

1.0 SITE SPECIFIC DETAILS – LAND AT STATHERN

- 1.1 This document provides details of the site context and together with a summary of why the site is considered appropriate for the allocation of residential development.

Site Context

- 1.2 The site is located on the western edge of Stathern, Leicestershire (see fig 1).



Fig 1: Aerial view of the site and surrounding area

- 1.3 The application site is approximately 2 hectares in size and is a single agricultural field (Agricultural Land Classification Grade 3b) with substantial, mature hedgerow boundaries to all four sides and occasional trees along the boundaries.
- 1.4 The southern boundary of the site is formed by Harby Lane and the eastern boundary of the site is defined by the residential gardens of properties located on Harby Lane and City Road and the existing development edge of Stathern. The north and west of the site is bounded by agricultural land
- 1.5 Stathern is located approximately 9 miles to the north of Melton Mowbray. The village of Stathern benefits from local facilities including a primary school, public house, local shops and bus service to Melton Mowbray.

- 1.6 Stathern is identified as a 'Service Centre' in the Pre Submission Draft Plan and therefore has the essential services and facilities (primary school, access to employment, fast broadband, community building and regular public transport) as per the criteria for a 'Service Centre'. It is therefore considered to be a sustainable location for new residential development.
- 1.7 The proposed site is located on the western edge of the village and is considered to be sustainably located and capable of accommodating residential development.

SHLAA Assessment

- 1.8 The site was previously assessed in the Melton Strategic Housing Land Availability Assessment (SHLAA) 2015 as part of a much larger site referred to as '*Land between Harby Lane, Penn Lane and Long Lane*' site reference MBC/195/15. Figure 2 below illustrates the site in the context of site submitted into the 2015 SHLAA.

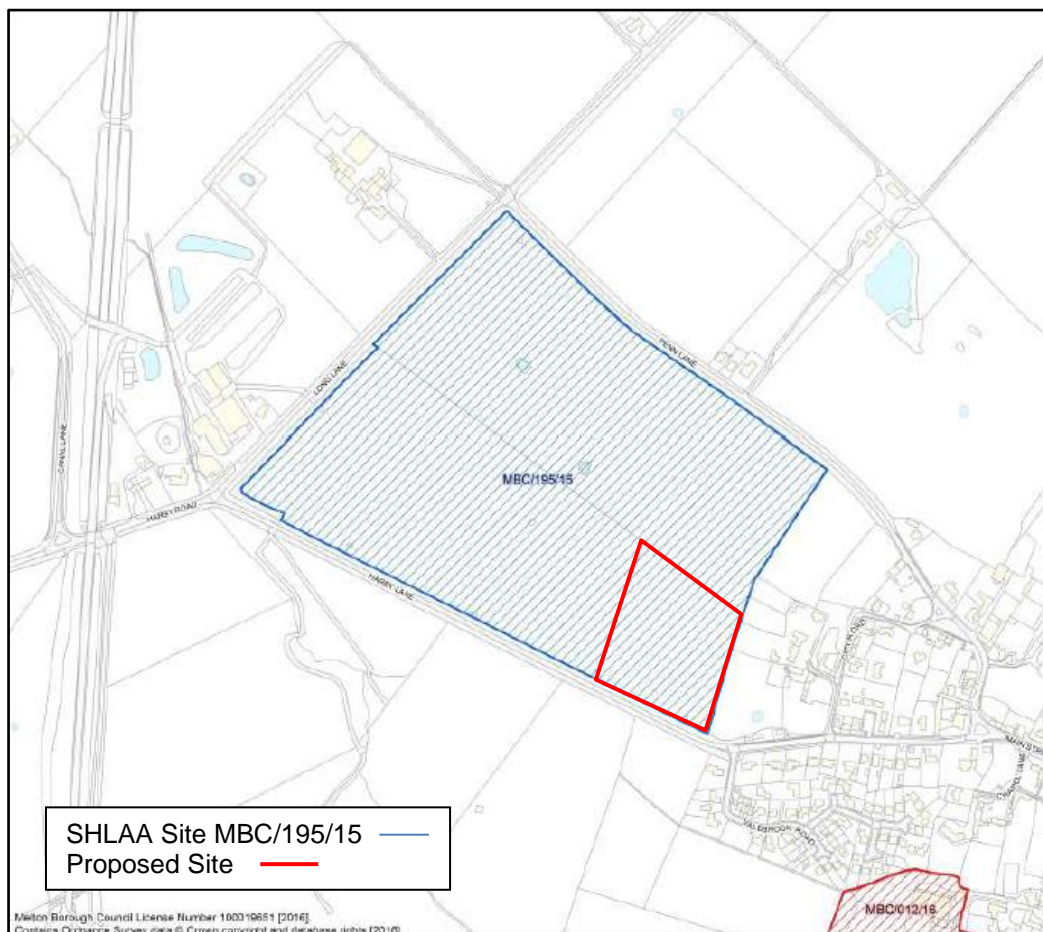


Fig 2: Site location in the context of SHLAA site MBC/195/15

Site Access

- 1.9 Vehicle and pedestrian access to the site would be taken via a single point of access from Harby Lane. The indicative site layout submitted as part of the pre-application enquiry (reference 17/00386/ENQGMG) and as part of this representation illustrates the proposed access location.
- 1.10 Footways along Harby Lane currently extend to the junction with Harby Lane and Valebrook Road. No footways are present adjacent to the site. Any future planning application would incorporate an access strategy to ensure connection to the existing pedestrian network for future residents providing safe access to facilities within the village.
- 1.11 As such there are no known access constraints that would prevent development coming forward at the site.

Sustainable Transport

- 1.12 Paragraph 30 of the National Planning Policy Framework states that Local Planning Authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
- 1.13 However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas (paragraph 29).
- 1.14 Centrebus Midlands service 25 operates Monday to Saturday approximately every 2 hours between Stathern and Melton Mowbray. The nearest bus stop is located adjacent to City Road less than 200m to the east of the site and therefore provides the opportunity for future residents to travel via a sustainable method of transport.

Public Rights of Way

- 1.15 Figure 3 below, illustrates that there are no Public Rights of Way within the site.



Fig 3: OS Plan of the site (courtesy of Bing Maps)

Topography

- 1.16 The site rises from south to north but does not constrain development potential. As part of any future development there is an opportunity to re-grade the land.

Land Contamination

- 1.17 There are no known contamination constraints which would form an insurmountable barrier to the delivery of this site.

Trees and Ecology

- 1.18 There are mature hedgerow boundaries to all four boundaries and occasional trees along the boundaries. The site itself is clear of any trees. The indicative layout submitted as part of pre-application enquiry (reference 17/00386/ENQGMG) and as part of this representation illustrates that the existing trees to the eastern and southern boundaries of the site can be incorporated into the design.
- 1.19 There are not known to be any protected species or habitats on the site, although confirmation would be subject to an ecological appraisal at the planning application stage.

- 1.20 As such there are no known ecological constraints that would prevent development coming forward at the site.

Drainage

- 1.21 There are no known drainage constraints that would form an insurmountable barrier to development. There is the opportunity to utilise a SuDs scheme as per the indicative layout submitted in support of the pre-application enquiry (17/00386/ENQGMG) as part of any future residential development proposed for the site subject to this representation.

Heritage and Conservation

- 1.22 There are therefore not known to be any heritage or archaeological constraints to the development of this site.
- 1.23 There are no designated heritage assets within the site boundary. The site lies outside but adjacent to the boundary of Stathern Conservation Area. The design of any future proposal would be developed with consideration to the character and appearance of the Conservation Area to create a sympathetic design which integrates into its surroundings.

Landscape/Visual Impact

- 1.24 The site is located within LCZ1 in the Council's 'Areas of Separation, Settlement Fringe and Local Green Space Study, September 2015. The study concludes that the overall landscape sensitivity to residential development is medium. The Study sets out that new development should have regard to the existing settlement edge. The existing development edge is not prominent when approaching Stathern from the west and northwest by virtue of the landform combined with existing hedgerow boundaries on this settlement fringe.
- 1.25 It is noted that proposed allocations STAT1 and STAT2 are both situated in LCZ1. Reserve site STAT3 is located in LCZ2 where the study concludes that overall landscape sensitivity of this part of the settlement fringe to residential development is low to medium.
- 1.26 Overall in line with the findings of the landscape study the site subject to this representation could be integrated into the landscape through a sensitive, modest development of low density housing with the gradation of lower density housing to the outer edges.

- 1.27 The site subject to this representation would provide the opportunity to deliver a high quality residential scheme that could act as an attractive ‘gateway’ into Stathern. Development of this site would also assist in the integration of proposed allocation STAT2 into Stathern, which though considered an ‘infill’ of Stathern does project beyond the existing settlement edge and due to the loose, organic layout of this part of Stathern a further development to the west would allow a more successful settlement fringe to the surrounding landscape whilst delivering additional housing to a service centre.
- 1.28 As such it is not considered that there are any significant landscape constraints that would constrain the development of the site.

Flood Risk

- 1.29 The Government Flood map for planning (fig 4) indicates that the site is located in Flood Zone 1 and is therefore is appropriate for residential development in flood risk terms.

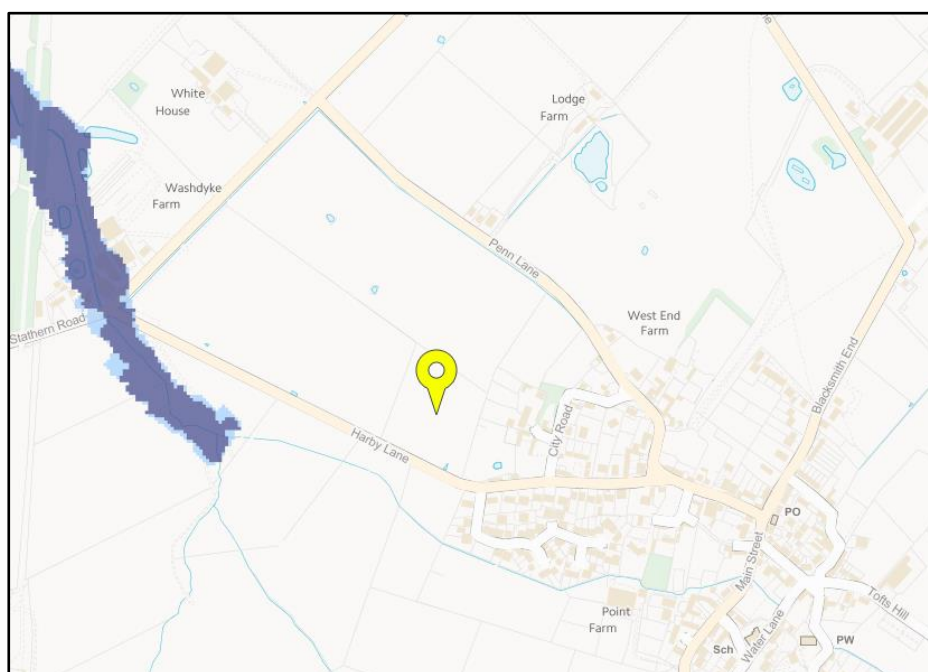


Fig 4: Government Flood map for planning extract

Capacity

- 1.30 The site is circa 2 hectares in size. An indicative layout was submitted with the pre-application enquiry for the site (reference 17/00386/ENQMG) and forms part of this representation. The indicative site layout illustrates that the site can accommodate 44 residential units.

Ownership

- 1.31 Connolly Land and Developments (North Midlands) Ltd has an option agreement for the site and is committed to the early delivery of development on the site subject to this representation.

Suitability

- 1.32 This section of the representation has demonstrated that the site is not known to be unduly constrained in terms of topography, ecology, access, ecology or heritage.
- 1.33 The site is within a suitable location for residential development and this would contribute to the creation of sustainable, mixed communities. The site would have access to a range of services and facilities that would be accessible by sustainable modes of traffic.
- 1.34 Land adjacent to the site has been allocated within the Pre-Submission Draft Local Plan (STAT2) for housing development indicating that the principle of residential in the locality is acceptable.
- 1.35 The site is therefore considered to be suitable for residential development.

Availability

- 1.36 The site is available for development now and is being promoted for housing by Connolly Land & Developments (North Midlands) Ltd who is committed to the prompt delivering of residential development on the site.

Achievability

- 1.37 The site is a greenfield site adjacent to a proposed allocation which forms the edge of the existing settlement boundary. There are no known development constraints requiring extensive mitigation. The site is therefore considered to be achievable in terms of viability.
- 1.38 The site is not constrained by ownership issues and is being promoted by a regional land agent who is committed to developing the site for residential development.
- 1.39 The site is therefore considered to be realistically deliverable within the next five years.

Summary

- 1.40 The site is available for residential development now, suitable in a sustainable location

for growth with development readily achievable to commence within the next five years of the plan period. The site is within a sustainable location in terms of access to essential shops, services and infrastructure. This site would make a logical and sustainable extension to the settlement of Stathern and would support the growth aspirations of the emerging Local Plan.

- 1.41 The allocation of this site for housing would help achieve the Government's aims and objectives regarding the delivery of additional residential stock throughout the Country and serve to meet the specific objectively assessed housing need. There are no insurmountable physical constraints which would prevent the efficient use of this site for residential development.