

## **YourLocale Sileby 10 – The Oaks Ratcliffe Road (SHLAA site – SH136)**

### **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 SH136, CBC no in principle objections.
<b>Site name and address:</b>	The Oaks Ratcliffe Road.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site area and capacity:</b>	0.38HA – Approximately 11 new build units (three bed houses)	Amber
<b>Current Use:</b>	Currently a working office unit, converted from a textiles factory, the existing use needs to be relocated.	Red
<b>Adjoining Uses:</b>	The site is near to the village centre with a residential unit to one side and a shop to the other side.	Green
<b>Topography:</b>	A flat site with no apparent issues with ground levels.	Green
<b>Greenfield or Previously Developed Land?</b>	A brownfield site in current use as an employment site.	Green
<b>Good Quality Agricultural Land?</b>	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
<b>Site availability - Single ownership or multiple ownership?</b>	Single owner.	Amber
<b>Landscape &amp; Visual Impact Assessment (LVIA)</b>	The converted factory is now an office that fits well in the existing street scene, development would cause less than substantial harm.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	None identified.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Relationship with existing pattern of built development?</b>	On the edge of the existing built up area so a careful design is required to maintain amenity.	Amber
<b>Local Wildlife considerations?</b>	The whole site is a car park and office building so no wildlife present.	Green
<b>Listed Building or important built assets?</b>	Local landmarks are within view of the factory, development would cause less than substantial harm.	Amber
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its existing use residential development would cause less than substantial harm.	Amber
<b>Safe pedestrian access to and from the site?</b>	Existing provision on Ratcliffe Road bounding the site so access already provided for pedestrians with good connectivity to the village centre.	Green
<b>Safe vehicular access to and from the site?</b>	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. The site is well connected to the current traffic movement system.	Amber
<b>Impact on existing vehicular traffic?</b>	A minor impact from this small number of units, although less traffic movements would ameliorate this.	Green
<b>Safe access to public transport?</b>	Yes, a bus stop is found nearby on Ratcliffe Road.	Green
<b>Distance to designated village centre, the village hall.</b>	A walking distance of more than 700m.	Amber
<b>Distance to GP/Health Centre.</b>	A walking distance of less than 150m to the Sileby medical centre (Storer Close).	Green
<b>Distance to Primary school.</b>	Sileby Redlands Community Primary school is more than a 525m walk from the centre of the site.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this private ex-industrial location.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site, given its location an archaeological survey will not be required.	Green
<b>Any public rights of ways/bridle paths?</b>	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	A telephone cable will require resiting.	Amber
<b>Any nuisance issues?</b>	None identified.	Green
<b>Any contamination issues?</b>	Given the current industrial use a professional assessment is required and this will could recommend remediation measures.	Amber
<b>Any known flooding issues?</b>	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
<b>Any drainage issues?</b>	No drainage issues identified.	Green
<b>Issues related to planning history on the site?</b>	<p>Planning consent previously granted by CBC although this is thought to have lapsed.</p> <p>As an employment site, development might not be in conformity with the current planning policies of CBC – NB - TO CONFIRM WITH CBC.</p>	
	<p><b>Red - 2</b></p> <p><b>Amber - 11</b></p> <p><b>Green – 15</b></p>	<b>A HIGH GREEN SITE SCORING OF 13.</b>