

Cossington 1 – Rear Reservoir House Ratcliffe Road

1. Executive Summary

A large arable field totally separate from the current built form and in an unsustainable location, outside of the current Charnwood BC countryside policy.

A higher than required scale of development.

A RED SCORING SITE OF NEGATIVE ONE SO NO FURTHER ACTION REQUIRED.

2. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for the Neighbourhood Development Plan (NDP) making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing 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 local community are identifying the least environmentally damaging and the most sustainable locations which are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not be accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Working in partnership with landowners and Charnwood Borough Council (CBC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in CBC's adopted Local Plan.

3. Site Selection in two stages

The first stage is to use a scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Cossington twenty-six indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate so a second stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and costly or difficult mitigation measures will be required.
- Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

The second stage of the SSA process will ideally involve dialogue with the landowners and possibly other agencies, the aim is to agree sites that are both developable and deliverable. If sites are found that pass both tests they may be allocated for residential use in the NDP.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
SHLAA/ current planning position:	SHELAA reference PSH464 , planning permission sought (CHECK STATUS). The CBC December 2020 SHELAA states “No known irresolvable physical/environmental constraints”.
Site name:	Rear Reservoir House Ratcliffe Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	Approximately 2.07HA (owner cites 2.22HA) about 39 units (three bedroomed houses).	Red
2. Current Use:	The site consists of a difficult to access field, this existing use will need to be reprovisioned as agricultural land is a finite resource.	Amber
3. Adjoining Uses:	The site has open countryside to most elevations and is fully away from the current built form, it is distant and separate from the locally recognised village envelope. The location is currently classified as countryside. The MUGA (multi area games area) for Ratcliffe College abuts the site.	Red
4. Topography/ground condition:	The site is relatively flat and appears straightforward to develop.	Green
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Single ownership.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
7. Landscape & Visual Impact (LVIA) considerations.	The site is within the Soar Valley Landscape Character Area and is bounded to three elevations by trees and hedgerow, with a semi-enclosed feel. The site sits within open countryside of a medium quality and the location feels rural in character. Development of this scale would cause a less than substantial harm to the overall setting and amenity of Ratcliffe College and the neighbouring resident whose home abuts the site.	Amber
8. Important Trees, Woodlands & Hedgerows?	The site has mature trees and hedges around its boundaries and a copse of trees is adjacent to the site, partly separating it from Ratcliffe College. A small number of trees will need to be destroyed to create an adequate vehicular access.	Amber
9. Good Quality Agricultural Land (Natural England classification).	The site is classified by Natural England as grade 3, good to moderate quality land.	Amber
10. Relationship with existing pattern of built development?	The site is fully separated from the current built form and has no relationship to it. The land is semi-open and in a very prominent position, this will be impossible to remediate.	Red
11. Local wildlife corridors affected	A less than substantial harm from development.	Amber
12. Listed Building or important heritage assets and their setting?	Parts of the immediately adjacent Ratcliffe College estate are listed, development in this location would cause a minor, but less than substantial harm to their setting.	Amber
13. Impact on the conservation area or its setting?	The boundary of the Cossington conservation area is a lengthy distance from the site boundaries so no affect upon it.	Green
14. A pavement access to and from the site?	No current access and no existing pavement provision in place. It does not appear feasible or cost effective to provide a pavement access to the site from the existing settlement.	Red
15. Impact on existing vehicular traffic?	A negative impact on the village due to the location of the site, congestion is already found around the adjacent college.	Amber
16. Adequate vehicular access to and from the site?	No adequate existing provision and it appears impossible to provide access, early dialogue with the highways authority (Leicestershire County Council) is advised as the site may not be accessible to additional vehicular traffic. The severe curvature of the road limits potential and the existing road markings show a solid line for no overtaking across the potential location of the access in to the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
17. Distance to designated village centre (War memorial)?	A distance of more than 1750m.	Red
18. Distance to primary school entrance?	A distance of more than 1750m.	Red
19. Current existing informal/formal recreational opportunities on site?	The college MUGA and a play area about the site but these are in private ownership for the benefit of pupils at the college.	Green
20. Ancient monuments or archaeological remains?	None identified.	Green
21. Any public rights of ways/bridle paths?	An existing footpath is in place along the Northern boundary of the site, development would cause a detriment to the amenity of this path.	Amber
22. Gas, oil, pipelines and networks & electricity transmission network?	An existing utility cable will require re-siting but this is very straightforward.	Amber
23. Any nuisance issues (noise, light, odour)?	The site is less than 500m from the boundary of the A46, a national dual carriageway. A minor amount of traffic noise affects the site from the main road and this will be a minor ongoing concern.	Amber
24. Any known contamination issues?	None identified.	Green
25. Any known flooding or surface water issues?	The site is within flood zone 1 and has no history of flooding.	Green
26. Any drainage issues?	A small pond is located in an adjacent field and a small amount of pooling was identified within the site, a minor design issue and easy to remediate.	Amber
SUMMARY SCORE	Red - 8 Amber - 11 Green - 7	A RED scoring site of negative 1.