

## **YourLocale Sileby 9 – Adjacent to 245 Ratcliffe Road (SHLAA Ref PSH150)**

### **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 PSH150
<b>Site name and address:</b>	Land adjacent to 245, Ratcliffe Road

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Site area and capacity:</b>	0.88HA – Approximately 22 new build units (three bed houses)	Amber
<b>Current Use:</b>	Currently a residential cottage with frontage along Ratcliffe Road with stables and a menage, a large garden/paddock to the rear and sides of the property. It is possible that aspects of the front elevation might need to be preserved.	Red
<b>Adjoining Uses:</b>	The site is almost on the edge of the parish boundary, a long distance from the current built form and village envelope, with open space to one side and a residential property to the other side of the cottage.	Red
<b>Topography:</b>	A flat and gently undulating site with no major issues with ground levels.	Amber
<b>Greenfield or Previously Developed Land?</b>	A mixture of greenfield and brownfield sites, housing an “in use” cottage that would have to be demolished to achieve the maximum density of build on the site.	Amber
<b>Good Quality Agricultural Land?</b>	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.	Green
<b>Landscape &amp; Visual Impact Assessment (LVIA)</b>	The cottage is in good condition and the garden and paddock are well maintained, bushes, shrubs and trees provide gaps and a window to a long distance view. The setting is very good and it is a special place of high LVIA value.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several large mature trees are found within the site, hedgerows are in continuous sections to all boundaries - all of these will need to be fully protected. Development would harm or require removal of an ancient trees or hedgerow.	Red
<b>Relationship with existing pattern of built development?</b>	The location is completely detached from the village and is surrounded by open countryside on three boundaries with no pedestrian connectivity. Site is adjacent to a desirable residential property, additional planting could mitigate this loss of amenity.	Red
<b>Local Wildlife considerations?</b>	Nesting birds, small mammals, moths and butterflies.	Green
<b>Listed Building or important built assets?</b>	None within sight line of the site.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its existing residential use development would cause less than substantial harm.	Amber
<b>Safe pedestrian access to and from the site?</b>	A path is in place although it is a very long walk, with adequate footpaths to the village centre.	Amber
<b>Safe vehicular access to and from the site?</b>	A small driveway acts as the entrance to the cottage, this is not adequate for 22 dwellings and a secure and safe highways access with adequate visibility splays is required, given the 60mph speed limit is less than 50m away this might be impossible to achieve. The site is very poorly connected to the current traffic movement system.	Red
<b>Impact on existing vehicular traffic?</b>	A medium impact from this number of units.	Amber
<b>Safe access to public transport?</b>	No, the nearest bus stop is Highgate Road, about a 900m walk.	Red
<b>Distance to designated village centre, the village hall.</b>	A walking distance of over a 1000m.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of more than 800m to the Sileby medical centre (Storer Close).	Red
<b>Distance to Primary school.</b>	Sileby Redlands Community Primary school is more than a 1200m walk from the centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Current existing informal/formal recreational opportunities on site?	None identified in this private residential location.	Green
Ancient monuments or archaeological remains?	None found on the site, given its location unlikely to require further investigations.	Green
Any public rights of ways/bridle paths?	None identified.	Green
Gas, oil, pipelines and networks & electricity transmission network?	A telephone cable is in situ in to the site and this will require re-siting.	Amber
Any nuisance issues?	Noise from the speeding traffic.	Amber
Any contamination issues?	A spoil-tip and bonfire seat is found within the site, a professional assessment is required and this will could recommend remediation measures.	Amber
Any known flooding issues?	The site is in flood zone one and will not require further investigations, unless demanded by CBC.	Green
Any drainage issues?	No drainage issues identified.	Green
Issues related to planning history on the site?		
	<b>Red - 9</b> <b>Amber - 11</b> <b>Green – 8</b>	<b>Red 1.</b>