

## **Cossington 5 – Garden of Cossington Mill – Off Syston Road**

### **1. Executive Summary**

**The whole of the site is within flood zone 3, drainage is a major concern.**

**A RED SCORING SITE OF NEGATIVE SEVEN 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.

<b>Contact Details</b>	
<b>Name(s) of Assessor(s)</b>	Derek Doran BSc (Hons) MCIH MBA – Your Locale
<b>Site - Details</b>	
<b>SHLAA/ current planning position:</b>	No SHELAA reference.
<b>Site name:</b>	Garden of Cossington Mill.

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>1. Site area and capacity:</b>	Approximately 0.5HA about 12 units (three bedroomed houses).	Red
<b>2. Current Use:</b>	The site is currently a well landscaped garden for the adjacent property at Mill house, although in private ownership the house was previously a restaurant and the garden is seen as an important local asset overlooking the lock and canal.	Red
<b>3. Adjoining Uses:</b>	The site is enclosed by mature trees with the river Soar to the Eastern boundary and a main road to the Northern edge and the location is distant and separate from the locally recognised village envelope. The location is currently classified as countryside.	Red
<b>4. Topography/ground condition:</b>	The site is relatively flat and low lying and appears straightforward to develop.	Green
<b>5. Greenfield or Previously Developed Land?</b>	A greenfield site.	Red
<b>6. Site availability - Single ownership or multiple ownership?</b>	Single ownership.	Green
<b>7. Landscape &amp; Visual Impact (LVIA) considerations.</b>	The site is within the Soar Valley Landscape Character Area and has a closed feel as it is bounded on all elevations by trees and hedgerow. The site sits within open countryside of a high quality and the location	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	feels highly rural in character. Development of this scale would cause a substantial harm to the overall setting and amenity of the river Soar and Cossington Lakes.	
<b>8. Important Trees, Woodlands &amp; Hedgerows?</b>	The site has mature trees and hedges around all of its boundaries and some of the hedges may be of an ancient origin. A large number of mature and semi-mature trees and shrubs are situated within the site. A number of trees will probably need to be destroyed to create an adequate vehicular access.	Red
<b>9. Good Quality Agricultural Land ( Natural England classification).</b>	The site is classified by Natural England as grade 4, this is land of a poor quality as it is subject to flooding.	Green
<b>10. Relationship with existing pattern of built development?</b>	The site is fully separated from the current built form and has no relationship to it. The garden land is enclosed and in a prominent position, this would be impossible to remediate.	Red
<b>11. Local wildlife corridors affected</b>	Less than substantial harm.	Amber
<b>12. Listed Building or important heritage assets and their setting?</b>	The adjacent Mill House is registered as grade two by Historic England (Ref 1228042), development of the garden would cause severe harm to the setting and amenity of this building.	Red
<b>13. Impact on the conservation area or its setting?</b>	The boundary of the Cossington conservation area is a lengthy distance from the site boundary so no affect upon it.	Green
<b>14. A pavement access to and from the site?</b>	The site is currently served by a footpath, additional works would be required to extend the footway into the development site.	RED
<b>15. Impact on existing vehicular traffic?</b>	A small negative impact on the village due to the location of the site, congestion is already found around the adjacent bridge.	Amber
<b>16. Adequate vehicular access to and from the site?</b>	No adequate existing provision and it appears impossible to provide access without the active support of a third-party landowner, 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 position of the bridge limits the potential access.	Red
<b>17. Distance to designated village centre (War memorial)?</b>	A distance of approximately 1300m.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
18. Distance to primary school entrance?	A distance of about 1250m.	Red
19. Current existing informal/formal recreational opportunities on site?	The garden is a private recreation use.	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 Eastern 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?	A utility cable will need to be relocated – 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 large amount of traffic noise and headlight incursion affects the site from the main road and this will be an ongoing concern.	Red
24. Any known contamination issues?	None identified.	Green
25. Any known flooding or surface water issues?	The whole site is within flood zone 3 and development would be opposed by the Environment Agency. In addition, it is very unlikely that the strategic flood risk assessment for the Soar valley will be changed without a massive increase in infrastructure spending.	Red
26. Any drainage issues?	A major amount of pooling identified, a major design issue due to the flood zone 3 status.	Red
<b>SUMMARY SCORE</b>	<b>Red - 14</b> <b>Amber - 5</b> <b>Green - 7</b>	<b>A RED scoring site of negative 7.</b>