

Cossington 6 – Field East of recreation ground

1. Executive Summary

A section of 0.8HA of land adjacent to the recreation ground.

Providing an adequate vehicular access is a concern.

As a green scoring site (4) further dialogue with the owners is recommended, planning conditions will be required to deliver 5 affordable units (from the 12) site numbers could be a concern.

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:	No SHLAA reference.
Site name:	Field East of recreation ground.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	Approximately 0.8 HA about 20 units (three bedroomed houses).	Red
2. Current Use:	The site is currently used for grazing, this existing use will need to be reprovisioned as agricultural land is a finite resource.	Amber
3. Adjoining Uses:	The site is outside of the current built form and there is a small field separating the site from the site allocated for residential use in the CBC local plan (Ref HS65). The land is East of the recreation ground and clubhouse used by villagers and owned by the Platts charity. A small grazing field is found to the Eastern boundary.	Red
4. Topography/ground condition:	The site is flat and appears straightforward to build upon.	Green
5. Greenfield or Previously Developed Land?	A greenfield site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
6. Site availability - Single ownership or multiple ownership?	Multiple trustees hold ownership.	Amber
7. Landscape & Visual Impact (LVIA) considerations.	The site is within the Soar Valley Landscape Character Area and is bounded to two elevations by trees and hedgerow, it feels an enclosed space. The site sits within semi-open countryside of a medium quality and in this edge of settlement location development would cause a less than substantial harm to the overall setting and amenity of the village.	Amber
8. Important Trees, Woodlands & Hedgerows?	The site has semi-mature trees and hedges around its boundaries and a sensitive design solution will be required to protect the majority of these green assets.	Green
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 outside of the current built form but it does have a reasonable relationship with the remainder of the existing settlement and in particular the allocated residential site HS65. It is only visible from one residential unit.	Amber
11. Local wildlife corridors affected	Less than a substantial harm.	Amber
12. Listed Building or important heritage assets and their setting?	None identified, the nearest examples are some distance away on the other side of Main Street.	Green
13. Impact on the conservation area or its setting?	The site is wholly outside of the designated conservation area and will not have a negative impact if well designed. The development would need to be carefully controlled but would not undermine the conservation area setting due to location, elevations and the lack of built forms.	Green
14. A pavement access to and from the site?	No existing provision although an existing footpath is in place along the other side of Platts Lane and linking to this with significant improvements would allow a pedestrian access into the site, potentially from Syston Road.	Red
15. Impact on existing vehicular traffic?	A medium scale negative impact on the village due to the numbers involved.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
16. Adequate vehicular access to and from the site?	Although there is an agricultural entrance off Syston Road this would probably not be a possible access solution. An early dialogue with the highways authority is recommended but a “cost effective” access appears difficult to achieve for this number of units, in addition, the road speed on Syston Road is currently 50 mph.	Red
17. Distance to designated village centre (War memorial)?	A distance of about 600 m.	Red
18. Distance to primary school?	A distance of slightly more than 615m.	Red
19. Current existing informal/formal recreational opportunities on site?	None identified, intended but never used.	Green
20. Ancient monuments or archaeological remains?	None identified.	Green
21. Any public rights of ways/bridle paths?	None in place.	Green
22. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
23. Any nuisance issues (noise, light, odour)?	Yes, minor traffic noise and potential headlight intrusion would be a concern and planting bunds may be required.	Amber
24. Any known contamination issues?	None found or expected given historical land use.	Green
25. Any known flooding or surface water issues?	The site is within flood zone 1 and is not believed to have been flooded in the past.	Green
26. Any drainage issues?	No issues of concern or mitigation observed.	Green
SUMMARY SCORE	Red - 7 Amber - 8	A GREEN scoring green site of 4.

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
	Green - 11