

Sileby 15 – Land off Homefield Road (SHLAA Ref PSH 261)

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 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 :	SHLAA Ref PSH 261, CBC state no irresolvable constraints.
Site name and address:	Land off Homefield Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Approximately 3.4 HA – Yield about 64 units (3 bed houses).	Red
Current Use:	The site comprises of three fields used for grazing, the farming use would need to be relocated.	Amber
Adjoining Uses:	The site sits in open Countryside and is surrounded on one side by an arable field in current use, a railway line, a residential use and a school to the final side. Although the Eastern site boundary adjoins the current village envelope it has a very rural, open countryside aspect with panoramic open vistas to the Northern elevation.	Red
Topography:	A severely sloping site that falls away to the valley floor, will require substantial mitigation. The highest point in this side of the village.	Red
Greenfield or Previously Developed Land?	A greenfield site.	Red
Good Quality Agricultural Land?	The site is classified as grade 3 (good to moderate quality) agricultural land by Natural England.	Amber
Site availability - Single ownership or multiple ownership?	Single ownership.	Green
Landscape & Visual Impact Assessment (LVIA)	The view from the top of the site is exceptional, the location is very rural in outlook and is of a very high LVIA quality. The site is bounded by trees and hedgerow, with open long distance vistas to one aspect. Development would cause less than substantial harm to quality and the amenity of adjoining residents.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Important Trees, Woodlands & Hedgerows?	Hedgerows are in continuous sections around the whole site and a whole section would have to be removed from within the middle section of the site to allow development to take place, all of these will need to be fully protected. Development would harm or require removal of mature trees and/or hedgerow.	Red
Relationship with existing pattern of built development?	Although parts of the site are adjacent to current residential locations but the site acts as an area of open countryside to the North and would cause an incursion in to open countryside.	Red
Local Wildlife considerations?	Nesting birds, small mammals, butterflies, badgers and moths.	Red
Listed Building or important built assets?	Several important landmarks are nearby and within view of the site.	Amber
Impact on the Conservation Area or its setting?	The whole site is outside of the Sileby conservation area and would have no detrimental impact upon its setting.	Green
Safe pedestrian access to and from the site?	No current provision although a footpath is found nearby on Homefield Road a third party may need to actively support access in to the site.	Red
Safe vehicular access to and from the site?	No obvious access for this number of units to a landlocked site. No current provision although a hammerhead is found nearby on Homefield Road it is unlikely to be adequate for 64 units. In addition, a third party will probably need to actively support this access and it has limited potential.	Red
Impact on existing vehicular traffic?	A major impact from this large number of units on the existing dormer bungalows nearby and the village centre.	Red
Safe access to public transport?	Yes a bus stop is found nearby on Homefield Road.	Green
Distance to designated village centre, the village hall.	A lengthy walking distance of over 450m to the village centre community facilities.	Green
Distance to nearest Primary school. (2)	Redlands Community Primary school is less than a 100m walk from the centre of the site.	Green
Distance to GP/Health Centre.	A walking distance of about 400m to the health centre.	Green

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Current existing informal/formal recreational opportunities on site?	This location is known locally as “Tommy Hunts sledging hill”, if weather conditions are supportive it is a very well used location.	Amber
Ancient monuments or archaeological remains?	None found on the site.	Green
Any public rights of ways/bridle paths?	A right of way is found in the bottom corner of the site, this could be protected in a good design solution with additional works.	Amber
Gas, oil, pipelines and networks & electricity transmission network?	A telephone cable is in situ along the boundary of the site and this will require re-siting.	Amber
Any nuisance issues?	The railway line is directly on the edge of the site, this creates excessive noise and potentially an odour nuisance. A planting/noise attenuation bund will be required to mitigate this feature.	Red
Any contamination issues?	No issues identified.	Green
Any known flooding issues?	The site is in flood zone one and due to its size a sustainable urban drainage scheme (SUDS) will be required, further investigations required.	Green
Any drainage issues?	No drainage issues identified.	Green
Issues related to planning history on the site?		

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p>Red - 12</p> <p>Amber – 6</p> <p>Green - 10</p>	<p>A RED SCORING SITE OF MINUS 2.</p>