

YourLocale Sileby 14 – Land off 115 Barrow Road (SHLAA site –PSH262)

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 PSH262, CBC suitable location for development.
Site name and address:	Land off 115, Barrow Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.5HA – in total, approximately 0.4HA developable. Approximately 10 new build units (3 bed houses)	Green
Current Use:	Currently a detached house with a large garden attached, existing use to be relocated.	Amber
Adjoining Uses:	The site is on the edge of the current built form being the last house on the left of Barrow Road. Residential units to two elevations with open fields to the remaining two.	Amber
Topography:	A relatively flat site with no apparent issues with ground levels.	Green
Greenfield or Previously Developed Land?	A combination site, mainly greenfield with an existing residential unit in situ.	Amber
Good Quality Agricultural Land?	The 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 house overlooks the flood plain to the rear with wide open views across the countryside, the location is of a very rural character and is of a high LVIA quality. The site is bounded on one side by trees with open vistas to two aspects. Development would cause substantial harm to the quality and amenity of adjoining residents and would ruin the “feel” of this village entrance, extending Sibley further in to the countryside.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Important Trees, Woodlands & Hedgerows?	A small stand of trees is on the edge of the site and there are sections of good quality hedgerow in place, all of these features need to be protected.	Amber
Relationship with existing pattern of built development?	On the very limit of the existing built up area so extends the built form in to the countryside further.	Red
Local Wildlife considerations?	Nesting birds, small mammals, badgers, butterflies 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?	The site is wholly outside of the conservation area and given its distance from it, development would cause less than substantial harm.	Amber
Safe pedestrian access to and from the site?	Existing provision on Barrow Road bounding the site so access already provided for pedestrians but with very poor connectivity to the village centre.	Green
Safe vehicular access to and from the site?	Inadequate for ten units at present although appears straightforward to provide access in to the site with additional works.	Amber
Impact on existing vehicular traffic?	A minor impact from this small number of units, although given the distance to the village centre this is amplified.	Amber
Safe access to public transport?	Yes, a bus stop is found very nearby on Barrow Road.	Green
Distance to designated village centre, the village hall.	A walking distance of more than 1000m.	Red
Distance to GP/Health Centre.	A walking distance of less than 1000m to the Sileby medical centre (Storer Close).	Red
Distance to Primary school.	Sileby Redlands Community Primary school is about a 500m walk from the centre of the site.	Amber
Current existing informal/formal recreational opportunities on site?	None identified in this private fenced off location.	Green
Ancient monuments or archaeological remains?	None found on the site, given its location an archaeological survey will probably 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?	A telephone cable will require resiting.	Amber
Any nuisance issues?	Minor traffic noise but this can be ameliorated with sound attenuation measures and/or a planting bund.	Amber
Any contamination issues?	None identified.	Green
Any known flooding issues?	The site is adjacent to flood zone 3b (the functional flood plain) and is nearly all in flood zone 3a, so further investigations and a hydrology survey are required. The site may not pass the “sequential test” for development.	Red
Any drainage issues?	Severe issues with drainage due to the flood category.	Red
Issues related to planning history on the site?	CBC SHLAA states medium term potential in 6-10 years’ time.	
	<p>Red - 7</p> <p>Amber - 11</p> <p>Green – 10</p>	A GREEN SITE SCORING 3.