

YourLocale Sileby 3 – Memorial Park

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 :	No SHLAA Ref
Site name and address:	Memorial Park Sibleby

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	4.5HA – Approximately 90 new build units (no SHLAA figure).	Red
Current Use:	The park is a full public access facility and designated as an open space, sport and recreation facility (OSSR).	Red
Adjoining Uses:	The site is in the village centre with residential units to all four aspects and a “gap” to Highgate Road.	Green
Topography:	An undulating and variable sloping site that falls away in to the brook that traverses through the central area of the site.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red
Good Quality Agricultural Land?	The site is classified as a combination of grade two and grade three agricultural land by Natural England, this is agricultural land of a very good, to a good to moderate quality. Some Local Authorities restrict development on grade two land as it is a scarce National asset that should be preserved.	Amber
Site availability - Single ownership or multiple ownership?	Multiple owners (parish council members are the trustees).	Red
Landscape & Visual Impact Assessment (LVIA)	The park covers a large and open central area in the village centre and is a long established public OSSR site, providing a green “haven”. Development would cause substantial harm to the landscape quality and the green feel of the village.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Important Trees, Woodlands & Hedgerows?	A stand of mature trees is within the site with several species including poplars dotted throughout the site, shrubs and flowerbeds also found. Well maintained privet hedge is found around the war memorial. It should be possible to maintain most of the planted assets in a sensitive design solution. All of these will require protection.	Red
Relationship with existing pattern of built development?	A large green “lung” in the village centre and a part of the history of Sileby, so even a very special design solution would cause a negative reaction from overlooking residents.	Red
Local Wildlife considerations?	Nesting birds, moths and butterflies, urban foxes.	Green
Listed Building or important built assets?	Local landmarks such as the war memorial are situated within the park and other buildings are within sight lines of the site, development would cause substantial harm.	Red
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area but given its existing use residential development would cause less than substantial harm.	Amber
Safe pedestrian access to and from the site?	Existing provision from Seagrave Road and Highgate Road which bound the site so access already provided for pedestrians with excellent connectivity to the village centre facilities.	Green
Safe vehicular access to and from the site?	A single track lane is accessed on Seagrave Road .The entrance should be able to secure a safe highways access with adequate visibility splays possible with significant improvement. The site is well connected to the current traffic movement system.	Amber
Impact on existing vehicular traffic?	A medium negative impact from this number of units, a sustainable transport plan could be encouraged to deter car ownership.	Amber
Safe access to public transport?	Yes, bus stops are found on Highgate and Seagrave Roads.	Green
Distance to designated village centre, the village hall.	A walking distance of about 425m from the centre of the site.	Green
Distance to GP/Health Centre.	A walking distance of less than 200m to the Sileby medical centre (Storer Close).	Green
Distance to Primary school.	Sileby Redlands Community Primary school is less than a 150m walk from the centre of the site.	Green
Current existing informal/formal recreational opportunities on site?	Changing room pavilion, children’s play equipment, adult outside gym, playing fields and public open space.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Ancient monuments or archaeological remains?	None found on the site, but given its location an archaeological survey might be required.	Green
Any public rights of ways/bridle paths?	Yes, a ROW crosses along the Western boundary of the site and this access will need to be retained.	Amber
Gas, oil, pipelines and networks & electricity transmission network?	None in situ.	Green
Any nuisance issues?	The floodlights would cause a nuisance if used too late in to the night.	Amber
Any contamination issues?	Given the current recreational use highly unlikely to find contamination issues.	Green
Any known flooding issues?	A small section of the site is sterilised by flood zone 3 designation, but this is a very small area around the brook and the rest of the site is in flood zone one. Due to its size a sustainable urban drainage scheme (SUDS) will be required, so further investigations are required.	Amber
Any drainage issues?	Drainage issues are likely with the brook, requires further investigations.	Amber
Issues related to planning history on the site?	It is highly unlikely that CBC would grant a residential consent for “all” of the site, it may be possible to package a small section – say along Highgate Road for a niche, affordable (?) housing project.	
	Red - 9 Amber - 9 Green – 10	A LOW SCORING GREEN SITE OF 1.