

YourLocale - Sileby 21 Land rear of 9, King Street (SHLAA Ref SH132)

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 SH132
Site name and address:	Land rear of 9 King Street.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.56HA – Approximately 14 new build units as per SHLAA.	Amber
Current Use:	The garage is in current use as an employment site.	Red
Adjoining Uses:	The site is in the village centre directly adjacent to the railway line, with residential properties on two boundaries and the old railway public house (converted to shops) opposite on the final boundary.	Green
Topography:	A reasonably flat site with minor issues that can be mitigated.	Amber
Greenfield or Previously Developed Land?	A combination of a brownfield site in current economic use, with some scrubland that is underutilised.	Green
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?	Multiple ownership.	Amber
Landscape & Visual Impact Assessment (LVIA)	The garage is within the town centre and is an established local employer. Development would cause no harm to the landscape quality, probably enhancing the attractiveness of the street scene to nearby residents and passers-by.	Green
Important Trees, Woodlands & Hedgerows?	A small section of unkempt hedgerow is found to one boundary, this could be retained in a quality design solution.	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 very sustainable location to develop residential property, a careful design is required to maintain local residents amenity and improve the current street scene.	Amber
Local Wildlife considerations?	The site is a garage with some scrubland to the rear, urban foxes present.	Green
Listed Building or important built assets?	The adjacent residential home and substantial old stone wall to the frontage of the site may be listed. A few local landmarks are within view of the garage and development would cause less than substantial harm.	Amber
Impact on the Conservation Area or its setting?	The site is wholly within the conservation area and given its existing use as a garage conversion to residential will enhance the areas setting with a sympathetic design.	Green
Safe pedestrian access to and from the site?	Existing provision on King Street 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 the frontage to the site and one of these should be able to secure a safe highways access with adequate visibility splays, due to the nearness to the rail bridge a highways engineers report will be required. The site is very well connected to the current traffic movement system.	Amber
Impact on existing vehicular traffic?	A small 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 nearby within a 50m walk.	Green
Distance to designated village centre, the village hall.	A walking distance of less than 200m.	Green
Distance to GP/Health Centre.	A walking distance of less than 600m to the Sileby medical centre (Storer Close).	Amber
Distance to Primary school.	Sileby Redlands Community Primary school is less than a 150m walk from the centre of the site.	Green
Current existing informal/formal recreational opportunities on site?	None identified in this private commercial location.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Ancient monuments or archaeological remains?	None found on the site, given its location an archaeological survey might well be required.	Green
Any public rights of ways/bridle paths?	An important central village footpath exists along King Street and this will need to be maintained to ensure good pedestrian flow in the central area.	Green
Gas, oil, pipelines and networks & electricity transmission network?	A telephone cable is in place and will require resiting.	Amber
Any nuisance issues?	The railway line is directly on the edge of the site, this creates excessive noise and potentially odour nuisance. A noise reduction design will be required as well as a planting/noise attenuation bund to mitigate this nuisance.	Red
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. Although the site is close to Sibley Brook it does not yet affect this site.	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.	
	Red - 3 Amber - 10 Green – 15	A VERY HIGH GREEN SITE SCORING 12.