

Cossington 7 – Land to the West of Main Street

1. Executive Summary

A site of 2.89HA that is already allocated as site HS65 in the submission version of the Charnwood Local Plan 2019-2036 to produce a yield of about 54 residential units.

A green scoring site (3).

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 PSH393 states that “there are no known physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved”. In the submission version of the Charnwood Local Plan 2019-2036 the site has been allocated for the residential development of 54 units, reference HS65.	
Site name:	Land to the West of Main Street.	
Site – Sustainability criteria relating to Location, Surroundings & Constraints		
		RAG Rating
1. Site area and capacity:	Approximately 2.89HA about 54 units (three bedroomed houses).	Red
2. Current Use:	The site is currently used as a large garden with a barn and plant nursery use on the plot, this existing use will need to be reprovioned.	Amber
3. Adjoining Uses:	The site is adjacent to the current built form with Main Street on its Eastern boundary and Syston Road to its Southern boundary.	Amber
4. Topography/ground condition:	The site is flat and appears straightforward to build upon.	Green
5. Greenfield or Previously Developed Land?	A majority greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Single ownership.	Green

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, 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 with a small number of semi-mature trees without the curtilage, 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 adjacent to the current built form and has a good relationship with the remainder of the existing settlement, it is only visible from a small number of residential units.	Green
11. Local wildlife corridors affected	Less than a substantial harm.	Amber
12. Listed Building or important heritage assets and their setting?	As 133 and 137 Main Street are on the other side of Main Street and they are grade two listed a development would undermine the setting of these heritage assets.	Amber
13. Impact on the conservation area or its setting?	The buildings in the North end of the site are within the designated conservation area and this designation also covers Main Street . The development would need to be very carefully controlled but is likely to cause a less than substantial harm – if designed appropriately.	Amber
14. A pavement access to and from the site?	An existing provision is in place on the other side of Main Street, although pedestrian safety is a consideration it appears straight forward to link in to the site with the creation of new arrangements.	Amber
15. Impact on existing vehicular traffic?	A large scale negative impact on the village due to the numbers involved and the location of the site.	Red
16. Adequate vehicular access to and from the site?	Although there is a “new” access created off Main Street this would probably not be of a suitable standard and may not be in a “safe” position, given the access opposite for this number of units. An early dialogue with the highways authority is recommended but a “cost effective” access appears possible to achieve for this number of units.	Red
17. Distance to designated village centre (War memorial)?	A distance of about 500 m.	Red

18. Distance to primary school?	A distance of slightly more than 5615m.	Red
19. Current existing informal/formal recreational opportunities on site?	A private garden, so not applicable.	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?	Yes, a utility cable will need re-siting - very straightforward.	Amber
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 the 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?	A small amount of pooling on site, easily remediated.	Amber
SUMMARY SCORE	Red - 6 Amber - 11 Green - 9	A GREEN scoring green site of 3.