

APPENDIX 7

SITE ASSESSMENT OF RESERVE SITE RSOM1 (PICKWELL)

This Appendix contains:

- Map locating Reserve Site RSOM1 (Pickwell)
- Sustainability – Housing Land Site Assessment by the Housing theme group of the Neighbourhood Plan
- Short methodology statement by the Housing theme group
- Extracts from Melton Borough Council's 2016 SHLAA



Sustainability - Housing Land Site Assessment Framework

Settlement	Pickwell				
Site Address	Rear of village hall Somerby Rd Pickwell East:478390 North:311296	SHLAA Reference:	MBC/014/16		
		Neighbourhood Plan Reference:	RSOM1		
Settlement Category	Rural Settlement				
Relevant Planning History:	Strategic Housing Land Availability Assessment, Developer Panel feedback on Site typologies 2016 Site introductions and assessments: MBC/014/16 – Pickwell (Land off Pickwell Road) It is a sensible site for small villages as it is linear (continues previous development). The whole site it is over an aquifer. Nonetheless considered deliverable by the Panel for the number of units proposed.				
Site Area:	Gross Area: 0.37 ha	Net Area: 0.37 ha			
Site Capacity:	11				
Issue	Green (5)	Amber (10)	Red (15)	Comments	Score
Site capacity	Capacity up to 9 dwellings alone or in conjunction with another site Small site	Capacity of between 10-19 dwellings but can be sub-divided Medium/extension sites	Capacity of more than 20 dwellings and cannot be sub-divided Large/village expansion site	Landowner is at this time considering 7 dwellings (1xdetatched, 4x3 bed semi-detached, 2x2-bed semi-detached). The site has been scored against that proposed number rather than the site capacity of 11.	5
Current <i>Land</i> Use:	Vacant <i>or unused</i>	Existing uses need to be relocated	Loss of important local asset, <i>or important green space.</i>		5

Adjoining Uses:	Site within residential area or village envelope	Site <i>immediately</i> adjoining village envelope	Extending village envelope outside boundary	Immediately adjoining	10
Topography:	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated	flat	5
Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & Greenfield land	Greenfield land		15
Good Quality Agricultural Land (by the Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)		10
Site availability - Single ownership or multiple ownership	Single ownership and clear desire to develop	Multiple ownership with desire to develop	Multiple or single ownership with one or more unwilling partners		5
Landscape Quality, Visual Impact Assessment (VIA)	Already modified and/or low quality.	Moderately modified and/or medium quality.	Traditional landscape and/or high quality. Statutorily protected	traditional	15
<i>Historic Parkland Setting:</i>	<i>No</i>	<i>Fringe</i>	<i>Located within</i>		5
Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of important tree/hedge (TPO)		5
Relationship with existing pattern of built development	Land visible from small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve	Visible from few properties and would be largely behind village hall fronting road	5

Local Wildlife considerations	No impact on wildlife site	Small impact and potential to mitigate	Statutory protections in place		5
Listed Building or important built assets	No harm to existing building	Mitigation necessary to prevent harm	A listed or important building would be severely compromised or demolished		5
Impact on the Conservation Area or its setting	Outside conservation area and no impact	Within or outside conservation area with mitigation needed to prevent harm	Harm to conservation area which cannot be mitigated		5
Safe pedestrian access to and from the site	Existing footpath	No footpath but can be created	No potential for footpath		5
Safe vehicular access to and from the site	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided		5
Impact on existing vehicular traffic	Impact on village centre minimal	Medium scale impact on village centre	Major impact on village centre		5
Safe access to public transport (specifically a bus stop with service)	Walking distance of 100m or less	Walking distance of 100 – 250m	Walking distance of greater than 250m		5
Distance to designated village centre with community facilities, e.g. village Hall, post office/shops, pub, restaurant.	Walking distance of 100m or less	Walking distance of 100 – 250m	Walking distance of greater than 250m		5

<i>Village Hall</i>					1
<i>Shop/</i>					3
<i>post office/box</i>					1
<i>Pub</i>					3
<i>Bus Stop</i>					1
<i>Doctors Surgery</i>					3
Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site		5
<i>Proximity to Employment</i>					
<i>Infrastructure Capacity</i>					
<i>School</i> <i>GP Surgery</i> <i>Public Transport</i>					
Ancient monuments or archaeological remains	No impact on ancient monument	Mitigation measures required	Potential permanent harm		5
Any public rights of ways/bridle paths	No impact on public right of way	Detriment to public right of way	Re-routing necessary or would cause significant harm		5
Gas, oil, pipelines and networks & electricity transmission network	Site unaffected	Re-siting may be necessary	Re-siting may not be possible		5
Any noise issues	No noise issues	Mitigation may be necessary	Noise issues will be an ongoing concern		5
Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required		5

Any known flooding issues	Site in flood zone 1 No flooding for more than 25 years	Site in flood zone 2 Flooded once in last 25 years	Site in flood zone 3 Flooded more than once in last 25 years		5
Any drainage issues	No drainage issues identified	Need for mitigation	Development would cause drainage concerns		5
<i>Viability of Site</i>					
<i>Land Ownership constraints</i>	<i>Single Owner</i>	<i>Two owners (same family)</i>	<i>Multiple owners or two owners (non family)</i>		
Issues related to planning history on the site (not scored)					
				Total Score	177

Site Assessment Methodology

The assessment criteria was based mainly upon the criteria used by MBC in its own site assessment process but we added some additional criteria to be relevant to what had emerged from the NP questionnaire, such as size of sites.

Positive and favourable features of sites were given lower points and unfavourable features were given loadings on the scoring system. So the lower scores indicated the preferred sites.

Some criteria such as Land Ownership Constraints were unused due to unavailability of the information and to be fair to all sites and some things considered to be equally relevant to all sites were not used.

This process resulted in an order of preference for sites based on the priorities of the Neighbourhood plan.

Between 3 and 5 members of the housing group were present for each site assessment.

The members of the site assessment team were drawn from across the Parish:

James Brown	Pickwell
David Smith	Burrough on the Hill
Tom Allen	Burrough on the Hill
Ros Freeman	Somerby
Gort Measey	Burrough on the Hill
Mary Anne Donovan	Somerby

Extracts from Melton Borough Council's 2016 SHLAA

Site ID	MBC/014/16		
Settlement	Pickwell		
Address	Land off Pickwell Road		
SITE DETAILS			
Size (ha)	0.37	Number of units MBC	11
		Building rate (dwellings/year)	30
Number of units proposed	4-8	Units type	Mix
Northing coord	311296	Easting coord	478390
Proposed use	R/S	Current use	AGRIC
Predominant adjoining use	R/S AGRIC	Alternative use	R/S
Relevant Planning History	None		
CONSTRAINTS			
Flood Risk	<input type="checkbox"/>		
Biodiversity Constraint	<input type="checkbox"/>		
Landowner Consent	<input checked="" type="checkbox"/>		
Landscape Constraints	<input type="checkbox"/>		
Access Constraints	<input type="checkbox"/>		
Contamination Constraints	<input type="checkbox"/>		
TPO	Physical Constraint	<input type="checkbox"/>	
Trees/mature hedges	Heritage Designations	<input type="checkbox"/>	
Mineral Consultation Area	Local Plan Designations	OS2. Adjacent to BE2, BE, Paragraph 6.7 to 6.12	
Hazardous infrastructures	<input type="checkbox"/>		
Agricultural Land Class.	3a	Other Constraints	<input type="checkbox"/>
Interventions to overcome constraints	No		
Comments	Site visit		
	Flat site and slightly raised. However screened from the road. No access issues - has its own access. Well related to the village.		
CONCLUSIONS			
Suitable	Y	Time Frame/MBC Time F.	0-3 years 0-3 years
Available	Y	Developable	Y
Achievable	Y	Deliverable	Y 3 years

