

## **Sileby 2 – Ratcliffe Road Expansion (NO SHLAA Ref)**

### **1. Overview**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>Site - Details</b>	
<b>Site reference :</b>	No SHLAA Ref
<b>Site name and address:</b>	Ratcliffe Road Expansion

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site area and capacity:</b>	28HA – Approximately 525 units (3 bed houses).	Red
<b>Current Use:</b>	The site comprises of one very large arable field and one farmhouse this use would need to be relocated.	Amber
<b>Adjoining Uses:</b>	The site sits in very open Countryside and is surrounded on most sides by arable fields in current use. Although the site adjoins the current village envelope it has a very rural, open countryside aspect with panoramic open vistas to the Northern, Southern and Eastern elevations.	Red
<b>Topography:</b>	A sloping field pattern that falls away to the valley floor.	Amber
<b>Greenfield or Previously Developed Land?</b>	A greenfield site.	Red
<b>Good Quality Agricultural Land?</b>	The site is classified as a combination of grade 2 (very good quality) and grade 3 (good to moderate quality) agricultural land by Natural England.  Many Local Plans prohibit development on grade 1 or 2 land as it is a scarce National asset.	Red
<b>Site availability - Single ownership or multiple ownership?</b>	Multiple ownership.	Amber
<b>Landscape &amp; Visual Impact Assessment (LVIA)</b>	The view from Paynes Barn Lane is exceptional, the location is heavily rural in character and is of a very high LVIA quality. The site is within the Soar Valley Landscape Character Area and is bounded by trees	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	and hedgerow, with open vistas to three aspects. Development would cause substantial harm to quality and the amenity of adjoining residents.	
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several mature trees are dotted around the boundaries, hedgerows are in continuous sections - all of these will need to be fully protected. Development would harm or require removal of mature trees and/or hedgerow.	Red
<b>Relationship with existing pattern of built development?</b>	Parts of the site are adjacent to a residential site that is currently under construction and also existing residential property, additional planting would help to mitigate this loss of amenity.	Amber
<b>Local Wildlife considerations?</b>	Nesting birds, small mammals, butterflies, badgers, hares and moths.	Red
<b>Listed Building or important built assets?</b>	Parts of nearby Ratcliffe college are visible from the site so development would undermine the setting of the existing statutorily listed buildings and their setting causing less than substantial harm.	Amber
<b>Impact on the Conservation Area or its setting?</b>	Although the whole site is outside of the Sileby conservation area and would have no impact upon its setting, this type of overly large scale development would negatively alter the character of the village.	Amber
<b>Safe pedestrian access to and from the site?</b>	No current provision although a footpath is found nearby on Ratcliffe Road so significant improvement is required to ensure pedestrian connectivity with the village centre.	Amber
<b>Safe vehicular access to and from the site?</b>	A farm machinery access gate and roadway is already in place to the farm, this will require significant widening to meet highways visibility splay requirements but vehicular access should be possible with significant improvement.	Amber
<b>Impact on existing vehicular traffic?</b>	A massive impact from this large number of units on the existing village centre.	Red
<b>Safe access to public transport?</b>	No, a long walking distance of over 1000m from the centre of the site to the nearest bus stop on Highgate Road.	Red
<b>Distance to designated village centre, the village hall.</b>	A very lengthy walking distance of over 1400m to the village centre community facilities.	Red
<b>Distance to nearest Primary school. (2)</b>	Highgate Community Primary school is about a 1,100 walk from the centre of the site.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of about 950m to the health centre.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Current existing informal/formal recreational opportunities on site?</b>	Dog walkers and joggers use the footpaths.	Amber
<b>Ancient monuments or archaeological remains?</b>	None found on the site.	Green
<b>Any public rights of ways/bridle paths?</b>	A right of way, long distance footpath the “Leicestershire round” crosses through the Southern section of the site and this will be very difficult to re-route or include in a design solution.	Red
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	A telephone cable is in situ across the centre of the site and this will require re-siting.	Amber
<b>Any nuisance issues?</b>	Slight traffic noise from Ratcliffe Road as traffic speeds downhill out of the village centre.	Amber
<b>Any contamination issues?</b>	No issues identified.	Green
<b>Any known flooding issues?</b>	The site is within flood zone 1 and would not appear to require a professional hydrology survey.	Green
<b>Any drainage issues?</b>	Minor pooling issues adjacent to the Brook that forms the Southern boundary of the site.	Amber
<b>Issues related to planning history on the site?</b>		

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p><b>Red - 13</b></p> <p><b>Amber - 12</b></p> <p><b>Green - 3</b></p>	<p><b>A RED SCORING SITE of MINUS 10.</b></p>