

North Kilworth Neighbourhood Plan - Housing Site Selection Framework

The North Kilworth Neighbourhood Plan is being prepared by North Kilworth Parish Council. One of the most important objectives of the Neighbourhood Plan is to say where new houses are best located.

This Framework sets out how North Kilworth Neighbourhood Plan Advisory Committee identified the most suitable and sustainable sites for the allocation of land for housing development.

Where did the site suggestions come from?

The initial starting point was the Strategic Housing Land Availability Assessment (SHLAA) prepared by Harborough District Council, which forms a key component of Harborough District Core Strategy evidence base.

The SHLAA contains development sites suggested by landowners and developers in North Kilworth. Only suitable, available and achievable sites with development potential for 5 or more dwellings are included in the SHLAA. Unsuitable sites (e.g. those subject to flooding, site access, archaeology and ecology etc.) have been excluded.

The 2015 SHLAA identified 3 potential sites. These are:

- Land west of South Kilworth Road, North Kilworth
- Land south of A4304, North Kilworth
- Land off Station Road, North Kilworth

Please note that the site 'land off Station Road' forms part of the larger site land south of A4304.

A further site

- Land on the Corner of Station Road and Pincet Lane was identified by the Advisory Committee and included as part of the process.

Two further sites (land to rear of Western Cottages and land off Dag Lane), which had been put forward as part of 2014 SHLAA (though initially considered by the Group) were omitted from further consideration as they had been identified through the 2015 SHLAA process as unsuitable.

Site Selection – Technical Assessment

Over 20 criteria relevant to the selection and allocation of sites for new housing were identified. This drew extensively on the framework used by Harborough DC as part of the SHLAA process.

A scoring system, based on RAG scores (i.e. Red, Amber, Green) was applied to each criterion for each available site. Red was scored for a negative assessment; Amber was

scored where mitigation might be required; Green was scored for a positive assessment.

A wider scale of scoring was considered but rejected, as it would be more complicated, less transparent and more subjective. Giving varying weights to different criteria was considered, but rejected, as it would also be more complicated, less transparent and more subjective.

Evidence for the RAG scoring was largely based on the findings of the site assessment and local knowledge. Evidence from other authoritative sources i.e. the national data base of Listed Buildings was applied where required. In addition, technical support was provided by Yourlocale, the consultants appointed to assist the Parish Council in the preparation of the Neighbourhood Plan.

Site Selection – Community Consultation

These sites were then subject to public consultation.

In particular, this included the well-attended exhibition/drop in session held in March 2015 where the local community were invited to give their views and preference on the merits of each site (for the purposes of the consultation land south of A4304, North Kilworth and land off Station Road, North Kilworth were treated as one site). The people attending were invited to indicate their preference for each of the three sites that were being considered at this time.

These sites were:

- Land off the Corner of Station Road and Pincet Lane
- Land off Station Road and south of A4304, and
- Land west of South Kilworth Road.

A scoring was used based on 3 points for first preference; 2 points for second preference and 1 point for third preference.

This exercise showed strongest support for the development of land off the Corner of Station Road and Pincet Lane (95 points); followed by land off Station Road/South of A4304 (39 points) and land west of South Kilworth Road (30 points).

Final analysis

The findings of the site assessment and the consultation were then considered by the Steering Group.

However, this process was complicated by emerging issues in regard to the deliverability of some sites. A Neighbourhood Plan can only allocate sites that are deliverable.

In spring 2015 the site land off the Corner of Station Road and Pincet Lane had to be omitted from the process due to the withdrawal of the site by the landowner.

In Autumn 2015 serious concerns were also raised by the District Council and the Leicestershire County Council Highway Authority in respect of the deliverability of the interrelated sites land south of A4304, North Kilworth and land off Station Road. The District Council stating “The Highway Authority has indicated that access from the A4304 is unlikely to be acceptable. The site is therefore considered not currently suitable for residential development. Adding “Evidence in relation to an acceptable access onto the highway network would be needed to re-classify the site as deliverable”.

At this stage, it appeared that of the various potential housing sites considered as part of the Neighbourhood Plan process, only one (land west of South Kilworth Road) was deliverable at least in the short to medium term.

In December 2015, however, it was confirmed by Harborough District Council that the highway issues in relation to the interrelated sites of Land south of A4304 and Land off Station Road had been resolved, and that the sites were suitable for development and ought to be considered as part of the NP process. They had been combined into a single site in the updated SHLAA.

In the pre-submission responses to the Neighbourhood Plan there was considerable community unrest about the preferred site and the process through which it had been selected. The comments made are all recorded in the Pre-submission comments (Appendix M).

As a result of this concern, the Parish Council called a Public Meeting for 13 May 2016 at which all the issues were aired. At this meeting the desire to reconsider the Pincet Lane site was made. The Parish Council offered to hold a further ballot of residents in the Parish before finalising the site allocations within the Neighbourhood Plan.

The ballot took place on 10 June 2016 and resulted in strong continued support for the Pincet Lane site (see Appendix O).

Meanwhile, confirmation was received from the agents representing the owners of the site that that the land off the Corner of Station Road and Pincet Lane had become available once more for residential development.

The three sites were then considered further by the Advisory Committee and the Parish Council. Taking into account, in particular

- the findings from the site selection framework (see appendix 1, below);
- community consultation in particular the drop in event held in March 2015, the public meeting held in May 2016 and the ballot held on 10 June 2016;

- the potential of each site to contribute to the housing needs of the Parish in particular the need to find a site that would help meet the minimum housing requirement of 24 dwellings between 2015 and 2031 as set out in the Harborough District Council New Local Plan Consultation Paper, September 2015.

It was agreed that the site 'land off the Corner of Station Road and Pincet Lane should be put forward as a proposed housing development site in the draft Neighbourhood Plan, with the other sites put forward as reserve sites, to be brought forward in the event of the failure of the Pincet Lane site to deliver the houses required or an increase in housing need.

YourLocale
September 2016

Appendix 1 Site Selection Process and Ratings

Criteria	Land west of South Kilworth Road, North Kilworth	Land south of A4304, North Kilworth	Land off Station Road/Pincet Lane, North Kilworth
Greenfield or Previously Developed Land?	G	G	G
Good Quality Agricultural Land*?	G	G	G
Site availability - Single ownership or multiple Ownership*?	G	G	G
Site vacant?	G	G	G
Landscape Quality?	A	A	A
Important Trees, Woodlands & Hedgerows?	A	A/G	A/G
Relationship with existing pattern of built development?	G	G	G
Local Wildlife considerations?	G	A/G	G
Listed Building or important built assets*?	G	G	G
Impact on the Conservation Area or its setting?	A	G	G
Safe pedestrian access to and from the site?	A	G	G
Safe vehicular access to and from the site?	A	A	A
Impact on existing vehicular traffic?	A	A	A
Safe access to public transport?	A/G	A	A
Safe access to the village centre?	A/G	G	G
Safe walking distance to primary school?	A/G	A	A
Current existing informal and formal recreational opportunities on the site?	G	G	G
Ancient monuments or archaeological remains*?	G	G	G
Any public rights of ways/bridlepaths?	G	G	G

Gas, oil, pipelines and networks and the electricity transmission network?	G	G	G
Any noise issues?	G	G	G
Any contamination issues*?	G	G	G
Any flooding issues*?	G	G	G
Anything else*?			
	14 G 3A/G	15 G 3 A/G	16 G 2A/G