

## **Sileby 17 – Land off Kendal Road (SHLAA Ref PSH 64)**

### **1. Overview**

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. This confidential draft is subject to local ratification and needs to be checked and validated before it is made public. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan (NP). The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Steering Group will seek to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available data and a site visit has been undertaken to determine the locational context but the site itself will not be accessed in professional detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the SSA's to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection, it is a useful tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task.

The draft documents are shared with landowners and Charnwood Borough Council (CBC) to enable a positive SSA process that meets firstly, the housing target and secondly, the affordable housing requirements in CBC's emerging Local Plan.

### **2. Site Selection Criteria**

A scoring system for the residential sites based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. Twenty eight indicators are considered and the site with the highest green rating score is the one which is most sustainable.

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

A red scoring site will not be developed if higher scoring sites are available.

- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

An amber scoring site will require remediation works to allow development, it may be developed at a future date.

- Green is scored for a positive assessment with no major constraints on residential development.

A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

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

Occasionally a site is ranked as "undevelopable" if it is a current major employment site or if it is in flood zone 3 or above – for example.

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

<b>Site - Details</b>	
<b>Site reference :</b>	SHLAA Ref PSH 64, CBC state not developable as does not meet any of the deliverability criteria.
<b>Site name and address:</b>	Land off Kendal Road.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site area and capacity:</b>	1.34 HA, 33 units.	RED
<b>Current Use:</b>		
<b>Adjoining Uses:</b>		
<b>Topography:</b>		
<b>Greenfield or Previously Developed Land?</b>		
<b>Good Quality Agricultural Land?</b>		
<b>Site availability - Single ownership or multiple ownership?</b>		
<b>Landscape &amp; Visual Impact Assessment (LVIA)</b>		
<b>Important Trees, Woodlands &amp; Hedgerows?</b>		
<b>Relationship with existing pattern of built development?</b>		

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
<b>Local Wildlife considerations?</b>	
<b>Listed Building or important built assets?</b>	
<b>Impact on the Conservation Area or its setting?</b>	
<b>Safe pedestrian access to and from the site?</b>	
<b>Safe vehicular access to and from the site?</b>	
<b>Impact on existing vehicular traffic?</b>	
<b>Safe access to public transport?</b>	
<b>Distance to designated village centre, the village hall.</b>	
<b>Distance to nearest Primary school. (2)</b>	
<b>Distance to GP/Health Centre.</b>	
<b>Current existing informal/formal recreational opportunities on site?</b>	
<b>Ancient monuments or archaeological remains?</b>	
<b>Any public rights of ways/bridle paths?</b>	

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>		
<b>Any nuisance issues?</b>		
<b>Any contamination issues?</b>		
<b>Any known flooding issues?</b>		
<b>Any drainage issues?</b>		
<b>Issues related to planning history on the site?</b>	Failed the SHLAA sift so not evaluated.	