

## **Sileby 16 – Land off 230 Seagrave road (SHLAA Ref PSH379)**

### **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>	SHLAA Ref PSH 379.
<b>Site name and address:</b>	Land off 230 Seagrave Road.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site area and capacity:</b>	2.9HA – Approximately 68 units (3 bed houses).	Red
<b>Current Use:</b>	The site comprises of one large grazing field, this use would need to be relocated.	Amber
<b>Adjoining Uses:</b>	The site sits in open Countryside and is adjacent to the Sunrise Poultry Farm and a recently consented residential site. It is surrounded on three sides by arable fields in current use, with residential opposite. The site is separate from the current built form and has a very rural, open countryside aspect with panoramic open vistas to the Western, Eastern and Southern elevations.	Red
<b>Topography:</b>	A steeply sloping that falls away to Sibley 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>	Single ownership.	Green
<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	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	hedgerow, with open vistas to three aspects. Development would cause substantial harm to quality and the amenity of adjoining residents.	
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	A large number of trees are dotted around the boundary which is made up of large sections of good quality hedgerow, - all of these will need to be fully protected. Development would harm or require removal of ancient trees or hedgerow.	Red
<b>Relationship with existing pattern of built development?</b>	The site is adjacent to a large field that has very recently won a residential planning consent at a public inquiry, it has no physical connection with the current built form.	Red
<b>Local Wildlife considerations?</b>	Nesting birds, badgers, small mammals, moths and butterflies in a bio diverse setting.	Red
<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 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 nearby roundabout has been installed and subject to negotiation this could serve the site with additional works. A farm machinery access is already in place to the site but this would probably be too close to junctions to be admissible as an access	Amber
<b>Impact on existing vehicular traffic?</b>	A negative impact from this number of units on the existing village.	Amber
<b>Safe access to public transport?</b>	Yes, a walk of less than 200m 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 1300m 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 450m walk from the centre of the site.	Amber
<b>Distance to GP/Health Centre.</b>	A walking distance of about 1000m to the health centre on Storer Close.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified.	Green
<b>Ancient monuments or archaeological remains?</b>	None found within the site, but Roman coins found very nearby so this requires further investigation.	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>	An electricity cable crosses the site and needs to be relocated.	Amber
<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>	Further studies will be required as the nearness to a major production facility may have caused contamination issues.	Amber
<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>	The Sileby Brook is on the edge of the site so a full hydrology evaluation is required.	Amber
<b>Issues related to planning history on the site?</b>		

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p><b>Red - 10</b></p> <p><b>Amber – 14</b></p> <p><b>Green - 4</b></p>	<p><b>A RED SCORING SITE of MINUS 6.</b></p>