

Sileby Neighbourhood Plan Review

May 2022

1. Executive summary

Having followed a detailed site assessment process, 2 sites, sites 1 and 21 were proposed for allocation within the Neighbourhood Plan.

Subsequently, the owners of site 1 withdrew their support for the proposed allocation leaving site 21 as the allocation within the Neighbourhood Plan.

Two sites, sites 22 and 23 are included in the Neighbourhood Plan as Reserve Sites which will come forward for development should further housing be required within the Parish over the Plan period.

2. Delivering the growth strategy through a plan led approach

The Site Sustainability Assessment (SSA) process is a best practise methodology comparing housing land supply options to be used for plan-making purposes. The level of information provided is appropriate for this purpose and is proportionate to the requirements of the NDP. Through delivering the results of the (SSA's) the least environmentally damaging and therefore the most environmentally sustainable locations are supported for potential residential development. Working in partnership with landowners has enabled a positive SSA process that will deliver the residential site allocations that meet the minimum housing provision target and affordable housing requirements in CBC's Local Plan. The SSA reports have been circulated to the landowners and updated accordingly with the additional information provided.

The Sileby exercise has been complicated by the housing allocations already made by CBC, in particular sites 12 and 16 scored badly in the SSA exercise.

The scoring matrix adopted by the group was as follows:

Sustainable Site Assessment (SSA) matrix – Sileby 2021

<u>Criteria</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>
1. Site capacity	Small capacity up to 10 dwellings	Medium capacity of between 11-24 dwellings	Large capacity of more than 25 dwellings
2. Current Use	Vacant	Specific existing use needs to be relocated (not land)	Loss of an important local asset
3. Adjoining Uses	Site wholly within residential area or village envelope	Site joined to village envelope or residential location	No physical direct link to village envelope or residential location
4. Topography	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated or unmade land
5. Greenfield or Previously Developed Land	Previously developed land (brownfield) more than 50% site area	Mixture of brownfield – between 25% & 50%, with the balance greenfield land	Mainly greenfield land, less than 24% brownfield
6. Good Quality Agricultural Land (Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)
7. Site availability – Individual single ownership or multiple ownership	Individual single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape Character Assessment and Visual Impact Assessment (LVIA) or a NDP protected view	No harm to quality.	Less than substantial harm to quality.	Substantial harm to quality.
9. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)

10. Relationship with existing pattern of built development	Land visible from a small number of residential properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve
11. Ridge and furrow	None or grade 1	Grade 2 or 3	Grade 4
12. Local Biodiversity score#	A score of 1	A score of 2-3	A score of 4-5
13. Listed Building or important heritage or built asset and their setting	No harm to existing	Less than substantial harm	Substantial harm
14. Impact on the Conservation Area or its setting	No harm	Less than substantial harm	Substantial harm
15. Safe pavement access to and from the site	Existing pavement linked to the site	No pavement but can be easily created with significant improvements	Third party consent required or no potential for pavement
16. Impact on existing vehicular traffic	Impact within village minimal	Medium scale impact within village	Major impact on village
17. Safe vehicular access to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided or requires third party consent
18. Safe access to public transport (specifically a bus stop with current 7 day service)	Direct distance of 250m or less	Direct distance of 251-500m	Direct distance of greater than 501m
19. Distance to designated village centre (Church) and junction	Direct distance of 250m or less	Direct distance of 251 – 500m	Direct distance of greater than 501m
20. Distance to GP/Health Centre	Direct distance of 250m or less	Direct distance of 251 – 500m	Direct distance of greater than 501m

21. Distance to Primary School.	Direct distance of 250m or less	Direct distance of 251- 500m	Direct distance of greater than 501m
22. Distance to rail station.	Direct distance of 250m or less	Direct distance of 251- 500m	Direct distance of greater than 501m
23. Distance to formal recreation use	Direct distance of 250m or less	Direct distance of 251- 500m	Direct distance of greater than 501m
24. Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
25. Ancient monuments or archaeological remains	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains
26. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to a public right of way	Re-routing required or would cause significant harm
27. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)	Site unaffected	Re-siting may be necessary or reduces developable area	Re-siting required or may not be feasible
28. Any nuisance issues - light pollution, noise pollution, odour/noxious smell.	No nuisance issues	Mitigation may be necessary	Nuisance issues will be an ongoing concern
29. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
30. Any known flooding issues	Site in flood zone 1 or 2 or no flooding for more than 25 years	Site in flood zone 3a or flooded once in last 25 years	Site in flood zone 3b (functional flood plain) or flooded more than once in last 25 years
31. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.

The SSA's and the actions recommended are shown below in the following table.

SSA number and Site Location	SHELAA reference	Estimated number of units	RAG SCORE	Comments
1. Factory – corner of Park and Seagrave Road	PSH 111	11 units	Green 20	Initially allocated in the Neighbourhood Plan before being withdrawn by the landowners.
2. Adjacent 245, Ratcliffe Road	PSH 150	23 units	Red -3	Not proceeding.
3. Rear of 41 Barrow Road	PSH179	16 units	Amber	Not proceeding.
4. Under construction.				N.A.
5. Land off Homefield Road.	PSH261	44 (or 55) units	Green 3	Allocated for residential use in the CBC local plan, HA54.
6. Land off 115 Barrow Road	PSH262	11 units	Green 2	Not proceeding.
7. Blossom Farm	PSH318	120 units	Red -5	Not proceeding.
8. Peashill farm extension	PSH346	145 units	Amber	Not proceeding.
9. Land to the rear of the Maltings	PS353	13 units	Green 15	Allocated for residential use in the CBC local plan, HA55.
10. and 11.	Planning consents granted			N.A.

12. Land off Barnards Drive.	PSH439	226 units	Red - 2	Allocated for residential use in the CBC local plan, HA53.
13. Cossington infill, off Cossington Road.	PSH474	176 units	Amber	Not proceeding.
14. Under construction				N.A.
15. Payne's farm expansion	PSH493	675 units	Red -6	Not proceeding.
16. Land off Kendal Road	PSH 64	32 units	Red -5	Allocated for residential use in the CBC local plan, HA56.
17. and 18.	Planning consents granted			N.A.
19. Number 36 Charles Street	SH129	11 units	Green 19	Allocated for residential use in the CBC local plan, HA57.
20. Land rear of 9 King Street	SH132	14 units	Green 12	Allocated for residential use in the CBC local plan, HA58.
21. Land rear of 107-109 Cossington Road	SH135	12 units	Green 17	Allocate site for development in the NDP.
22. The Oaks business centre	SH136	11 units	Green 16	Potential reserve site. Owner not keen to develop immediately.
23. Barrow Road	SH138	12 units	Green 14	Potential reserve site. Owner not keen to develop immediately.

YourLocale Sileby 1 – Factory corner of Seagrave and Park Road (SHLAA Ref – PSH111)

1. Executive Summary

A very high green scoring site that should be allocated for residential use in the NDP (subsequently withdrawn).

Planning conditions to be agreed with the owner.

2. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

3. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

4.

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

Site - Details	
Site reference :	SHELAA Ref PSH111 CBC state “no irresolvable environmental/physical constraints”.
Site name and address:	Factory corner of Seagrave and Park Roads.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of 0.37HA – approximately 11 new build units as per the SHELAA.	Amber
Current Use:	The factory is a current employment site, a factory building with an “interesting saw tooth roof”.	Red
Adjoining Uses:	The site is on the edge of the village centre with residential units to three aspects and another factory on the opposite side of Park Road.	Green
Topography:	A flat site with no apparent issues with ground levels or unmade ground.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Greenfield or Previously Developed Land?	The whole of the land is a brownfield site in current economic use.	Green
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 availability – Individual single ownership or multiple ownership?	Single ownership.	Green
Landscape character & Visual Impact Assessment (LVIA)	The factory is within the built form of the village centre and is owned by a long established local employer. Development would cause no harm to the landscape quality, probably enhancing the attractiveness of the predominantly residential street scene to nearby residents.	Green
Important Trees, Woodlands & Hedgerows?	No important trees or ancient hedgerow within the site, a few self-set, small trees on the curtilage and these can be retained or easily replaced.	Green
Relationship with existing pattern of built development?	In the central part of the existing built up area so a very sustainable location to develop residential property, a careful design is required to maintain local residents amenity due to the distances involved.	Amber
Ridge and furrow?	None is possible in this location.	Green
Local biodiversity score?	The whole site is a series of car parks and buildings so no meaningful wildlife present.	Green
Listed Building or important heritage or built assets and their setting?	No local landmarks are on the site or within view of the factory so development would cause no harm.	Green
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its existing use as a factory, conversion to residential will enhance its overall setting.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Safe pavement access to and from the site?	Existing pavement provision on Seagrave Road and Park Road bounding the site so access is already provided for pedestrians with excellent connectivity to the village centre and amenities.	Green
Safe vehicular access to and from the site?	Two small pavement cross-overs are found on two opposite sides of the site. The entrance on Park Road should be able to secure a safe highways access with adequate visibility splays, due to the nearness to the road junction highways authority advice will be required. The site is well connected to the current traffic movement system.	Amber
Impact on existing vehicular traffic?	A minimal impact from this small number of units.	Green
Distance to public transport (bus stop with service)?	A bus stop is found nearby on the other side of Seagrave Road.	Green
Distance to designated village centre, the church?	A walking distance of about 350m.	Green
Distance to GP/Health Centre.	A walking distance of about 480m to the Sileby medical centre (Storer Close).	Amber
Distance to Primary school.	Sileby Redlands Community Primary school is less than a 110m walk from the centre of the site.	Green
Current existing informal/formal recreational opportunities on site?	None identified in this private industrial location.	Green
Ancient monuments or archaeological remains?	None found on the site, although given its location an archaeological survey might be required through the planning process.	Green
Any public rights of ways/bridle paths?	Two public footpaths bound the site and these will continue to be needed and would be retained.	Green
Gas, oil, pipelines and networks & electricity	A utility cable is in place and will require resiting.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
transmission network (not sewage)?		
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	None identified.	Green
Any contamination issues?	Given the current industrial use a professional assessment is required and this may recommend remediation measures.	Amber
Any known flooding issues?	The site is in flood zone one and due to its small size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations are required.	Green
Any drainage issues?	No drainage issues identified, surface water drains through the public sewer network.	Green
	Red - 1 Amber - 7 Green – 21	A VERY HIGH GREEN SCORING SITE OF 20.

YourLocale Sileby 2 – Adjacent to 245 Ratcliffe Road (SHLAA Ref PSH150)

1. Executive Summary

A negative scoring site so no further action required.

2. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

3. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref PSH150 CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	Land adjacent to 245, Ratcliffe Road

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of 0.88HA – approximately 23 new build units (three bed houses)	Amber
Current Use:	Currently a residential cottage with frontage along Ratcliffe Road with stables and a menage to the rear, a large garden/paddock is found to the rear and sides of the property. It is possible that aspects of the front elevation might need to be preserved and important land uses will be lost.	Red
Adjoining Uses:	The site is almost on the edge of the parish boundary, an unsustainable walking distance from the centre of the current built form and village envelope, with open space to one side and a residential property to the other side of the cottage.	Red
Topography:	A flat and gently undulating site that can be readily mitigated.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Greenfield or Previously Developed Land?	A mixture of greenfield and brownfield sites, housing an “in use” cottage that would have to be demolished to achieve the maximum density of build on the site, brownfield use is about a third of the whole.	Amber
Good Quality Agricultural Land?	The site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
Site availability – Individual single ownership or multiple ownership?	Single owner.	Green
Landscape character & Visual Impact Assessment (LVIA)	The cottage is in good condition and the garden and paddock are well maintained, bushes, shrubs and trees provide gaps and a window to a long distance view. The setting is very good and it is a place with a medium to high LVIA.	Amber
Important Trees, Woodlands & Hedgerows?	Several large mature trees are found within the site, hedgerows are in continuous sections to all boundaries - all of these will need to be fully protected. Development would certainly require removal of both mature trees and/or ancient hedgerows.	Red
Relationship with existing pattern of built development?	The location is completely detached from the village and is surrounded by open countryside on three boundaries with no pedestrian connectivity. Although the site is adjacent to a desirable residential property it does not have a close link with the village centre.	Red
Ridge and furrow?	None identified.	Green
Local biodiversity score?	Nesting birds, small mammals, moths and butterflies.	Amber
Listed Building or important heritage built assets and their setting?	None within a sight line of the land.	Green
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its existing residential use development would cause a less than substantial harm upon its setting.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Safe pavement access to and from the site?	A path is in place although it is a very long walk and an unsustainable distance to the village centre.	Green
Safe vehicular access to and from the site?	A small driveway acts as the entrance to the cottage, this is not adequate for 23 dwellings and a secure and safe highways access with adequate visibility splays is required, given the 60mph speed limit is less than 50m away this might be impossible to achieve under current highways policy and safety standards. The site is very poorly connected to the current traffic movement system.	Red
Impact on existing vehicular traffic?	A medium to high impact from this number of units in this very sensitive location.	Red
Distance to public transport (bus stop with service)?	The nearest bus stop is a very long walk on Highgate Road, about a 900m walk.	Red
Distance to designated village centre, the church.	A walking distance of over a 1000m.	Red
Distance to GP/Health Centre.	A walking distance of more than 800m to the Sileby medical centre (Storer Close).	Red
Distance to Primary school.	Sileby Redlands Community Primary school is more than a 1200m walk from the centre of the site.	Red
Current existing informal/formal recreational opportunities on site?	The menage and stables are in private ownership and operated commercially, open to the public.	Amber
Ancient monuments or archaeological remains?	None found on the site, given its location and current previous use it is unlikely to require further investigations.	Green
Any public rights of ways/bridle paths?	None identified.	Green
Gas, oil, pipelines and networks & electricity	A telephone cable is in situ in to the site and this will require re-siting.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
transmission network?(not sewerage).		
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	Noise from the speeding traffic entering and leaving the town will. Require planting or noise attenuation measures.	Amber
Any contamination issues?	A spoil-tip and bonfire seat is found within the site, a professional assessment is required and this will could recommend remediation measures.	Amber
Any known flooding issues?	The site is in flood zone one and will not require further investigations, unless demanded by CBC or the Environment Agency.	Green
Any drainage issues?	A small amount of pooling identified, straight forward to remediate.	Amber
	Red - 10 Amber - 12 Green – 7	A RED SCORING SITE OF NEGATIVE 3.

Sileby site 3 – Rear of 41 Barrow Road (SHELAA site – PSH179)

4. Executive Summary

An amber scoring site so no further action required.

5. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

6. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref PSH179, CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	Land rear of 41 Barrow Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	1.21HA – in total, approximately 0.5HA developable. About 14 new build units SHELAA states 16 (3 bed houses)	Amber
Current Use:	Two small fields used for grazing, this farm use needs to be relocated.	Amber
Adjoining Uses:	The site is on the boundary of the current built form at the rear of Herrick Close. Residential units are in situ to two elevations with open fields to the remaining two elevations.	Amber
Topography:	An undulating site with minor mitigation measures required for development to proceed.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Good Quality Agricultural Land?	The developable section of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
Site availability – Individual single ownership or multiple ownership?	Family ownership.	Amber
Landscape & character Visual Impact Assessment (LVIA)	The whole site has wide open views across the countryside, the location is of a very rural character and is of a high LVIA quality. The site is bounded on two sides with hedgerow with open vistas to two aspects. Development would cause substantial harm to the quality and amenity of adjoining residents and would extend Sileby further in to the surrounding open countryside.	Red
Important Trees, Woodlands & Hedgerows?	Several mature trees are dotted around the site but significant sections of hedgerow would have to be grubbed out to allow development to proceed, these features cannot be protected.	Red
Relationship with existing pattern of built development?	On the boundary of the existing built up area so extends the built form in to the countryside further in an unsustainable manner.	Red
Ridge and furrow?	None identified.	Green
Local biodiversity score?	Nesting birds, small mammals, badgers, butterflies and moths.	Amber
Listed Building or heritage or important built assets and their setting?	No local landmarks are within view of the site.	Green
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its distance from it, development would cause a less than substantial harm upon its setting.	Amber
Safe pavement access to and from the site?	Existing provision on Barrow Road bounding the site so access already provided for pedestrians but with very poor connectivity to the village centre due to the long distance involved.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Safe vehicular access to and from the site?	A small access is in place and it appears relatively straightforward to provide vehicular access in to the site with substantial additional works.	Amber
Impact on existing vehicular traffic?	A small to medium impact from this number of units, although given the distance to the village centre this is amplified.	Amber
Distance to public transport? (bus stop with service)?	A bus stop is found very nearby on Barrow Road.	Green
Distance to designated village centre, the church.	A walking distance of more than 250m.	Amber
Distance to GP/Health Centre.	A walking distance of more than 800m to the Sileby medical centre (Storer Close).	Red
Distance to Primary school.	Sileby Redlands Community Primary school is about a 350m walk from the centre of the site.	Amber
Current existing informal/formal recreational opportunities on site?	None identified in this private location.	Green
Ancient monuments or archaeological remains?	Although no finds to date on the site, given its location it is within the “archaeological alert zone”.	Amber
Any public rights of ways/bridle paths?	None identified.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	A telephone cable will require resiting.	Amber
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	No issues identified.	Green
Any contamination issues?	Small tips identified on site, further investigations required but no major issues apparent.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any known flooding issues?	The site is adjacent to flood zone 3b (the functional flood plain) and is nearly all in flood zone 3a, so further investigations and a hydrology survey are required. The site may not pass the “sequential test” for development.	Red
Any drainage issues?	Severe issues with drainage due to the flood category and the low level of the land.	Red
	Red - 7 Amber - 15 Green – 7	AN AMBER SCORING SITE.

Sileby site 5 – Land off Homefield Road (SHELAA Ref PSH 261)

7. Executive Summary

A low green scoring site, as several SIGNIFICANTLY higher scoring green sites are available no further action is required.

8. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

9. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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 physical/environmental constraints”.
Site name and address:	Land off Homefield Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Approximately 1.47HA – Yield of about 44 units (3 bed houses). Reduced in size from original 2018 proposal of 3.4HA and 64 units. Planning application with a higher yield of 55 units submitted.	Red
Current Use:	The site comprises of three small fields used for grazing, these farming uses would need to be relocated as agricultural land is a finite resource that cannot be replaced once used.	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. The Eastern site boundary adjoins the current village envelope.	Amber
Topography:	A severely sloping site that falls away to the valley floor, will require substantial mitigation. The highest point on this side of the village.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
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 – Individual single ownership or multiple ownership?	Single ownership.	Green
Landscape & character Visual Impact Assessment (LVIA)	The view from the highest elevation of the site is of a unique quality, the location is rural in outlook and is of a very high LVIA quality. The site is bounded by trees and hedgerow some of which is listed, with open long distance vistas to one aspect. Development would cause a less than substantial harm to the quality and the amenity of this edge of the town and to adjoining residents.	Amber
Important Trees, Woodlands & Hedgerows?	Hedgerows are in continuous sections around the whole site and sections 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 certainly harm or require the removal of mature trees and/or ancient hedgerow.	Red
Relationship with existing pattern of built development?	Although very small sections of the site are adjacent to current residential use the site acts as an area of open countryside to the North and would cause an unsustainable incursion in to open countryside buffer.	Red
Ridge and Furrow?	Heavily denigrated R and F in one field.	Amber
Local biodiversity score?	Nesting birds, small mammals, butterflies, badgers and moths.	Red
Listed Building or heritage use or important built assets and their setting?	Several important landmarks are nearby and within view of the site, not seriously affected.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Impact on the Conservation Area or its setting?	Although the whole site is outside of the Sibleby conservation area a development of this scale , in this nearby location, would have a negative but less than substantial detrimental impact upon its setting.	Amber
Safe pavement access to and from the site?	No current provision to the land although a footpath is found fairly nearby on Homefield Road so it can be created.	Amber
Safe vehicular access to and from the site?	No current provision although a hammerhead is found nearby on Homefield Road, access is likely to require the active support of a third party landowner. Access appears feasible with significant additional works.	Amber
Impact on existing vehicular traffic?	A large impact from this number of units in this sensitive highways location upon the existing residents nearby and the village centre.	Amber
Distance to public transport?(bus stop with service)?	A bus stop is found fairly 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.	Amber
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.	Amber
Current existing informal/formal recreational opportunities on site?	The site has historically been used for sledging, although there is no sanctioned public access to this privately fenced off site.	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 would need to be protected in a good design solution with additional works being required.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Gas, oil, pipelines and networks & electricity transmission network? (not sewerage).	A telephone cable is in situ near to the boundary of the site and this may require re-siting.	Amber
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	The railway line is directly on the edge of the site and although this creates excessive noise the principle of development has been agreed by CBC's environmental health team. A planting/noise attenuation bund will be required to mitigate this feature and this nuisance will remain an ongoing concern.	Amber
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 are required.	Green
Any drainage issues?	A significant pooling issue identified, significant remediation is required.	Amber
	Red - 4 Amber - 14 Green - 7	A GREEN SCORING SITE OF 3.

YourLocale Sileby 6 – Land off 115 Barrow Road (SHELAA site – PSH262)

10. Executive Summary

No further action required as ineligible for second stage assessment due to being in the area of separation with Cossington and only a low green scoring site.

11. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

12. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref PSH262, CBC state “no irresolvable physical/environmental concerns”.
Site name and address:	Land off 115, Barrow Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.5HA – in total, approximately 0.4HA developable. Approximately 11 new build units (3 bed houses), SHELAA states 10 units.	Amber
Current Use:	Currently a detached house with a large garden/paddock attached, the existing uses will need to be relocated.	Amber
Adjoining Uses:	The site is on the edge of the current built form being the last house on the left of Barrow Road. Residential units are found to two elevations with open fields to the remaining two.	Amber
Topography:	A relatively flat site with no apparent issues with ground levels.	Green
Greenfield or Previously Developed Land?	A combination site, mainly greenfield with an existing residential unit (therefore brownfield) in situ.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Good Quality Agricultural Land?	The site is classified as a mixture of grade 4 land (poor) and grade 3 land (good to moderate) quality by Natural England.	Amber
Site availability – Individual single ownership or multiple ownership?	Single owner.	Green
Landscape & character Visual Impact Assessment (LVIA)	The house overlooks the flood plain to the rear with wide open views across the countryside, the location is of a very rural character and is of a very high LVIA quality. The site is bounded on one side by trees with open vistas to two aspects. Development would cause substantial harm to the quality and amenity of adjoining residents and would ruin the “feel” of this village entrance, extending Sileby further in to the countryside.	Red
Important Trees, Woodlands & Hedgerows?	A small stand of trees is on the edge of the site and there are sections of good quality ancient hedgerow in place, all of these features need to be protected.	Amber
Relationship with existing pattern of built development?	On the edge of the existing built up area so extends the built form in to the countryside further in an unsustainable manner. The land is within the adopted area of separation so this is a RED FLAG in policy terms and development cannot be considered further.	RED FLAG
Ridge and Furrow?	None identified.	Green
Local biodiversity score?	Great crested newts, bats, small mammals, badgers, butterflies and moths.	Red
Listed Building or heritage or important built assets and their setting?	No local landmarks are within view of the site.	Green
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its distance from it, development would cause a less than substantial harm.	Amber
Safe pavement access to and from the site?	Existing provision on Barrow Road bounding the site so access already provided for pedestrians but with very poor connectivity to the village centre due to the lengthy distance involved.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Safe vehicular access to and from the site?	An access is in place although this is inadequate for eleven units at present it appears straightforward to provide access in to the site with substantial additional works. A dialogue with the highways authority is advised.	Amber
Impact on existing vehicular traffic?	A small impact from this small number of units, although given the distance to the village centre these additional traffic movements are amplified.	Amber
Distance to public transport?(bus stop with service)?	A bus stop is found very nearby on Barrow Road.	Green
Distance to designated village centre, the church?	A walking distance of more than 1000m.	Red
Distance to GP/Health Centre.	A walking distance of less than 1000m to the Sileby medical centre (Storer Close).	Red
Distance to Primary school.	Sileby Redlands Community Primary school is about a 510m walk from the centre of the site.	Red
Current existing informal/formal recreational opportunities on site?	None identified in this private fenced off location.	Green
Ancient monuments or archaeological remains?	None found on the site, given its location an archaeological survey will probably not be required.	Green
Any public rights of ways/bridle paths?	None identified.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	A telephone cable will require resiting.	Amber
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	Minor traffic and railway noise but this can be ameliorated with sound attenuation measures and/or a planting bund.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any contamination issues?	None identified.	Green
Any known flooding issues?	The site is adjacent to flood zone 3b (the functional flood plain) and is nearly all in flood zone 3a, so further investigations and a hydrology survey are required. The site may not pass the “sequential test” for development.	Red
Any drainage issues?	Severe issues with drainage due to the flood category.	Red
	Red - 8 Amber - 11 Green – 10	A LOW GREEN SCORING SITE OF 2.

Sileby site 7 – Blossom Farm (SHELAA Ref PSH 318)

13. Executive Summary

A red scoring site so no further action required.

14. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

15. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref PSH 318. CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	Blossom Farm.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of 6.38HA yielding approximately 120 units (3 bed houses).	Red
Current Use:	The site comprises of two fields used for grazing, these existing uses would need to be relocated as agricultural land is a finite resource.	Amber
Adjoining Uses:	The site sits in very open Countryside and is surrounded on all sides by arable or grazing fields in current use. Although the site does not yet adjoin the current village envelope along one boundary it has a planning consent granted for residential development. A very rural, open countryside aspect with panoramic open vistas to all elevations.	Red
Topography:	A gently sloping and undulating site with ground levels that will require minor mitigation.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Good Quality Agricultural Land?	The majority of the site is classified as grade 3 land, this is land of a good to moderate quality in the Natural England classification.	Amber
Site availability – Individual single ownership or multiple ownership?	Single ownership.	Green
Landscape & character Visual Impact Assessment (LVIA)	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 half of the site is currently covered by trees and hedgerow, with open vistas to all aspects. Development would cause substantial and irreversible harm to quality.	Red
Important Trees, Woodlands & Hedgerows?	About half of the site is woodland and many mature trees are dotted within and around the boundaries, ancient hedgerow bounds the whole site in continuous sections - all of these will need to be fully protected. Development would certainly harm or require removal of a significant number of mature trees and/or ancient hedgerow.	Red
Relationship with existing pattern of built development?	The site is adjacent to an existing planning consent for residential use but it currently “feels” distant from the built up central area of Sileby. The land is visible from a range of sources although this could be mitigated with adequate planting bunds and careful elevational treatments.	Amber
Ridge and furrow?	None identified.	Green
Local Wildlife considerations?	Nesting birds, small mammals, butterflies, badgers, hares and moths.	Red
Listed Building or heritage or important built assets and their setting?	Cemetery buildings are located close by, development causing a less than substantial harm.	Amber
Impact on the Conservation Area or its setting?	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 in a less than substantial manner.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Safe pavement access to and from the site?	The site is currently landlocked and no apparent access is in place or looks readily achievable without the active support of a third party landowner.	Red
Safe vehicular access to and from the site?	The site is currently landlocked with no adequate vehicular access, it may be possible to extend the track on Cemetery Road with substantial and significant improvements – although this will require the active support of a third party landowner. The advice of the highways authority is recommended.	Red
Impact on existing vehicular traffic?	A very major impact from this large number of units in this particularly sensitive location on the existing built up area.	Red
Distance to public transport?	A very lengthy walking distance of over 800m from the centre of the site to the nearest bus stop on Cossington Road.	Red
Distance to designated village centre, the church.	A lengthy walking distance of over 1000m to the village centre community facilities.	Red
Distance to nearest Primary school. (2)	Redlands Community Primary school is an unsustainable walk of more than 1,200m from the centre of the site.	Red
Distance to GP/Health Centre.	A walking distance of about 760m to the health centre.	Red
Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None found on the site and given the land use no thought likely.	Green
Any public rights of ways/bridle paths?	None found, formal or informal.	Green
Gas, oil, pipelines and networks & electricity	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
transmission network?(not sewerage).		
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	The rail line is fairly nearby and does cause minor ongoing noise concerns. Planting and/or sound attenuation bunds will probably be required.	Amber
Any contamination issues?	No concerns identified.	Green
Any known flooding issues?	In flood zone 1, with no previous flooding or major issues identified.	Green
Any drainage issues?	A brook is found along the Southern boundary and pooling identified so further investigation is required.	Amber
	Red - 13 Amber - 8 Green - 8	A RED SCORING SITE of NEGATIVE 5.

Sileby site 8 – Peashill Farm expansion SHELAA Ref PSH 346

16. Executive Summary

An amber scoring site, as several SIGNIFICANTLY higher scoring green sites are available no further action is required.

17. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

18. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	CBC SHELAA Ref (PSH 346) – CBC state “no known irresolvable physical/environmental constraints”.
Site name and address:	Peashill Farm Expansion

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of 7.7 HA – yielding about 145 units (3 bed houses).	Red
Current Use:	The site comprises of one and a half large arable fields, these uses would need to be relocated as agricultural land (particularly arable) is a finite resource.	Amber
Adjoining Uses:	The site sits in semi-open Countryside and is surrounded on three sides by fields in current use, with a Davidsons construction site adjacent. The location retains an open countryside aspect with panoramic open vistas to the Southern, Western and Eastern elevations.	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

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Good Quality Agricultural land?	The whole site is classified as grade 2 agricultural land by Natural England, this is agricultural land of a very good quality. Some local plans prohibit the development of grade 1 or 2 land as it is such a scarce National resource.	Red
Site availability – Individual single ownership or multiple ownership?	Single ownership.	Green
Landscape & character Visual Impact Assessment (LVIA)	The view from the top elevation of the field is good, the location feels 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 a less than substantial harm to the edge of the built form and the quality and the amenity of nearby residents.	Amber
Important Trees, Woodlands & Hedgerows?	Several mature trees are dotted around the boundaries, ancient hedgerows are in continuous sections and a stand of trees is within the site - all of these will need to be fully protected. Development will require a sensitive design solution and mitigation measures to minimise any loss of trees and/or hedgerow, this appears feasible.	Green
Relationship with existing pattern of built development?	The site is adjacent to land that is currently under residential construction. It will be difficult to improve this prominent visibility, although it is possible that additional planting would help to mitigate this loss of amenity.	Amber
Ridge and Furrow?	None identified.	Green
Local biodiversity score?	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 heritage or important built assets and their setting?	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

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Impact on the Conservation Area or its setting?	The site is outside of the Sileby conservation area and of limited ecological value, but development of this large scale would have a less than substantial impact upon its overall setting.	Amber
Safe pavement access to and from the site?	No current provision serves the site although a footpath is found nearby on Ratcliffe Road and in the site under construction so fairly straightforward to add an additional footway to ensure pedestrian connectivity with the village centre, although a long distance.	Amber
Safe vehicular access to and from the site?	It appears feasible that vehicular access can be provided from the phase 1 site subject to the agreement of highways. 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 is possible to obtain vehicular access and this has been confirmed as existing, substantial improvements are required.	Amber
Impact on existing vehicular traffic?	A very major impact from this large number of additional units in this sensitive location on the existing village centre.	Red
Distance to public transport? (bus stop with service)?	A very walking distance of over 800m from the centre of the site to the nearest bus stop on Highgate Road.	Red
Distance to designated village centre, the church.	A lengthy walking 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 walk from the centre of the site.	Red
Distance to GP/Health Centre.	A walking distance of about 650m to the health centre.	Red
Current existing informal/formal recreational opportunities on site?	Dog walkers use the site informally and this is accepted to be without the owners' consent. The shooting of game and controlling vermin is undertaken (usually by lamping) by the landowner.	Amber
Ancient monuments or archaeological remains?	None found on the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any public rights of ways/bridle paths?	None found, formal or informal.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	A utility cable is found within the site and this will require re-siting.	Amber
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	Slight traffic noise from Ratcliffe Road as traffic speeds downhill out of the village centre and from the nearby A46, this can be easily mitigated through planting bunds or sound attenuation measures.	Green
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
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
	Red - 9 Amber - 11 Green - 9	An AMBER scoring Site.

Sileby site 9 – Land to rear of Maltings – High Street (SHELAA REF PS353)

19. Executive Summary

To be allocated in the NDP for residential use.

Need to agree planning conditions with the owner.

1. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

20. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHELAA Ref PS353 - CBC state “no known irresolvable physical/environmental constraints”.
Site name and address:	Land to rear of the maltings – High Street.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Area of 0.47HA – Approximately 13 new build units – (three bed houses). NB - Allocated in the local plan as a residential development site HS60.	Amber
Current Use:	A vacant plot that has been fenced off, deliberately allowing set-setting and scrubland to develop - re-wilding of the site.	Green
Adjoining Uses:	The site is next to a car park that serves the Maltings behind the High Street in the village centre, with residential use adjacent and commercial to the Northern boundary.	Amber
Topography:	A relatively flat site that will require minor remediation measures to proceed.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Greenfield or Previously Developed Land?	A brownfield site.	Green
Good Quality Agricultural Land?	The site is classified as grade 4 agricultural land by Natural England, this is agricultural land of a poor quality.	Green
Site availability – Individual single ownership or multiple ownership?	Single ownership.	Green
Landscape & character Visual Impact Assessment (LVIA)	The land overlooks the river soar valley and is within the Soar Valley Landscape Character Area and is bounded by trees and hedgerow, with some open vistas Development would cause substantial harm to the edge of the built form and the quality and the amenity of nearby residents. RE WORD	Amber REWORD
Important Trees, Woodlands & Hedgerows?	Several shrubs are located within the site, these will require removal for development to proceed, a hedgerow is within the site and will be retained.	Amber
Relationship with existing pattern of built development?	In a central location within the existing built up area so a careful design solution is required to maintain access and not “sterilise” adjacent parcels of land.	Green
Ridge and furrow?	None on this vacant site.	Green
Local biodiversity score?	Badgers maybe,,,, further invest ...No significant wildlife present.	Amber
Listed Building heritage or important built assets or their setting?	The Maltings is a grade two listed building and church.....development of this site would undermine the setting of the buildings., causing a less than substantial harm.	Amber
Impact on the Conservation Area or its setting?	A section of the site is within the conservation boundary of the village, development would undermine the integrity of the conservation area. MMMM shielded	Red
Safe pavement access to and from the site?	Existing provision is found on the High Street bounding the site so direct access is already provided for pedestrians with excellent connectivity to the village centre.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Safe vehicular access to and from the site?	The current access off the High Street has a width of entrance that should be able to secure a safe highways access with adequate visibility splays, with additional works. The site is well connected to the current traffic movement system. REWORD	Green
Impact on existing vehicular traffic?	A relatively minor impact from this small number of units in this central location, although less traffic movements and more walking and cycling would ameliorate this.	Green
Distance to public transport?	A bus stop is found on the other side of the High Street.	Green
Distance to designated village centre, the church.	A walking distance of less than 100m.	Green
Distance to GP/Health Centre.	A walking distance of about 420m to the Banks medical centre.	Red
Distance to Primary school.	Sibley Redlands Community Primary school is about a 480m walk from the centre of the site.	Red
Current existing informal/formal recreational opportunities on site?	None identified in this location.	Green
Ancient monuments or archaeological remains?	None found on the site, given its central location an archaeological survey might be required.	Green
Any public rights of ways/bridle paths?	A public footpath is found to the Northern boundary of the site, development would undermine the integrity of this setting. CCCCCC	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	None found.	Green
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	None identified.	Green
Any contamination issues?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any known flooding issues?	Although the site is in flood zone one the Southern section of the site abuts an area of flood zone 3 so further investigations are required.	Amber
Any drainage issues?	The Sibley Brook forms the Southern boundary of the site and pooling identified, so further investigations are required.	Amber
	Red – 3 Amber – 8 Green – 18	A GREEN SCORING SITE OF 15.

Sileby site 12 – Barnards Drive Extension (SHELAA Ref PSH 439)

21. Executive Summary

A low red scoring site so no further action is required.

As SIGNIFICANTLY higher scoring sites are available this site will not be progressed.

22. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

23. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	CBC SHELAA Ref (PSH 439) – CBC state “no known irresolvable physical/environmental constraints”. CBC draft local plan allocation HS64.
Site name and address:	Land off Barnards drive.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of 11.6HA – yielding about 226 units (3 bed houses).	Red
Current Use:	The site comprises of two large arable fields, these uses would need to be relocated as agricultural land (and particularly arable) is a finite resource that needs to be replaced.	Amber
Adjoining Uses:	The site sits in open Countryside and is surrounded on two sides by arable fields in current use, the third side is a new country park. The location retains a rural, open countryside aspect with panoramic open vistas to the Northern, Western and Eastern elevations.	Amber
Topography:	A sloping and undulating site with ground levels that will require mitigation.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Greenfield or Previously Developed Land?	A greenfield site.	Red
Good Quality Agricultural land?	The majority of the site is classified as grade 2 agricultural land by Natural England, this is agricultural land of a very good quality.	Red
Site availability – Individual single ownership or multiple ownership?	Multiple ownership.	Amber
Landscape & character Visual Impact Assessment (LVIA)	The view from the top elevation of the field is good, the location feels 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 a less than substantial harm to the edge of the built form and the quality and the amenity of nearby residents.	Amber
Important Trees, Woodlands & Hedgerows?	Several mature trees are dotted around the boundaries, ancient 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.	Amber
Relationship with existing pattern of built development?	This is complicated as several nearby sites have a planning consent with extensive land already under construction. On balance, this site is extending the built form in a realistic manner in planning terms and a good design with adequate legal safeguards should avoid the problems of overlooking ect	Green
Ridge and Furrow?	Heavily denigrated but still in place.	Amber
Local biodiversity score?	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 heritage or important built assets and their setting?	None identified nearby.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Impact on the Conservation Area or its setting?	Although the site is outside of the Sileby conservation area over-development on this scale would have an impact upon its setting, but a less than substantial harm in planning policy terms.	Amber
Safe pavement access to and from the site?	No current provision serves 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, although a long distance. Other options are also readily available.	Amber
Safe vehicular access to and from the site?	It appears possible to access the site from the existing road infrastructure and the active support of a third party landowner has been confirmed by the developer. The large residential developments already planned for Sileby have placed the parish on a list requiring substantial highways improvements through a road action plan so further work is required on this matter.	Amber
Impact on existing vehicular traffic?	A very major impact from this large number of additional units in this sensitive location on the existing village centre.	Red
Distance to public transport? (bus stop with service)?	A walking distance of over 250m from the centre of the site to the nearest bus stop on Heathcote Drive.	Red
Distance to designated village centre, the church.	A lengthy walking distance of over 1300m to the village centre community facilities.	Red
Distance to nearest Primary school.	Highgate Community Primary school is about a 400m direct distance from the centre of the site.	Red
Distance to GP/Health Centre.	A walking distance of over 800m to the Highgate medical centre.	Red
Current existing informal/formal recreational opportunities on site?	Dog walkers use the site informally.	Amber
Ancient monuments or archaeological remains?	None found on the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any public rights of ways/bridle paths?	None found, formal or informal.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	A utility cable is found within the site and this will require re-siting.	Amber
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	None identified.	Green
Any contamination issues?	No concerns identified.	Green
Any known flooding issues?	The site is adjacent to flood zone 3 (the functional flood plain) although the actual land is in flood zone 1, so further investigations and a hydrology survey have been completed.	Green
Any drainage issues?	Minor pooling identified on site, easily remediated.	Amber
Summary	Red - 9 Amber - 13 Green - 7	A LOW RED SCORING SITE OF NEGATIVE 2.

Sileby site 15 – Paynes Farm expansion (SHELAA PSH493)

24. Executive Summary

A high red scoring site so no further action required.

25. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

26. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHELAA Ref PSH493, CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	Paynes Farm expansion, off Ratcliffe Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Area of 52.4HA – Approximately 675 units (3 bed houses).	Red
Current Use:	The site comprises of a series of very large arable fields, these uses would need to be relocated as agricultural land (arable especially) is a finite resource.	Red
Adjoining Uses:	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, Southern and Eastern elevations.	Amber
Topography:	A gently sloping and undulating site with ground levels that will require minor mitigation.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Good Quality Agricultural Land?	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
Site availability – Individual single ownership or multiple ownership?	Single ownership.	Green
Landscape & character Visual Impact Assessment (LVIA)	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 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.	Red
Important Trees, Woodlands & Hedgerows?	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
Relationship with existing pattern of built development?	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
Ridge and furrow?	None identified.	Green
Local biodiversity score?	Nesting birds, small mammals, butterflies, badgers, hares and moths.	Red
Listed Building or important heritage or built assets or their setting?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Impact on the Conservation Area or its setting?	Although the whole site is outside of the Sibleby conservation area and would have no direct visual impact upon its setting, a massive over-sized development of this size would negatively alter the character of the village.	Amber
Safe pavement access to and from the site?	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. Impossible to ensure pedestrian connectivity with the village centre due to the distances involved.	Red
Safe vehicular access to and from the site?	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
Impact on existing vehicular traffic?	A very major impact from this large number of units in this particular location on the existing village centre.	Red
Distance to public transport?	No, a long walking distance of over 850m from the centre of the site to the nearest bus stop on Highgate Road.	Red
Distance to designated village centre, the church.	A lengthy walking distance of over 1000m to the village centre community facilities.	Red
Distance to nearest Primary school. (2)	Highgate Community Primary school is about a 1,150 walk from the centre of the site.	Red
Distance to GP/Health Centre.	A walking distance of about 450m to the health centre.	Red
Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None found on the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any public rights of ways/bridle paths?	None found, formal or informal.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	A utility supply cable is found within the site and this will require re-siting.	Amber
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	Noise form the railway line and/or the A46 will be felt within parts of the site so remediation measures such as planting bunds or sound attenuation barriers will be required.	Amber
Any contamination issues?	No concerns identified.	Green
Any known flooding issues?	Although the site is within flood zone 1 it has a history of fairly extensive flooding, the margins with the brook will require a professional hydrology survey.	Amber
Any drainage issues?	Minor pooling on site, Sileby Brook runs along the boundary and requires further investigations.	Amber
	Red - 13 Amber - 9 Green - 7	A RED SCORING SITE of NEGATIVE 6.

YourLocale Sileby 16 – Land of Kendal Road (Butler Way) (SHELAA site – PSH64)

27. Executive Summary

A high red scoring site so no further action required.

28. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

29. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref PSH64, CBC state “possible ransom strip and no access to highway”.
Site name and address:	Land off Kendal Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of 1.3HA about 32 new build units (3 bed houses)	Amber
Current Use:	An orchard, storage and a small field, important orchard use will need to be relocated as it is a finite resource.	Amber
Adjoining Uses:	The site is on the boundary of the current built form to the South of Butler Way, residential units to the North with an arable field to the other elevations.	Amber
Topography:	A slightly undulating site with minor mitigation measures required for development to proceed.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Good Quality Agricultural Land?	The site is classified as a combination of grade 2 (good) and grade 3 (good to moderate) agricultural land by Natural England. Some local plans prohibit development on grade 1 or 2 land as it is a scarce National resource.	Red
Site availability – Individual single ownership or multiple ownership?	Family ownership.	Amber
Landscape & character Visual Impact Assessment (LVIA)	The whole site has wide open views across the countryside, the location is of a very rural character and is of a high LVIA quality. The site is bounded on all sides with hedgerow with open vistas to three aspects. Development would cause substantial harm to the quality and amenity of adjoining residents and would extend Sileby further in to the surrounding open countryside.	Red
Important Trees, Woodlands & Hedgerows?	Over half of the site is an established fruit orchard. Several mature trees are dotted around the site but significant sections of hedgerow would have to be grubbed out to allow development to proceed, these features cannot be protected if development occurs.	Red
Relationship with existing pattern of built development?	On the boundary of the existing built up area so extends the built form in to the countryside further in an unsustainable manner.	Red
Ridge and furrow?	Nine identified.	Green
Local biodiversity score?	Nesting birds, small mammals, badgers, butterflies and moths.	Red
Listed Building or heritage or important built assets and their setting?	No local landmarks are within view of the site.	Green
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its distance from it, development would cause a less than substantial harm upon its setting.	Amber
Safe pavement access to and from the site?	Existing provision on Kendal Road is near to the site in a "hammerhead" design so access will require the active support of a third party landowner, reasonable connectivity to the village centre.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Safe vehicular access to and from the site?	No adopted access from the highway and a "hammerhead" design so vehicular access will require the active support of a third party landowner,	Red
Impact on existing vehicular traffic?	A small to medium impact from this number of units, although given the distance to the village centre this is amplified.	Amber
Distance to public transport? (bus stop with service)?	A bus stop is found on the Banks, about 400m away.	Red
Distance to designated village centre, the church.	A walking distance of more than 500m.	Red
Distance to GP/Health Centre.	A walking distance of more than 300m to the Banks medical centre.	Red
Distance to Primary school.	Sibley Redlands Community Primary school is more than 700m from the centre of the site.	Red
Current existing informal/formal recreational opportunities on site?	None identified in this private location.	Green
Ancient monuments or archaeological remains?	No finds to date on the site.	Green
Any public rights of ways/bridle paths?	None identified.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	None found.	Green
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	Train noise from the nearby main railway line will be a minor ongoing concern, noise attenuation or planting bunds will be required.	Amber
Any contamination issues?	Small tips identified on site, further investigations required but no major issues apparent.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any known flooding issues?	The site is within flood zone 1 and flooding is not thought to be an issue for this location.	Green
Any drainage issues?	Minor pooling on site, easily remediated.	Amber
	<p>Red - 12</p> <p>Amber - 10</p> <p>Green – 7</p>	<p>A RED SCORING SITE OF NEGATIVE 5.</p>

Sileby site 19 – 36, Charles Street infill site (SHELAA Ref SH129)

30. Executive Summary

A very high green scoring site.

Discuss options with the owner, offer to allocate in the NDP – subject to the agreement of planning conditions.

31. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

32. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHELAA Ref SH129 CBC state “no irresolvable physical/environmental constraints”. A planning consent has lapsed. Draft allocation for residential use in the CBC local plan, ref HS61.
Site name and address:	36, Charles Street infill site.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.37HA – Approximately 11 new build units (three bed houses)	Amber
Current Use:	Currently a semi-vacant industrial unit (baby-style still on site?), therefore the existing employment use may need to be relocated.	Green
Adjoining Uses:	The site is in the “older” village centre with residential units to three aspects.	Green
Topography:	A flat site with no apparent issues with ground levels.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Greenfield or Previously Developed Land?	A brownfield derelict site that requires reclamation to support the regeneration and improve the amenity of the local area.	Green
Good Quality Agricultural Land?	Although meaningless, the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
Site availability – Individual single ownership or multiple ownership?	Single owner.	Green
Landscape & character Visual Impact Assessment (LVIA)	The factory is derelict and requires renovation to improve the existing street scene, development would improve the attractiveness to nearby residents and commercial users.	Green
Important Trees, Woodlands & Hedgerows?	None identified.	Green
Relationship with existing pattern of built development?	In the central part of the existing built up area so a careful design is required to maintain amenity.	Green
Ridge and Furrow?	None found.	Green
Local biodiversity score?	The whole site is a car park and warehousing buildings so no wildlife apparent.	Green
Listed Building, heritage use or important built assets and their setting?	Local landmarks are within view of the factory but no direct harm would be caused by improvements on the actual site.	Green
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its existing use residential development would cause no harm to its setting or amenity.	Green
Safe pavement access to and from the site?	Existing provision is found on Charles Street bounding the site so access is already provided for pedestrians with good connectivity to the town centre.	Green
Safe vehicular access to and from the site?	A small entrance to a car park is found on the site. The size of the entrance will be able to accommodate a safe highways access with adequate visibility splays. The site is well connected to the current traffic movement system.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Impact on existing vehicular traffic?	A minor impact from this small number of units, although less traffic movements through more walking and cycling would ameliorate this further.	Green
Distance to public transport?	A bus stop is found on the other side of Cossington Road, about a 160m distance.	Green
Distance to designated village centre, the church.	A direct distance of about 525m.	Red
Distance to GP/Health Centre.	A direct distance of about 725m to the Sileby medical centre (Storer Close).	Red
Distance to Primary school.	Sileby Redlands Community Primary school is less than a 700m distance from the centre of the site.	Red
Current existing informal/formal recreational opportunities on site?	None identified in this private ex-industrial location.	Green
Ancient monuments or archaeological remains?	None found on the site and not envisaged.	Green
Any public rights of ways/bridle paths?	None within the site boundary.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	A utility cable will require resiting, very straightforward.	Amber
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	None identified.	Green
Any contamination issues?	Given the ex-industrial use a professional assessment is required and this will could recommend remediation measures.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any known flooding issues?	The site is in flood zone one and due to its size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations are believed to be required.	Green
Any drainage issues?	No drainage issues identified.	Green
	Red - 3 Amber - 4 Green – 22	A VERY HIGH GREEN SITE SCORING OF 19.

Sileby site 20 Land rear of 9, King Street (SHELAA Ref SH132)

33. Executive Summary

Although a green scoring site higher scoring and more sustainable locations are available.

No further action required.

34. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

35. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHELAA Ref SH132 CBC state 2no irresolvable physical/environmental constraints”. Site allocated in draft local plan, ref HS62.
Site name and address:	Land rear of 9 King Street.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of about 0.25HA – approximately 6 new build units as per SHELAA.	Green
Current Use:	The garage is in current active use as an employment site.	Red
Adjoining Uses:	The site is in the village centre directly adjacent to the railway line, with residential properties on two boundaries and the old railway public house (converted to shops) opposite on the final boundary.	Green
Topography:	A flat site with minor issues that are easily mitigated.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Greenfield or Previously Developed Land?	A combination of a brownfield site in current economic use, with some scrubland that is underutilised.	Green
Good Quality Agricultural Land?	The site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
Site availability – Individual single ownership or multiple ownership?	Single ownership.	Green
Landscape & character Visual Impact Assessment (LVIA)	The garage is within the town centre and is an established local employer. Development would cause no harm to the landscape quality, probably enhancing the attractiveness of the street scene to nearby residents and passers-by.	Green
Important Trees, Woodlands & Hedgerows?	A small section of unkempt hedgerow is found to one boundary, this could be retained in a quality design solution.	Green
Relationship with existing pattern of built development?	In the central part of the existing built up area so a very sustainable location to develop residential property, a careful design is required and is possible in order to maintain local residents amenity and improve the current street scene.	Green
Ridge and Furrow	None identified on this brownfield site.	Green
Local biodiversity score?	The site is a garage with some scrubland to the rear.	Green
Listed Building or heritage use or important built assets or their setting?	An important MOT and garage use is operating on the site, a loss of this would have a negative impact upon the local community.	Red
Impact on the Conservation Area or its setting?	A new development that is in keeping with the conservation area could be possible with a careful design.	Amber
Safe pavement access to and from the site?	Existing provision on King Street bounding the site so access already provided for pedestrians with excellent connectivity to the town centre amenities.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Safe vehicular access to and from the site?	Two small pavement cross-overs are found on the frontage to the site and one of these should be able to secure a safe highways access with adequate visibility splays, due to the nearness to the rail bridge a highways engineers report will be required. The site is very well connected to the current traffic movement system.	Amber
Impact on existing vehicular traffic?	A small negative impact from this number of units, although less car movements might ameliorate this.	Amber
Distance to public transport?	A bus stop is found nearby within a 50m walk.	Green
Distance to designated village centre, the village hall.	A walking distance of less than 200m.	Green
Distance to GP/Health Centre.	A walking distance of less than Banks(Storer Close).	Red
Distance to Primary school.	Sibley 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?	None identified in this private commercial location.	Green
Ancient monuments or archaeological remains?	None found on the site, given its location it sits within the “archaeological alert zone”.	Amber
Any public rights of ways/bridle paths?	An important central village footpath exists along King Street and this will need to be maintained to ensure good pedestrian flow in the central area of the town.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage)	A utility cable is in place and will require resiting.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	The railway line is directly on the edge of the site, this creates excessive noise and potentially an odour nuisance. A noise reduction design will be required as well as a planting/noise attenuation bund to mitigate this nuisance.	Red
Any contamination issues?	Given the current industrial use a professional assessment is required and this will probably recommend remediation measures.	Red
Any known flooding issues?	The site is in flood zone one and due to its small size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations required. Although the site is close to Sibley Brook it does not affect this site.	Green
Any drainage issues?	Minor drainage issues identified, can be remediated.	Amber
	Red – 5 Amber - 7 Green – 17	A GREEN SITE SCORING 12.

Sileby site 21 – Land to rear of 107 Cossington Road (SHELAA REF SH135)

36. Executive Summary

A very high green scoring site that should be allocated for residential use in the NDP.

37. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

38. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHELAA Ref SH135 CBC state “no known irresolvable physical/environmental constraints - no developer interest”.
Site name and address:	Land to rear of 107 and 109 Cossington Road

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Land of about 0.77HA – approximately 12 new build units (SHELAA states 18, apartments?) – (three bed houses)	Amber
Current Use:	Currently vacant and a series of derelict buildings and fenced off scrubland, vacant previous allotments.	Green
Adjoining Uses:	The site is behind a main road through the village centre with residential units to both sides of the potential entrance.	Green
Topography:	A flat site with a section believed to have been used for landfill, required further investigations.	Amber
Greenfield or Previously Developed Land?	Predominantly brownfield land that has become overgrown in parts, it requires reclamation to support the wider regeneration of the local area.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Good Quality Agricultural Land?	Although meaningless, the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
Site availability – Individual single ownership or multiple ownership?	The site was submitted under the SHELAA process and it is believed that there is more recent developer interest in proceeding. An issue with wayleave agreements will require resolution for the site to proceed.	Green
Landscape & character Visual Impact Assessment (LVIA)	The buildings are derelict and require renovation to improve the built scene, development would improve the attractiveness to nearby residents.	Green
Important Trees, Woodlands & Hedgerows?	Several established, self-set trees and shrubs are located within the site and these will need to be accommodated or reprovisioned in a sensitive landscape design scheme.	Amber
Relationship with existing pattern of built development?	In a very central location within the existing built up area so a careful design solution is required to maintain access and not “sterilise” adjacent parcels of land, eminently possible.	Green
Ridge and furrow?	None on this mainly brownfield site.	Green
Local biodiversity score?	Potentially badgers , with birdlife, small mammals and moths.	Red
Listed Building heritage or important built assets or their setting?	No local landmarks are within view of the site.	Green
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its existing unkempt use residential development would improve its amenity.	Green
Safe pavement access to and from the site?	Existing provision is found on Cossington Road bounding the site so direct access is already provided for pedestrians with excellent connectivity to the village centre.	Green
Safe vehicular access to and from the site?	Three redundant garages and a small vehicular access in use form the entrance to the site on Cossington Road, the width of the site entrance is able to secure a safe highways access with adequate visibility splays. The site is well connected to the current traffic movement system.	Green
Impact on existing vehicular traffic?	A minor impact from this small number of units, although less traffic movements would ameliorate this.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Distance to public transport?	A bus stop is found on the other side of Cossington Road, about a 100m walk.	Green
Distance to designated village centre, the village hall.	A distance of about 450m.	Amber
Distance to GP/Health Centre.	A distance of less than 750m to the Banks medical centre.	Red
Distance to Primary school.	Sibley Redlands Community Primary school is about a 1100m walk from the centre of the site.	Red
Current existing informal/formal recreational opportunities on site?	None identified in this private ex-industrial location.	Green
Ancient monuments or archaeological remains?	None found on the site.	Green
Any public rights of ways/bridle paths?	None found on the site.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	None identified.	Green
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	None identified.	Green
Any contamination issues?	Given the current ex-industrial use a professional assessment is required and this will could recommend remediation measures.	Amber
Any known flooding issues?	The site is in flood zone one and due to its size, a sustainable urban drainage scheme (SUDS) will not be required, no further investigations required.	Green
Any drainage issues?	No issues identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	Red - 3 Amber - 6 Green – 20	A very high GREEN SITE SCORING 17.

Sileby site 22 – The Oaks Ratcliffe Road (SHELAA site – SH136)

39. Executive Summary

A high green scoring site.

Incorporate into Neighbourhood Plan as Reserve Site

40. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

41. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref SH136, CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	The Oaks Ratcliffe Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.37HA – Approximately 11 new build units (three bed houses)	Amber
Current Use:	Currently a working business centre, converted from a textiles factory, the existing uses and tenants proving an important source of local employment.	Red
Adjoining Uses:	The site is near to the village centre with a residential unit to one side and a shop to the other side.	Green
Topography:	A flat site with no apparent issues with ground levels.	Green
Greenfield or Previously Developed Land?	A brownfield site in current use as an employment site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Good Quality Agricultural Land?	Although meaningless, the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
Site availability – Individual single ownership or multiple ownership?	Multiple owners.	Amber
Landscape & character Visual Impact Assessment (LVIA)	The converted factory is now a number of offices that fit well in the existing street scene, development would cause no harm.	Green
Important Trees, Woodlands & Hedgerows?	None identified.	Green
Relationship with existing pattern of built development?	On the edge of the existing built up area so a careful design is required to maintain amenity.	Green
Ridge and furrow?	None is possible on this brownfield site.	Green
Local Wildlife considerations?	The whole site is a car park and office building so no wildlife present.	Green
Listed Building or heritage or important built assets or their setting?	An important local building set within a grouping of established uses, local landmarks are within view of the factory so development would cause a substantial harm.	Red
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its existing use residential development would cause no harm.	Green
Safe pavement access to and from the site?	Existing provision on Ratcliffe Road bounding the site so access already provided for pedestrians with very good connectivity to the town centre.	Green
Safe vehicular access to and from the site?	A small and narrow entrance to a car park is in situ on the site. The current entrance will not be able to secure a safe highways access with adequate visibility splays for 11 units, significant improvements required and the advice of the highways authority is recommended. The site is well connected to the current traffic movement system.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Impact on existing vehicular traffic?	A minor impact from this small number of units, although less traffic movements would ameliorate this.	Green
Distance to public transport?	A bus stop is found nearby on Highgate Road.	Green
Distance to designated village centre, the village hall.	A walking distance of more than 700m.	Red
Distance to GP/Health Centre.	A walking distance of less than 150m to the Sibley medical centre (Storer Close).	Green
Distance to Primary school.	Sibley Redlands Community Primary school is more than a 525m walk from the centre of the site.	Red
Current existing informal/formal recreational opportunities on site?	None identified in this private ex-industrial location.	Green
Ancient monuments or archaeological remains?	None found on the site, given its location an archaeological survey will probably not be required.	Green
Any public rights of ways/bridle paths?	None identified.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage)	A utility cable will require resiting.	Amber
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	None identified.	Green
Any contamination issues?	None found.	Green
Any known flooding issues?	The site is in flood zone one and due to its size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations required.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any drainage issues?	No drainage issues identified.	Green
	Red - 4 Amber - 5 Green – 20	A HIGH GREEN SITE OF 16.

Sileby site 23 – Barrow Road (SHELAA Ref – SH138)

42. Executive Summary

A medium green scoring site.

Incorporate into Neighbourhood Plan as Reserve Site

43. Overview

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

44. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of the green scores minus the red scores.

The second stage of the SSA process will involve an active dialogue with the landowners, NBBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref SH138, CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	Barrow Road gym.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.4HA – Approximately 12 new build units.	Amber
Current Use:	Barrow Road business park, including a gym. It is possible that the front elevation might need to be preserved.	Red
Adjoining Uses:	The site is next to a Costcutter supermarket on one side and residential property on the other side.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Topography:	A flat, excavated site that is “tanked” on three sides with concrete supports of over 3m high in places, developable but potentially technically demanding.	Amber
Greenfield or Previously Developed Land?	A brownfield site in current economic use.	Green
Good Quality Agricultural Land?	Although meaningless, 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 availability – Individual single ownership or multiple ownership?	Single owner, tenanted to several parties ?.	Green
Landscape & character Visual Impact Assessment (LVIA)	The buildings are on the edge of the town centre and are a long established local employer. Development would cause no harm to the landscape quality, possibly enhancing the attractiveness to nearby residents.	Green
Important Trees, Woodlands & Hedgerows?	A few self-set and unimportant trees and a hedge are within the curtilage, a good design would improve trees and hedges on site.	Green
Relationship with existing pattern of built development?	In the outer part of the existing built up area so a careful design is required to maintain amenity, a high visibility building.	Green
Ridge and furrow?	None is possible on this brownfield, developed plot.	Green
Local biodiversity score?	The whole site is a series of car parks and buildings so no wildlife present.	Green
Listed Building or heritage use or important built assets or their setting?	Currently an important local community use. Local landmarks are within view of the ex-factory, and the actual frontage of the factory to Barrow Road is grade 2 protected.	Red
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its existing use residential development would cause no harm.	Green
Safe pavement access to and from the site?	Existing provision on Barrow Road in to the site, so access already provided for pedestrians with excellent connectivity to the village centre.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Safe vehicular access to and from the site?	A narrow entrance to the rear car park is in situ but given the very close proximity of the entrance from Barrow Road to the Costcutter supermarket it is doubtful that adequate visibility splays can be provided, without the full support of a third party landholder. It may be impossible to provide a safe highways access, due to the nearness to the other junction and a highways engineers report will be required. The site is well connected to the current traffic movement system.	Red
Impact on existing vehicular traffic?	A negative impact from this small number of units, although less traffic movements might ameliorate this.	Green
Distance to public transport?	A bus stop is found nearby on Barrow Road.	Green
Distance to designated village centre, the village hall.	A walking distance of less than 475m.	Amber
Distance to GP/Health Centre.	A walking distance of about 450m to the Sileby medical centre (Storer Close).	Amber
Distance to Primary school.	Sileby Redlands Community Primary school is about a 230m walk from the centre of the site.	Green
Current existing informal/formal recreational opportunities on site?	The boxing club and gym are important recreational uses.	Red
Ancient monuments or archaeological remains?	None found on the site, given its current usage an archaeological survey will not be required.	Green
Any public rights of ways/bridle paths?	None identified.	Green
Gas, oil, pipelines and networks & electricity transmission network?(not sewerage).	Only a telephone cable supplying the premises.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	The railway line is found abutting the rear of the site and this does cause a severe noise at specific times of the day, a sound attenuation bund/fencing will be required to ameliorate this nuisance, could be an ongoing concern?.	Amber
Any contamination issues?	None expected, although given the ex-industrial use a professional assessment is required and this will might recommend remediation measures.	Amber
Any known flooding issues?	The site is in flood zone one and due to its size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations required.	Green
Any drainage issues?	No drainage issues identified.	Green
	Red - 4 Amber - 7 Green – 18	A medium GREEN SITE SCORING 14.