Policies ENV 3 and ENV 5 are close by.	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?	No footpath nearby and it appears impossible to link to the nearest path on the Mount, as required by Policy T1, without the active agreement of a number of third party landowners (ransom strips are in place).	Red
14. Impact on existing vehicular traffic?	A very negative impact on vehicular traffic due to the large number of units and the location accessing on to a very narrow lane. Most of the vehicles leaving this site would have to pass through the centre of the village so would not comply with Policy T3.	Red
15. Safe vehicular access to and from the site?	No existing provision and it appears impossible to serve the site safely with the restricted size of the current vehicular access in place along Little Lunnon. The support of the LCC Highways is highly unlikely as the roadway is too narrow and unsafe for 2 way traffic. Adherence to Policy T1 seems impossible and the site appears undevelopable due to these access constraints.	Red
16. Distance to public transport (specifically a bus stop with	A distance of more than one km from the centre of the site.	Red

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current service).		
17. Distance to designated village centre (village halls).	A distance of about 482m from the centre of the site.	Amber
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?	A bridleway (PROW), as covered by Policy ENV 12, is located along the Northern boundary of the site and a footpath is located along the Western edge of the site, development would cause some harm to these community assets.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	A utility cable crosses through the middle of the site and this will require relocating for development to occur, relatively straightforward (but expensive on this scale).	Amber
22. Any nuisance issues (noise, light, odour)?	Minimal.	Green
23. Any contamination issues?	As the site is currently used for animal husbandry (horses) 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 no flooding issues appear as a concern.	Green
25. Any drainage issues?	Major pooling identified on site, so there is a need for major mitigation measures, as covered by Policy ENV 11.	Red

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SUMMARY	Red – 11 Amber -7 Green – 7	A RED SCORING SITE OF NEGATIVE 4.
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Dunton Bassett Site 8 – Church Lane (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:	Church Lane.	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 3HA of which about 2.7HA would be used for 50 units.	Red
2. Current Use:	The site consists of a large grazing field and this existing use will need to be relocated.	Amber
3. Adjoining Uses:	The site is situated outside of the current village envelope, as defined in Policy H3, in open countryside opposite the grade two starred listed All Saints Church. It has only a very minor connection to the current built form and would extend building outside of the envelope in an incongruous fashion.	Red
4. Topography:	A 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 mainly grade 2 agricultural land of a very good quality, some District Council local plans prohibit development of grade 1 or 2 agricultural land as it is seen as a scarce national resource.	Red
7. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
8. Landscape Character Assessment and Visual Impact	The site is located in very open countryside with expansive long distance panoramic vistas to all four boundaries. The location is heavily rural and development would cause a substantial harm to the	Red

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Assessment (LVIA)	character of the village and the quality and amenity of the surrounding open countryside.	
9. Any harm to trees, woodlands or hedgerows?	The site is bounded on all sides by hedgerow, most of which is believed to be ancient and this is interspersed with trees of varying age and quality. Development will certainly require the destruction of trees and/or hedgerow, as defined by Policy ENV 4, to provide adequate access.	Red
10. Relationship with existing pattern of built development?	The site is very large and does not have a meaningful connection with the current built form, the prominent visibility opposite the church will be impossible to overcome. However it would not be visible from many existing houses.	Amber
11. Local wildlife considerations.	Adjacent to one site of natural environmental significance as defined in Policies ENV 3 and ENV 5, so mitigation would be required.	Amber
12. Listed Building or important heritage assets and their setting?	All Saints Church, a Grade II* listed building is just the other side of the country lane from this site but is behind mature trees and hedgerow. Development would result in less than substantial harm to its setting.	Amber
13. Safe pedestrian access to and from the site?	A footpath is found nearby on Church Lane so this would need to extended link into the site, as required by Policy T1. However a new footpath would have to run on the outside of a dangerous right angled bend.	Red
14. Impact on existing vehicular traffic?	Some impact on vehicular traffic due to the large number of units. It is thought that a good proportion of vehicles from the site would drive towards the A426 and not through the village. However, there could still be a significant adverse impact with regard to Policy T3.	Amber
15. Safe vehicular access to and from the site?	There is a field gate which might provide access but no existing vehicular provision. Access would not be straightforward because Church Lane is quite narrow and has blind bends. However, it would appear possible to provide access and adhere with 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 more than 700m from the centre of the site.	Red
17. Distance to designated village centre (village halls).	A distance of about 440m from the centre of the site.	Amber

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18. Current existing informal/formal recreational opportunities on site.	None identified.	Green
19. Ancient monuments or archaeological remains?	No remains, as defined in Policy ENV 6, have been identified. However, given the location, opposite the church, further investigation is required.	Amber
20. Any public rights of ways/bridle paths?	A bridleway (PROW) is located along the Western boundary of the site. However, it is behind a hedgerow so development would result in minimal harm.	Green
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	None found.	Green
22. Any nuisance issues (noise, light, odour)?	Traffic noise and atmospheric pollution, particularly from the A426 would be an ongoing concern, exacerbated by wind severity and direction. Some mitigation would be necessary.	Amber
23. Any contamination issues?	None identified.	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 small amount of pooling evidenced on site.	Amber
SUMMARY	<p>Red – 8</p> <p>Amber - 11</p> <p>Green – 6</p>	A RED SCORING SITE OF NEGATIVE 2.

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Dunton Bassett Site 9 – Behind the children’s playground (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:	Behind the children’s playground	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 10HA 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 lies between Coopers Lane, Main Street and the A426. It is outside the current village envelope but within the revised envelope proposed by this village plan, so adheres to 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 is located in a large field, bounded to the North by the very large rear gardens of houses on Coopers Lane and to the East by the A426, It is bounded on the other sides by the Cricket Ground and the children’s playground, both of which are classified as Important Open Spaces by Policy ENV 2.	Green

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	Sensitive design should enable adherence to this policy and should have little detriment to the character of the village, or visual impact.	
9. Any harm to trees, woodlands or hedgerows?	The site is bounded on two sides by medium quality hedgerow with interspersed trees. Access may require the destruction of some hedgerow but no notable trees, as covered by Policy ENV 4.	Amber
10. Relationship with existing pattern of built development?	The site has a reasonable relationship with the current build form and could be classed as infill to the village rather than an extension to the envelope. It is visible from a significant number of existing houses but only from a distance, so this could be mitigated through landscaping or planting.	Amber
11. Local wildlife considerations?	Adjacent to two sites of environmental significance, as defined by Policies ENV 3 and ENV 5, so mitigation would be required.	Amber
12. Listed Building or important heritage assets and their setting?	The church and churchyard, which are Grade II* listed and covered by Policy ENV 6. They are located about 100m from the Southern edge of the site behind a small field, substantial hedgerows and mature trees. Sensitive design should ensure minimal harm to these assets..	Amber
13. Safe pedestrian access to and from the site?	An adopted footway links the top section of the site along Lutterworth Road through to the village centre. It would be straightforward to improve the footpath to provide easy access to the village centre and to the bus stops in the other direction, as required by Policy T1.	Amber
14. Impact on existing vehicular traffic?	It is assumed that the access would be from the A426 so there would be minimal impact on the village, as defined by Policy T3	Green
15. Safe vehicular access to and from the site?	The preferred access to the site is from the A426 and discussions are being held with LCC to explore how access from this point will be made to conform to current Highways policies and Policy T1. Alternative access arrangements will be pursued if access from the A426 proves not to be possible.	Red
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a 310m from the centre of the site.	Amber

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17. Distance to designated village centre (village hall).	The village hall is approximately 460m from the centre of the site.	Amber
18. Current existing informal/formal recreational opportunities on site?	The site is next to the cricket club and children's playground but neither would be impacted.	Green
19. Ancient monuments or archaeological remains?	A Scheduled Monument as covered by Policy ENV 6 is known to be buried about 100m from the southern boundary of the site behind hedgerows and a small field. There is no evidence of any archaeological remains within the site itself, so this policy would not be contravened. The North East part of the site, in particular, is covered with ridge and furrow which is designated as a non-statutory heritage asset by Policy ENV 8. However, the ridge and furrow is less well defined on the south west part of the site where the development would be sited. In addition, the acknowledged benefits of development on this site would considerably outweigh the heritage downsides.	Amber
20. Any public rights of ways/bridle paths?	Two footpaths, as defined by Policy ENV 12, cross through the site and may need re-routing and mitigation.	Amber
21. Gas, oil, pipelines and networks & electricity transmission network?	A utility cable may require re-siting.	Amber
22. Any nuisance issues (noise, light, odour)?	The centre of the site is about 130m from the A426, so traffic noise would be an ongoing concern, dependent upon wind severity and direction, This could be reduced with planting/sound attenuation bunds.	Red
23. Any contamination issues?	An agricultural waste heap is within the site so a professional contamination study will be required for the site to proceed.	Amber
24. Any known flooding or surface water issues?	The site is located within flood zone 1, no issues.	Green

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25. Any drainage issues?	No issues identified as defined by Policy ENV 11 on the site.	Green
SUMMARY	Red –4 Amber - 13 Green – 8	A GREEN SCORING SITE OF 4.

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Dunton Bassett Site 10 – Rear of Spice 45 restaurant - (SHLAA Ref A/DB/HSG04)

Contact Details		
Assessors	Derek Doran BSc (Hons) MCIH MBA – Your Locale and the Housing Theme Group	
Site – Details		
Site summary:	HDC SHLAA Ref A/DB/HSG04 2015, not currently developable. Difficult to develop.	
Site name:	Rear of Spice 45 restaurant.	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.88HA – approximately 22 units.	Red
2. Current Use:	The site consists of a vacant restaurant and an area of unused scrubland with a large number of trees on site, these trees will need to be re-provided.	Amber
3. Adjoining Uses:	The site is behind the Spice restaurant (previously the Merry Monk PH) and to East of Lutterworth Road, and is about 290m from the M1 motorway. Although outside the recognised village envelope, as defined in Policy H3, it is significantly connected to it.	Amber
4. Topography:	A sloping site that will require major mitigation due to current land use.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
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?	Two owners.	Amber
8. Landscape Character Assessment and Visual Impact	The site has an open aspect on two elevations. The location is rural in character behind the existing houses on Station Road and would result in minimal harm to the character of the village.	Green

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Assessment (LVIA)		
9. Any harm to trees, woodlands or hedgerows?	The site is bounded on all sides by hedgerow believed in parts to be ancient and there are many mature and semi-mature trees located within the land. The very large number of trees that will need to have their root structures protected probably makes this site undevelopable. An arboricultural report would probably confirm this finding. Development will certainly require the large scale destruction of trees and hedgerow, as covered by Policy ENV 4.	Red
10. Relationship with existing pattern of built development?	The site is of a medium size has a reasonable relationship with the current built form and does not have prominent visibility from the existing houses on Station Road.	Green
11. Local wildlife considerations.	The whole site is one of natural environmental significance as defined in Policies ENV 3 and ENV 5, so mitigation would be impossible.	Red
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 to ensure good connectivity with the village centre, as required by Policy T1.	Green
14. Impact on existing vehicular traffic?	Access would be onto Station Road which is single Lane for much of its length due to parked cars. However, there would be little impact on the main part of the village, as defined by Policy T3.	Amber
15. Safe vehicular access to and from the site?	Access may be a severe constraint that prevents development on this scale. The site will need to be accessed from Station Road as there is no adequate current provision, the ex- pub will need to be demolished to provide access with an adequate visibility splay and width. The active support of LCC Highways will be required along with significant improvements. As there is no existing provision, access will require the support of at least two parties. It will be difficult to adhere to Policy T1.	Red
16. Distance to public transport (specifically a bus stop with	A distance of about 360m from the centre of the site.	Amber

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current service).		
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 identified.	Green
19. Ancient monuments or archaeological remains?	None identified.	Green
20. Any public rights of ways/bridle paths?	None within the site boundary.	Green
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	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 and the M1 motorway would be an ongoing issue that may be ameliorated with planting/sound attenuation bunds.	Red
23. Any contamination issues?	A waste heap is located within the site and this will require a contamination survey for the site to proceed.	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?	Minor pooling on site will require investigation and remediation.	Amber

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SUMMARY	Red – 7 Amber -10 Green – 8	GREEN SCORING SITE OF 1
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Dunton Bassett Site 11 – Spice 45 Restaurant plot (No SHLAA Ref)

Contact Details		
Assessors	Derek Doran BSc (Hons) MCIH MBA (Your Locale) and the Housing Theme Group	
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, as defined in Policy H3. It is about 300m 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

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9. Any harm to trees, woodlands or hedgerows?	The site is bounded on most sides by poor quality hedgerow with some minor trees, as covered by Policy ENV 4. Development may require the removal a small section of hedgerow.	Amber
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 one site of natural environmental significance as defined in Policies ENV 3 and ENV 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 to ensure good connectivity with the village centre, as required by Policy T1.	Green
14. Impact on existing vehicular traffic?	Minimal impact on vehicular traffic, as defined by Policy T3, 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 and there should be no issues with regard to Policy T1.	Green
16. Distance to public transport (specifically a bus stop with current service).	A distance of approximately a 290m from the site.	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

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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 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.