

## **Sileby 18 – Land adjacent to Sunrise Poultry Farm (NO SHLAA Ref)**

### **1. Overview**

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. 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 Steering Group 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 and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional 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.

The draft documents are shared with landowners and Charnwood Borough Council (CBC) to enable a positive SSA process that meets firstly, the housing target and secondly, the affordable housing requirements in CBC'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 eight 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.

Occasionally a site is ranked as "undevelopable" if it is a current major employment site or if it is in flood zone 3 or above – for example.

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

<b>Site - Details</b>	
<b>Site reference :</b>	NO SHLAA Ref
<b>Site name and address:</b>	Land adjacent to Sunrise Poultry Farm

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site area and capacity:</b>	16HA – Approximately 300 units (3 bed houses).	Red
<b>Current Use:</b>	The site comprises of two large arable fields, these uses would need to be relocated.	Amber
<b>Adjoining Uses:</b>	The site sits in open Countryside and is adjacent to the Sunrise Poultry Farm surrounded on the other three sides by arable fields in current use. The site is separate from the current built form and has a very rural, open countryside aspect with panoramic open vistas to the Western and Eastern elevations.	Amber
<b>Topography:</b>	Gently sloping then falls away more steeply to Sileby Brook.	Amber
<b>Greenfield or Previously Developed Land?</b>	A wholly greenfield site.	Red
<b>Good Quality Agricultural Land?</b>	The whole site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability - Single ownership or multiple ownership?</b>	Multiple ownership.	Amber
<b>Landscape &amp; Visual Impact Assessment (LVIA)</b>	The view from the main road is exceptional, location feels very rural in character and is of a very high LVIA quality. The site is within the Soar Valley Landscape Character Area and is bounded by trees and hedgerow, with open vistas to two aspects. Development would cause substantial harm to quality and the amenity of adjoining residents.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	A large number of mature trees are found adjacent to Sileby Brook, hedgerows are in non-continuous sections to all boundaries - all of these will need to be fully protected. Mitigation measures are required to develop the site.	Amber
<b>Relationship with existing pattern of built development?</b>	The site is adjacent to a large residential site that has very recently won planning consent at a public inquiry, it has no physical connection with the current built form.	Amber
<b>Local Wildlife considerations?</b>	Nesting birds, small mammals, moths and butterflies.	Amber
<b>Listed Building or important built assets?</b>	None identified within the site or within direct view of this location.	Green
<b>Impact on the Conservation Area or its setting?</b>	Although the whole site is outside of the Sileby conservation area and would have no impact upon its setting, this additional large scale development would negatively alter the character of the village.	Amber
<b>Safe pedestrian access to and from the site?</b>	No current provision although a footpath is found nearby on Seagrave Road so straightforward to add an additional footway to ensure pedestrian connectivity with the village centre.	Amber
<b>Safe vehicular access to and from the site?</b>	A farm machinery access gate and roadway is already in place to the site, this will require significant widening to meet highways visibility splay requirements but vehicular access is probably possible with significant improvement.	Amber
<b>Impact on existing vehicular traffic?</b>	A very major negative impact from this large number of units on the existing village.	Red
<b>Safe access to public transport?</b>	Yes, a walk of about 300m from the centre of the site to the nearest bus stop on Seagrave Road.	Green
<b>Distance to designated village centre, the village hall.</b>	A lengthy walking distance of over 1500m to the village centre community facilities.	Red
<b>Distance to nearest Primary school. (2)</b>	Highgate Community Primary school is a reasonable walk of about 600m walk from the centre of the site.	Amber
<b>Distance to GP/Health Centre.</b>	A walking distance of about 1100m to the health centre on Storers Close.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Ancient monuments or archaeological remains?</b>	None found within the site, but Roman coins found very nearby so requires further investigations.	Amber
<b>Any public rights of ways/bridle paths?</b>	Yes, a footpath is in place along the line of Sileby Brook which forms the Southern boundary of the site, this will suffer detriment if the site is developed.	Amber
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	None found.	Green
<b>Any nuisance issues?</b>	Severe odour from the chicken farm is a major concern and is likely to be a “deal breaker” at the current level of chicken production. The advice in the recent planning inspectors report needs to be considered. Further professional advice is required on this sensitive subject for the site to proceed.	Red
<b>Any contamination issues?</b>	Currently agricultural land, although further studies may be required.	Green
<b>Any known flooding issues?</b>	A small section of the site adjacent to the brook is in flood zone 3 so a full professional hydrology survey will be required. As the majority of the site is in flood zone 1 mitigation should be possible.	Amber
<b>Any drainage issues?</b>	A small pond is found within the site, the Sileby Brook also needs a full hydrology evaluation.	Amber
<b>Issues related to planning history on the site?</b>		

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p><b>Red - 7</b></p> <p><b>Amber - 16</b></p> <p><b>Green - 5</b></p>	<p><b>A RED SCORING SITE of MINUS 2.</b></p>