

Sileby 19 – Blossom Farm (SHLAA Ref PSH 318)

1. Overview

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

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

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

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

2. Site Selection Criteria

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

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

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

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

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

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

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

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

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

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

Site - Details	
Site reference :	SHLAA Ref PSH 318.
Site name and address:	Blossom Farm.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	4HA – Approximately 75 units – SHLAA states 120 (3 bed houses).	Red
Current Use:	The site comprises of two fields used for grazing, this use would need to be relocated.	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
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 - Single ownership or multiple ownership?	Single ownership.	Green
Landscape & Visual Impact Assessment (LVIA)	The view from the top elevation of the field is 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	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	currently covered by trees and hedgerow, with open vistas to all aspects. Development would cause substantial harm to quality.	
Important Trees, Woodlands & Hedgerows?	About half of the site is woodland and many mature trees are dotted within and around the boundaries, hedgerow bound 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 planning consent for residential 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
Local Wildlife considerations?	Nesting birds, small mammals, butterflies, badgers, hares and moths.	Red
Listed Building or important built assets?	None identified.	Green
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.	Amber
Safe pedestrian access to and from the site?	The site is currently landlocked and no apparent access is in place or looks achievable.	Red
Safe vehicular access to and from the site?	The site is currently landlocked and although no apparent access is in place it may be possible to extend the track on Cemetery Road with significant improvements.	Amber
Impact on existing vehicular traffic?	A major impact from this large number of units in this particular location on the existing village centre.	Red
Safe access to public transport?	No, a long 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 village hall.	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 over 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

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None found on the site.	Green
Any public rights of ways/bridle paths?	None found, formal or informal.	Green
Gas, oil, pipelines and networks & electricity transmission network?	An electricity supply cable is found within the site and this will require re-siting. TBC	Amber
Any nuisance issues?	The rail line is fairly near, but no major concern.	Green
Any contamination issues?	No concerns identified.	Green
Any known flooding issues?	In flood zone 1, no issues identified.	Green
Any drainage issues?	A brook is found along the Southern boundary so further investigation is required.	Amber
Issues related to planning history on the site?		

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p>Red - 11</p> <p>Amber - 109</p> <p>Green - 7</p>	<p>A RED SCORING SITE of MINUS 4.</p>