

YourLocale Sileby 13 – Barrow Road (SHLAA Ref – SH138)

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 :	SHLAA Ref SH138.
Site name and address:	Barrow Road ex-factory site.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.39HA – Approximately 12 new build units.	Amber
Current Use:	Barrow Road business park, including a gym and a boxing club. It is possible that the front elevation might need to be preserved.	Red
Adjoining Uses:	The site is next to a Costcutter supermarket on one side and residential property on the other side.	Green
Topography:	A flat, excavated site that is “tanked” on three sides with concrete supports of over 3m high in places.	Amber
Greenfield or Previously Developed Land?	A brownfield site in current economic use.	Green
Good Quality Agricultural Land?	Although meaningless, the whole site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	Single owner.	Green
Landscape & Visual Impact Assessment (LVIA)	The buildings are on the edge of the town centre and are a long established local employer. Development would cause no harm to the landscape quality, possibly enhancing the attractiveness to nearby residents.	Green
Important Trees, Woodlands & Hedgerows?	A few self set and unimportant trees and a hedge are within the curtilage.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Relationship with existing pattern of built development?	In the outer part of the existing built up area so a careful design is required to maintain amenity, a high visibility building.	Red
Local Wildlife considerations?	The whole site is a series of car parks and buildings so no wildlife present.	Green
Listed Building or important built assets?	Local landmarks are within view of the ex-factory, development would cause less than substantial harm. The actual frontage of the factory to Barrow Road may be grade 2 protected (TBC).	Amber
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its existing use residential development would cause less than substantial harm.	Amber
Safe pedestrian access to and from the site?	Existing provision on Barrow Road in to the site, so access already provided for pedestrians with adequate connectivity to the village centre.	Green
Safe vehicular access to and from the site?	A narrow entrance to the rear car park is in situ but given the very close proximity of the entrance from Barrow Road to the Costcutter supermarket it is doubtful that adequate visibility splays can be provided, without the full support of a third party landholder. It may be impossible to provide a safe highways access, due to the nearness to the other junction and a highways engineers report will be required. The site is well connected to the current traffic movement system.	Red
Impact on existing vehicular traffic?	A negative impact from this small number of units, although less traffic movements might ameliorate this.	Amber
Safe access to public transport?	Yes, a bus stop is found nearby on Barrow Road.	Green
Distance to designated village centre, the village hall.	A walking distance of less than 500m.	Green
Distance to GP/Health Centre.	A walking distance of about 450m to the Sileby medical centre (Storer Close).	Green
Distance to Primary school.	Sileby Redlands Community Primary school is about a 250m walk from the centre of the site.	Green
Current existing informal/formal recreational opportunities on site?	The boxing club and gym are important recreational uses.	Red
Ancient monuments or archaeological remains?	None found on the site, given its current usage an archaeological survey will not be required.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any public rights of ways/bridle paths?	None identified.	Green
Gas, oil, pipelines and networks & electricity transmission network?	Only a telephone cable supplying the premises.	Green
Any nuisance issues?	The railway line is found abutting the rear of the site and this does cause a severe noise at specific times of the day, a sound attenuation bund/fencing will be required to ameliorate this nuisance.	Amber
Any contamination issues?	Given the ex-industrial use a professional assessment is required and this will might recommend remediation measures.	Amber
Any known flooding issues?	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
Any drainage issues?	No drainage issues identified.	Green
Issues related to planning history on the site?		
	<p>Red - 4</p> <p>Amber - 9</p> <p>Green – 15</p>	<p>A VERY HIGH GREEN SITE SCORING 11.</p>