

Sileby 1 – Peashill Farm Expansion site (SHLAA Ref PSH 346)

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.

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

Site - Details	
Site reference :	CBC SHLAA Ref (PSH 346) – No known irresolvable constraints.
Site name and address:	Peashill Farm Expansion site

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	7.7 HA – Approximately 145 units (3 bed houses).	Red
Current Use:	The site comprises of one and a half large arable fields, these agricultural uses would need to be relocated.	Amber
Adjoining Uses:	<p>The site sits in open Countryside and is surrounded on three sides by arable fields in current use. The site is not co-terminous with a current residential use, although it “could” adjoin the new village envelope if a scheme (P/17/1578/2) with outline consent proceeds. The location retains a very rural, open countryside aspect with panoramic open vistas to the Southern, Western and Eastern elevations.</p> <p>It is accepted that a planning consent has been issued for adjacent land (P/17/1578/2) but as this has not yet been constructed it has not altered the current baseline assessment.</p>	Amber
Topography:	A sloping and undulating site with ground levels that will require minor mitigation.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red
Good Quality Agricultural Land?	The whole site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
Landscape & Visual Impact Assessment (LVIA)	The view from the top elevation of the field is good, location feels very rural in character and is of a 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 the quality of the setting and the amenity of adjoining residents.	Red
Important Trees, Woodlands & Hedgerows?	Several mature trees are dotted around the boundaries, hedgerows are in continuous sections - all of these will need to be fully protected. Development will require mitigation measures to minimise any loss of trees and/or hedgerow, with some destruction of green assets necessary.	Amber
Relationship with existing pattern of built development?	The site is adjacent to land that only has an outline planning consent ((P/17/1578/2) so has no current relationship with the built form. It will be difficult to improve this prominent visibility, although it is possible that additional planting would help to mitigate this loss of amenity.	Red
Local Wildlife considerations?	The EIA regulations were amended in May 2017 and it is believed no recent detailed assessment has taken place since that time. Nesting birds, small mammals, butterflies, badgers, bats, barn owls, hares and moths all evidenced on the site.	Red
Listed Building or important built assets?	Although Ratcliffe college is visible from the site the substantial distance and the intervening hedges and trees mean that no harm will be caused.	Green
Impact on the Conservation Area or its setting?	As the site is outside of the Sileby conservation area development would have no impact upon its setting.	Green
Safe pedestrian access to and from the site?	No current provision within the site although a footpath is found nearby on Ratcliffe Road so fairly straightforward to add an additional footway to ensure pedestrian connectivity with the village centre, with significant improvement.	Amber
Safe vehicular access to and from the site?	It is claimed that vehicular access can be provided from the phase 1 site subject to the agreement of the highways authority, as this is not yet in situ this claim cannot be validated. The additional large developments already planned for Sileby have placed the parish on a list requiring substantial highways improvements through a road action plan. It may be possible to improve the highways situation but it is not apparent how vehicular access can be provided.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Impact on existing vehicular traffic?	A very major impact from this very large number of additional units on the existing village centre.	Red
Safe access to public transport?	No, a lengthy distance of over 800m from the centre of the site to the nearest bus stop on Highgate Road. Although “other measures” may be put in place this assessment is based upon the current situation, not the future.	Red
Distance to designated village centre, the village hall.	A lengthy distance of over 1000m to the village centre community facilities.	Red
Distance to nearest Primary school. (2)	Highgate Community Primary school is about a 1,300m distance from the centre of the site.	Red
Distance to GP/Health Centre.	A distance of about 650m to the health centre.	Amber
Current existing informal/formal recreational opportunities on site?	Dog walkers use the site informally and sledging in Winter is undertaken, this is without the owners’ consent. The shooting of game and controlling vermin is undertaken (usually by lamping) by the landowners representatives.	Amber
Ancient monuments or archaeological remains?	None found on the site.	Green
Any public rights of ways/bridle paths?	None found, formal or informal.	Green
Gas, oil, pipelines and networks & electricity transmission network?	An electricity cable is found within the site and this will require re-siting.	Amber
Any nuisance issues?	Slight traffic noise from Ratcliffe Road as traffic speeds downhill out of the village centre and conversely, brakes to slow down as it enters the village, this can be easily mitigated.	Amber
Any contamination issues?	No concerns identified.	Green
Any known flooding issues?	The site is within flood zone 1 although the nearby Cossington Brook floods.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any drainage issues?	Yes, the presence of wells and limestone may indicate that there is a natural aquifer in the hills above the site. In addition, Cossington Brook has flooded and surface water builds up forming pools and saturated clay, further detailed hydrology investigations are required.	Amber
Issues related to planning history on the site?	The site has been refused consent by CBC on two occasions.	
	<p>Red - 10</p> <p>Amber - 12</p> <p>Green - 6</p>	A RED SCORING SITE of NEGATIVE 4.