

Newbold Verdon Equestrian Centre
The Fields Farm
Barlesone Road
Newbold Verdon
Leicestershire
LE9 9NE

25th February 2020

Dear Ms Rea,

Harry's Lane Expansion off B582

In response to your letter dated 22nd January 2020 regarding Newbold Verdon Local Plan.

I am writing to query quite a few points, mainly on the assessments of an area of land that we put forward for consideration for development during the pre-submission Neighborhood Plan stage.

The points I would like to make are as follows:-

Site area & capacity 10.92 HA approximately 204 units

We put the land forward as an expression of interest for the Local Plan. Why would the assessor rate it red as no formal application has been made for 204 units?

Current Use "The site is a working farm and will need to be relocated it provides local employment and it will be expensive to demolish the buildings on site"

The site is bare land with no buildings to demolish and no persons will lose their jobs if developed. Therefore, we feel it SHOULD be rated GREEN.

Adjoining Uses "Surrounded by arable fields on three sides. Not near to the village envelope"

There is one arable field on the eastern side of the 8 acre field that joins a arable field the rest borders either Harry's Lane or grass fields. The land is very close to the village envelope, in fact opposite, across the B582 from the Sparkenhoe Estate and Hornbeam Road Estate.

Topography "A gentle sloping site with levels that can be readily mitigated"

This surely is a plus point as no site can be completely level and this gently sloping site will help with drainage therefore, we think it SHOULD be rated GREEN

"Greenfield or previously developed land? A few ancillary buildings in place"

As mentioned before in point 2 there are no buildings in place so maybe should NOT be rated RED

Good quality Agricultural Land

It already states in the report that the majority of the site is grade 3 lands and I would have not put much at all in "very good grade 2 qualities" so therefore, it should NOT be rated RED

Important Trees Woodlands & Hedgerows "There are a number of medium and large trees dotted around the site boundary. A hedgerow is found to the three boundaries and one field subdivision. These will require protection".

As the area we are talking about is mostly in quite a large field being almost 19 acres with only 5 mature trees on the boundary and another field of 8 acres with a few mature trees on the northern boundary only. These and the hedgerows can easily be protected so therefore we think it SHOULD be rated GREEN

Relationship with existing pattern of built development

As mentioned earlier no number of units has been mentioned so it would be speculation to comment on the amount of development.

Local wildlife considerations? Foxes, nesting birds, small mammals, butterflies & moths.

As we all know you are much more likely to see a fox in a built up area than in the countryside. If hedge rows are preserved the birds, butterflies and moths will carry on living in their natural habitat.

Safe pedestrian access to the site

This would be easily provided so maybe SHOULD be rated GREEN

Impact on existing vehicular traffic?

Vehicular access could be easily provided between the top of Mill Lane (North) and Main Street as the road there B582 is relatively straight. Therefore, rating should be NOT RED

Safe access to Public Transport?

If a pedestrian crossing was provided the public could easily access the village and bus stops. Therefore, we think this SHOULD be rated AMBER.

Distance to designated village center & Co-Op junction.

There is a pedestrian walkway at the North end of Hornbeam Road just across the road from the proposed site. Maybe only 200 meters to the Co-Op from here nowhere near 800 meters so NOT justified to rate it RED

Ancient Monuments or Archaeological Remains? None found on site

If there are none on site why should it NOT be rated GREEN?

Rights of way & bridle paths?

The rights of way could easily be used as they are, or with a little bit of sensible re-routing of the cross field path. This is not a major issue, as these can be used in the design of a new development to the advantage of the residents in getting access to the countryside so therefore SHOULD be rated GREEN

Gas, Pipelines, Networks & Electricity Transmission Networks.

"Two Runs of Electricity pylons need to be re-sited".

There are NO electricity pylons on this site. There is a low voltage line on a wooden pole but this would probably be needed for the electricity supply of the site so SHOULD be rated GREEN

Any contamination issues?

"Yes, a couple of large spoil tips are found on the site".

I don't know where this assessment was taken but we have NO pylons or spoil tips on our land, so this SHOULD be rated GREEN

In summary, I have lived on this farm all of my life (60 years). I cannot recognize this piece of land from this assessment.

Things like farm buildings to be demolished, 2 rows of pylons to be re-sited and 2 spoil heaps are just not there on any of the land on our farm.

I also attach a copy of the SHELAA application made by Howkins & Harrison on the 27th February 2019.

This was including a further piece of land not mentioned in the Expressions of Interest for the Local Plan although as the application was made a year ago it should be included as it asked on the Site Detail Form whether we want it to be included in the Local Plan Review and we ticked the box to say **"yes"** (a copy of the form is included with this letter).

The total area of land on the SHELAA application is 15.1HA and the total area on the pre-mentioned assessment is 10.92HA. The extra hectares need to be added onto the Local Plan.

If you have any queries please contact me on [REDACTED] or email [REDACTED]

Kind Regards,

[REDACTED]

[REDACTED]

Site details

Site Address:	LAND TO NORTH OF BARLESTON ROAD NEWBOLD VERDON LE9 9NR	
Site reference (if known):	LAND @ NVFC	
<p>Would you like the council to retain your site within the SHELAA for consideration in the Local Plan review?</p> <p>If "No", you do not need to complete the remainder of this proforma.</p>	<input checked="" type="checkbox"/> Yes SHELAA Ref (if known):	<input type="checkbox"/> No
Site size (Ha):	15.1	
Current site use(s):	AGRICULTURAL & EQUESTRIAN	
Adjacent uses:	RESIDENTIAL & AGRICULTURAL	
Please indicate which potential use(s) for the site you would consider acceptable:	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Housing for older people <input type="checkbox"/> Offices <input type="checkbox"/> Warehouses <input type="checkbox"/> Retail <input type="checkbox"/> Leisure <input type="checkbox"/> Open space <input type="checkbox"/> Gypsy, Traveller or Travelling Showpeople site <input type="checkbox"/> Self-build plots <input type="checkbox"/> Other (please specify)	

Site constraints. Does the site have any of the following?

Contaminated Land Constraints (e.g. hazardous/polluted ground conditions, previous hazardous land uses, unstable/contaminated structures):

NONE

Environmental Constraints: (e.g. any negative effects on the local landscape, e.g. loss of mature woodland, loss of locally used open space or access to open space, etc):

NONE

Topographical Constraints (e.g. site slopes, flood risk, varying sites levels, etc):

NONE

Accessibility Constraints (e.g. any problems or limitations related to the access of the site and any infrastructure requirements):

NONE

Planning Policy Constraints (e.g. based on current adopted policy, designations or protected areas e.g. SSSIs, Conservation Areas, Local Nature Reserves):

NONE

Ownership Constraints (e.g. details of land ownership and any legal or ownership issues including multiple ownership, tenancies, ransom strips or operational requirements of landowners):

NONE

Opportunities

Is there market interest in the site?

Yes

No

If "Yes", which is the most appropriate level of interest?

High

Medium

Low

What would be the likely time frame for development?

0 - 5 years

6 - 10 years

11 years plus

If known, would the site involve a single developer or several developers?

single developer

What would be the estimated floor area (sqm) of proposed uses for the site?

3500m²

What would be the estimated number of proposed dwellings for the site and at what density?

323 35 DPH

Additional information:

Date: 27/02/19

Your contact details

Name and company (if relevant):	HOWKINS & HARRISON LLP	
On behalf of (if relevant):	[REDACTED]	
Address:	40a Market Street Ashby de la Zouch Leicestershire LE65 1AN	
Telephone number:	01530 877 977	
Email address:	anna.meynell@howkinsandharrison.co.uk	
	<input type="checkbox"/> Planning Consultant	<input type="checkbox"/> Developer
	<input type="checkbox"/> Registered social landlord	<input checked="" type="checkbox"/> Other (please provide details below) AGENT
If there is more than one landowner, please list the names and addresses of all other landowners involved with the site:		



The Fields Farm

Willowbrook

121m

134m

ARM LANE
CREW LANE
DRAGON LANE
CADCE STREET
OLIVER ST
STATHAM ST
PENSTON DRIVE

Hall

BARLESTONE ROAD

132m

SPARKENHOE

BARLESTON

Promap
LANDMARK INFORMATION GROUP

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YourLocale Newbold Verdon Nine – Harry's Lane Expansion off B582

1. Introduction

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from local authority SHELAA information, Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself will not be accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection, it is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

Working in partnership with landowners and Hinckley and Bosworth Borough Council (HBBC) will enable a positive SSA process that meets the housing target and affordable housing requirements in HBBC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty six indicators are considered and the site with the highest green rating score is the one which is most sustainable.

- Red is scored for a negative assessment where significant mitigation is required;
A red scoring site will not be developed if higher scoring sites are available.
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
An amber scoring site will require remediation works to allow development, it may be developed at a future date.
- Green is scored for a positive assessment with no major constraints on residential development.
A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site reference :	No SHELAA Ref
Site name and address:	Harry's Lane Expansion off B582

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	10.92HA - Approximately 204 units.	Red
Current Use:	The site is a working farm and will need to be relocated it provides local employment and it will be expensive to demolish the buildings on the site.	Red
Adjoining Uses:	The site sits in open Countryside and is surrounded on three sides by arable fields with the main road to the Southern boundary. Totally separate from the current built form and separated by open countryside and the main B582. Not near to the current village envelope and the new intended Limit To Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan.	Red
Topography:	A gently sloping site with levels that can be readily mitigated.	Amber
Greenfield or Previously Developed Land?	A greenfield site with a few small ancillary buildings in place.	Red
Good Quality Agricultural Land?	The site is classified as a combination of grade 2 and grade 3 agricultural land by Natural England, this is agricultural land of good to moderate (grade 3) and very good (grade 2) quality. The majority of this site is grade 3. The HBBC SHELAA recommends no development of the grade 2 land in line with the Natural England best practise recommendation.	Red
Site availability - Single ownership or multiple ownership?	One owner.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Landscape Quality? Overview Visual Impact Assessment (VIA)	The site is within the Newbold Verdon and Desford rolling farmland Landscape Character Area and is largely unmodified and of a high quality. The views around the site are of a very high quality with several open countryside aspects and panoramic vistas.	Red
Important Trees, Woodlands & Hedgerows?	There are a number of medium and large trees dotted around the site boundary and these will need to be protected. An ancient hedgerow is found to three boundaries and one field sub division within the site, again, these will all require protection.	Red
Relationship with existing pattern of built development?	The site is currently totally separate from the village settlement, about to be replaced by a new Limit To Development in the Neighbourhood Plan. The location is completely detached from the built form of the village and is an inappropriate location for this much residential development.	Red
Local Wildlife considerations?	Foxes, nesting birds, small mammals, butterflies and moths.	Amber
Listed Building or important built assets?	No listed or important built assets are visible or affected.	Green
Impact on the Conservation Area or its setting?	The site is a long distance from the current conservation area and has no negative affect upon its setting.	Green
Safe pedestrian access to and from the site?	None exists at present but could be provided as provision exists along the opposite side of the B582.	Amber
Safe vehicular access to and from the site?	A small vehicle access in to the site is in place and this could possibly be upgraded with a roundabout to meet highways safety standards with adequate visibility splays. However, the site is totally disconnected from the current traffic movement system and would cause problems along this arterial route.	Amber
Impact on existing vehicular traffic?	A very large, negative impact from this large number of units in this edge of Parish location.	Red
Safe access to public transport?	Yes, a bus stop is found on the B582 about a 250m walk from the centre of the site and with no existing pedestrian connectivity.	Red
Distance to designated village centre with community facilities, the co-op junction.	Walking distance of over 800m to the community facilities.	Red
Current existing informal/formal recreational opportunities on	Grazing land and a cross country equine course in private use.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
site?		
Ancient monuments or archaeological remains?	None found on the site.	Amber
Any public rights of ways/bridle paths?	Along Harry's Lane across the centre of the site and impossible to re-route sensibly.	Red
Gas, oil, pipelines and networks & electricity transmission network?	Two runs of electricity pylons will need to be re-sited.	Amber
Any noise issues?	Traffic noise from the B582 requires further professional investigation but this can be attenuated by acoustic barriers and planting bunds.	Green
Any contamination issues?	Yes, a couple of large spoil tips are found on the site and will require professional investigation.	Amber
Any known flooding issues?	None identified.	Green
Any drainage issues?	No problems identified due to the elevation of the site.	Green
Issues related to planning history on the site?		
	<p>Red - 12</p> <p>Amber - 8</p> <p>Green - 6</p>	<p>A VERY LOW SCORING RED, SITE OF -6.</p>