

Sileby 7 – Brook Farm Cossington 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.

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

Site - Details	
Site reference :	No SHLAA Ref
Site name and address:	Brook Farm Cossington Expansion.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Approximately 17 HA – Yield about 319 units (3 bed houses) – NB Size not confirmed with owner.	Red
Current Use:	The site comprises of one extremely large arable field, the farming use would need to be relocated.	Red
Adjoining Uses:	The site sits in very open Countryside and is surrounded on two sides by arable fields in current use, a railway line and a residential use is found to part of the final side. Although the Western site boundary adjoins the current village envelope it has a very rural, open countryside aspect with panoramic open vistas to the Southern and Eastern elevations.	Red
Topography:	A sloping field pattern that falls away to the valley floor, will require major mitigation.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red
Good Quality Agricultural Land?	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
Site availability - Single ownership or multiple ownership?	Single ownership.	Green
Landscape & Visual Impact Assessment (LVIA)	The view from the top elevation 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 two aspects. Development would cause substantial harm to quality and the amenity of adjoining residents.	
Important Trees, Woodlands & Hedgerows?	Several mature trees are found around the boundaries and hedgerows are in continuous sections around the whole site - all of these will need to be fully protected. Development would harm or require removal of mature trees and/or hedgerow.	Red
Relationship with existing pattern of built development?	Part of the site is adjacent to a current residential location but the site acts as an area of separation with the nearby village of Cossington. The emerging CBC LP and the Sileby NP are looking to designate this and/or a neighbouring site as requiring protection from development.	Red
Local Wildlife considerations?	Nesting birds, small mammals, butterflies, badgers and moths.	Red
Listed Building or important built assets?	No local landmarks are within view of the site.	Green
Impact on the Conservation Area or its setting?	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
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 no apparent access is in place or looks achievable.	Red
Impact on existing vehicular traffic?	A massive impact from this large number of units on the existing village centre.	Red
Safe access to public transport?	Yes a bus stop is found about 800m from the centre of the site, this is classed as unsustainable by many bodies.	Red
Distance to designated village centre, the village hall.	A very lengthy walking distance of over 900m to the village centre community facilities.	Red
Distance to nearest Primary school. (2)	Redlands Community Primary school is more than a 1,100m walk from the centre of the site.	Red
Distance to GP/Health Centre.	A walking distance of over 1200m 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 identified.	Green
Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
Any nuisance issues?	The railway line is directly on the edge of the site, this creates excessive noise and potentially odour nuisance. A planting/noise attenuation bund will be required to mitigate this feature.	Red
Any contamination issues?	No issues identified.	Green
Any known flooding issues?	A small section of the site is in flood zone 3b (the functional flood plain) so further investigations and a hydrology survey are required. The site may not pass the “sequential test” for development.	Amber
Any drainage issues?	Issues related to flood zone require further investigations but should be able to be remediated.	Amber
Issues related to planning history on the site?		

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p>Red - 17</p> <p>Amber - 4</p> <p>Green - 7</p>	<p>A RED SCORING SITE of MINUS 10.</p>