

## **Sileby 4 – Paynes Farm expansion (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>	Paynes Farm expansion.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site area and capacity:</b>	11.48HA – Approximately 215 units (3 bed houses).	Red
<b>Current Use:</b>	The site comprises of two very large arable fields, these uses would need to be relocated.	Red
<b>Adjoining Uses:</b>	The site sits in very open Countryside and is surrounded on three sides by arable fields in current use. Although the site adjoins the current village envelope along one boundary it has a very rural, open countryside aspect with panoramic open vistas to the Northern, Western and Eastern elevations.	Amber
<b>Topography:</b>	A gently sloping and undulating site with ground levels that will require minor mitigation.	Amber
<b>Greenfield or Previously Developed Land?</b>	A greenfield site.	Red
<b>Good Quality Agricultural Land?</b>	The majority of the site is classified as grade 2 agricultural land by Natural England, this is agricultural land of a very good quality, and many local planning authorities do not allow development on grade 1 or 2 land as it is a rare National asset. Another section of the site is grade 3 land of a good to moderate quality.	Red
<b>Site availability - Single ownership or multiple ownership?</b>	Single ownership.	Green
<b>Landscape &amp; Visual Impact Assessment (LVIA)</b>	The view from the top elevation of the field is very good, the location is highly rural in character and is of a high LVIA quality. The site is within the Soar Valley Landscape Character Area and is bounded by	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
	trees and hedgerow, with open vistas to three aspects. Development would cause substantial harm to the quality and the amenity of adjoining residents and harden this edge of the settlement boundary.	
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	A large stand of trees is found on the Western boundary and several mature trees are dotted around the boundaries, hedgerow bounds the whole site in continuous sections - all of these will need to be fully protected. Development would harm or require removal of mature trees or hedgerow.	Red
<b>Relationship with existing pattern of built development?</b>	The site is adjacent to an existing residential area that “feels” distant from the built up central area of Sileby. The land is visible form a range of sources and this could be mitigated with adequate planting bunds and careful elevational treatments, such as further single storey development as is found adjacent.	Amber
<b>Local Wildlife considerations?</b>	Nesting birds, small mammals, butterflies, badgers, hares and moths.	Red
<b>Listed Building or important built assets?</b>	None identified.	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 direct visual impact upon its setting, a large scale development of this size 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 a lengthy distance away on Ratcliffe Road, access may require the active support of a third party landowner. Difficult to ensure pedestrian connectivity with the village centre due to the distances involved.	Red
<b>Safe vehicular access to and from the site?</b>	The site is landlocked although an access to Ratcliffe Road may be feasible, no access is likely from the adjoining development on Stanage Road. A farm machinery access gate and roadway is already in place near to the site, this will require significant widening to meet highways visibility splay requirements but vehicular access should be possible with significant improvement.	Amber
<b>Impact on existing vehicular traffic?</b>	A very major impact from this large number of units in this particular location on the existing village centre.	Red
<b>Safe access to public transport?</b>	No, a long walking distance of over 850m from the centre of the site to the nearest bus stop on Highgate Road.	Red
<b>Distance to designated village centre, the village hall.</b>	A lengthy walking distance of over 1000m to the village centre community facilities.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Distance to nearest Primary school. (2)</b>	Highgate Community Primary school is about a 1,150 walk from the centre of the site.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of about 450m to the health centre.	Amber
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site.	Green
<b>Any public rights of ways/bridle paths?</b>	None found, formal or informal.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	An electricity supply cable is found within the site and this will require re-siting. TBC	Amber
<b>Any nuisance issues?</b>	No nuisance issues identified.	Green
<b>Any contamination issues?</b>	No concerns identified.	Green
<b>Any known flooding issues?</b>	The site is within a designated flood zone 3, but appears to have been “culverted” along the boundary of these two fields, further investigation is required by a professional hydrology survey.	Amber
<b>Any drainage issues?</b>	Minor pooling on site, Sileby Brook runs along the boundary and requires further investigations.	Amber
<b>Issues related to planning history on the site?</b>		

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p><b>Red - 12</b></p> <p><b>Amber - 9</b></p> <p><b>Green - 7</b></p>	<p><b>A RED SCORING SITE of MINUS 5.</b></p>