

YourLocale Sileby 20 – Factory corner of Seagrave and Park Road (SHLAA Ref – PSH111)

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 PSH111
Site name and address:	Factory corner of Seagrave and Park Roads.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.32HA – Approximately 11 new build units as per SHLAA.	Amber
Current Use:	The factory is a current employment site.	Red
Adjoining Uses:	The site is on the edge of the village centre with residential units to three aspects and another factory on the opposite side of Park Road.	Green
Topography:	A flat site with no apparent issues with ground levels.	Green
Greenfield or Previously Developed Land?	A brownfield site in current economic use.	Green
Good Quality Agricultural Land?	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 ownership.	Green
Landscape & Visual Impact Assessment (LVIA)	The factory is within the town centre and is a long established local employer. Development would cause no harm to the landscape quality, probably enhancing the attractiveness of the street scene to nearby residents.	Green
Important Trees, Woodlands & Hedgerows?	A few unimportant trees on the curtilage and this can be retained in situ.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Relationship with existing pattern of built development?	In the central part of the existing built up area so a sustainable location to develop residential property, a careful design is required to maintain local residents amenity.	Amber
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?	No local landmarks are within view of the factory although development would cause less than substantial harm.	Green
Impact on the Conservation Area or its setting?	The site is wholly outside of the conservation area and given its existing use as a factory, conversion to residential will enhance its setting.	Amber
Safe pedestrian access to and from the site?	Existing provision on Seagrave Road and Park Road bounding the site so access already provided for pedestrians with excellent connectivity to the village centre.	Green
Safe vehicular access to and from the site?	Two small pavement cross-overs are found on two opposite sides of the site. The entrance on Park Road should be able to secure a safe highways access with adequate visibility splays, due to the nearness to the road junction a highways engineers report will be required. The site is well connected to the current traffic movement system.	Amber
Impact on existing vehicular traffic?	A negative impact from this reasonably small number of units, although less car movements might ameliorate this.	Amber
Safe access to public transport?	Yes, a bus stop is found on the other side of Seagrave 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 less than 500m to the Sileby medical centre (Storer Close).	Green
Distance to Primary school.	Sileby Redlands Community Primary school is less than a 110m walk from the centre of the site.	Green
Current existing informal/formal recreational opportunities on site?	None identified in this private industrial location.	Green
Ancient monuments or archaeological remains?	None found on the site, given its location an archaeological survey might be required.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any public rights of ways/bridle paths?	Two in place as public footpaths that will continue to be needed and retained.	Green
Gas, oil, pipelines and networks & electricity transmission network?	A telephone cable is in place and will require resiting.	Amber
Any nuisance issues?	None identified.	Green
Any contamination issues?	Given the current industrial use a professional assessment is required and this will probably recommend remediation measures.	Red
Any known flooding issues?	The site is in flood zone one and due to its small 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?	As an employment site, development might not be in conformity with the current planning policies of CBC – NB - TO CONFIRM WITH CBC.	
	<p>Red - 2</p> <p>Amber - 9</p> <p>Green – 17</p>	A VERY HIGH GREEN SITE SCORING 15.