

SWANNINGTON
SUSTAINABLE SITE ASSESSMENT (SSA)

May 2021

1. Executive summary

- 1.1 Meeting the future housing need of the parish is a central element of the Neighbourhood Development Plan (NDP). Undertaking a Sustainable Site Assessment (SSA) allows the comparison of potential housing land supply options and the findings can inform potential residential site allocations in the Neighbourhood Development Plan (NDP).
- 1.2 Through undertaking the SSA local people are involved in identifying the least environmentally damaging and therefore, the most sustainable locations 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 professionally surveyed during the SSA.

2. Overview

- 2.1 One of the important objectives of the NDP is to set out where new residential development should be built within the Parish and to protect the parish from future large scale unsustainable development proposals. Undertaking a SSA is a proven technique to compare the different potential locations for new residential development and has been very successful in delivering residential sites in a large number of parishes.
- 2.2 The SSA process is a refinement and update of the findings of the Strategic Housing and Economic Land Availability Assessment (SHELAA) sites reports published by North West Leicestershire District Council (NWLC) in 2016 and 2020. As the yield from the potential housing sites far exceeds the housing need over the life of the NDP a local call for sites by the parish council was not required.
- 2.3 There is no housing target for Swannington in the adopted Local Plan. As the local plan review is at an early stage, planning officers at NWLDC provided the NPG with an indicative range of housing need figures. The housing members of the NDP group agreed upon a figure at the lower end of the options provided.

2.4 This SSA report sets out how an independent consultant from YourLocale, a planning consultancy specialising in supporting communities to devise NDP's, worked with local people to appraise the residential site options.

3. Involving land owners and site promoters

3.1 NWLDC has prepared a SHELAA which identifies the potentially available sites put forward by landowners for residential development. The original SHELAA in 2016 offered 13 sites, the amended SHELAA in 2020 offered ten sites but two of these could not proceed to detailed assessment as they were a lengthy distance from the current built form and against the policy in the local plan that protects development in the countryside. One of the remaining eight sites is outside the boundary of the NDP area so 7 SSA's were subjected to a professional Sustainable Site Assessment (SSA) exercise conducted by YourLocale against scoring criteria agreed with local people.

3.2 A scoring matrix based upon the methodology supported by the National Planning Policy Frameworks (NPPF's) was agreed by parish council members.

4. Site Selection Criteria

4.1 The initial site assessments were undertaken by Derek Doran BSc (Hons) MCIH MBA the Lead Associate from YourLocale to ensure a professional approach based upon past experience of similar residential site assessments and to ensure a high level of objectivity and consistency in scoring.

4.2 The site assessment included a comprehensive desk top study and on line research followed by a visit to each of the sites. This led to some amendments being agreed by members of the parish council and it was then possible to rank each site in order of overall sustainability.

4.3 The policy position of NWLDC in terms of their assessment of the developability of the sites was a material consideration in the discussions of scoring and their informal planning opinion of NWLDC officers were sought and these responses affected the outcome of the process.

4.4 The sites were then re-visited to ensure that all factors and information were considered in the assessments that were sent as drafts to the owners/agents for their comment and input.

5. The Criteria and the RAG Scoring System

5.1 The SHELAA methodology jointly agreed between the Local Planning Authorities (including NWLDC) of Leicester and Leicestershire

was used, coupled with the experience of the consultant in recommending past “made” NDP residential site allocations that have been supported through a number of independent planning examinations.

- 5.2 Parish council members agreed twenty seven scoring criteria that are relevant to the selection and allocation of sites for new dwellings using amended criteria from the National Planning Policy Frameworks.
- 5.3 The SSA scoring system, based on a Red, Amber or Green (RAG) score was applied to each criterion and listed for each identified site. Red was scored for a negative assessment; Amber was scored where mitigation might be required; Green was scored for a positive assessment. A different methodology for scoring to give varying weights to different criteria was considered but rejected as it would have been more complicated, less transparent to the community and could possibly be too subjective.
- 5.4 The following site assessment scoring matrix was used to compare each site in terms of developability.

Table 1 – Sustainable Site Assessment (SSA) framework for Swannington

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>
1. Site capacity (3 bed houses)	Small capacity of up to 5 dwellings	Medium capacity of 6 to 10 dwellings	Large capacity of more than 10 dwellings
2. Current Use	Vacant	Specific existing use needs to be relocated(not land)	Loss of important local asset
3. Adjoining Uses	Site wholly within residential area or village envelope	Site joined to village envelope or residential location	No physical direct link to village envelope or residential location
4. Topography/ground condition	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated

5. Greenfield or Previously Developed Land	Previously developed land (brownfield) more than 50% site area	Mixture of brownfield – between 25% & 50%, with the balance greenfield land	Mainly greenfield land, less than 24% brownfield
6. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
7. Landscape Character Assessment and Visual Impact Assessment (LVIA)	No harm to quality.	Less than substantial harm to quality.	Substantial harm to quality.
8. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures are required	Site would harm or require removal of Ancient tree or hedge (or TPO)
9. Relationship with existing pattern of built development	Land visible from a small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve
10. Ridge and Furrow	None or grade 1	Grade 2 or 3	Grade 4
11. Listed Building or important heritage asset and their setting	No harm to existing building	Less than substantial harm	Substantial harm
12. Impact on the Conservation Area or its setting	No harm	Less than substantial harm	Substantial harm
13. Local Biodiversity score	A score of 1	A score of 2-3	A score of 4-5
14. Safe pedestrian access to and from the site	Existing footpath linked to the site	No footpath but can be easily created with	Third party consent required or no potential for

		significant improvements	footpath
15. Impact on existing vehicular traffic	Impact on village minimal	Medium scale impact on village	Major impact on village
16. Adequate vehicular access to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
17. Distance to school	Walking distance of 200m or less	Walking distance of 201-400m	Walking distance of greater than 401m
18. Distance to designated village centre Swannington Bell PH, Church Langton Church.	Walking distance of 200m or less	Walking distance of 201-400m	Walking distance of greater than 401m
19. Distance to designated village centre – village hall.	Walking distance of 200m or less	Walking distance of 201-400m	Walking distance of greater than 401m
20. Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
21. Ancient monuments or archaeological remains	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains
22. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to a public right of way	Re-routing required or would cause significant harm
23. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)	Site unaffected	Re-siting may be necessary or reduces developable area	Re-siting required or may not be feasible

24. Any nuisance issues (Noise, light, odour?)	No nuisance issues	Mitigation may be necessary	Nuisance issues will be an ongoing concern
25. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
26. Any known flooding issues	Site in flood zone 1 or 2 or no flooding for more than 25 years	Site in flood zone 3a or flooded once in last 25 years	Site in flood zone 3b (functional flood plain) or flooded more than once in last 25 years
27. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.

6. The SSA outcome

- 6.1 The SSA's were considered at a number of meetings of the housing group of the NDP group and the parish council to ensure that adequate local knowledge was central to the process. This led to a reassessment of some sites by the YourLocale Consultant with amendments subsequently confirmed.
- 6.2 The assessments were amended to reflect this input and they were circulated as drafts to the relevant site sponsors, usually the land owner or a professional agent working on their behalf. Most parties have responded to the drafts and correspondence with owners has taken place to ensure all detailed matters have been considered.
- 6.3 The final SSA reports were then produced and adopted by the parish council.
- 6.4 The outcome of the SSA process is recorded in the following table. The RAG Rating is obtained by deducting the "Red" scores from the "Green" scores. Amber remains a neutral score.

Table 2 – SSA outcomes

Site Location & units	HTG SCORE	Rank and outcome
S1 Jeffcoates Lane recreation ground (11)	Red 2	No further action. To be designated as a LGS in the NDP.
S2 Withdrawn by owner	N/A	Cannot proceed.
S3 St Georges Hill Lower (12)	Green 3	Feasible, allocate as a residential site.
S4 St Georges Hill Upper (16)	Red 1	No further action.
S5 Clink Lane & Station Hill allotments (25)	Red2	No further action. To be designated as a LGS in the NDP.
S6 Station Hill allotments (15)	Red 2	No further action. To be designated as a LGS in the NDP.
S7 Withdrawn by owner.	N/A	Cannot proceed.
S8 South of Spring Lane (46)	Green 3	Site too large, no agreement to subdivide.
S9 Withdrawn by owner.	N/A	Cannot proceed.
S10 Outside of the parish.	N/A	NWLDC mistake, no action possible.
S11 School playing fields (10)	Green 1	Need to dismiss on policy grounds.
S12 Outside NWLDC policy.	N/A	No further action.
S13 Outside NWLDC policy.	N/A	No further action.
S14 Land North of Spring Lane (83)	Red 1	No further action.
S15 Land between Main Street and Foan Hill (38)	Red 2	No further action.
S16Baclaknd off St Georges Hill	Red 2	No further action.

6.5 The sites were assessed for residential suitability through a robust SSA process and the highest scoring site of the required size has been negotiated with site owner for inclusion in the NDP.

6.6 The parish council having considered all of the evidence have allocated the highest green scoring site of the right size for residential development;

- Land is allocated at St Georges Hill (Lower) for a minimum of 8 units of residential accommodation, at least three of which will be affordable units.

Swannington S1 – Jeffcoates Lane recreational sports field (SHELAA Ref S1)

1. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

2. Site Selection Criteria – 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 Swannington twenty seven indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S1, potentially available and achievable.
Site name:	Jeffcoates Lane recreational sports field

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.38 HA – Approximately 11 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of a very well - used football pitch, development would mean the loss of an important local asset. The site is designated as a local green space in the NDP and should not be developed.	Red
3. Adjoining Uses:	The site has open countryside to one elevation with residential use adjacent to two sides and a timber yard to the third side. It is well attached to the recognised village envelope.	Amber
4. Topography:	A gently sloping site that will require minor mitigation measures.	Green
5. Greenfield or Previously Developed Land?	A wholly 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 sits in a prominent position on main Street on one of the entrances in to the village, it is currently screened by a large (gapped) hedgerow. The location feels semi-rural in character. Development would cause a less than substantial harm to the overall setting and amenity of the village.	Amber
8. Important Trees, Woodlands & Hedgerows?	The playing area is bounded with a significant ancient hedgerow and a number of semi-mature trees. Development will require the destruction of trees and/or ancient hedgerow to gain vehicular and pedestrian access.	Red
9. Relationship with existing pattern of built development?	The site forms an open gap in the current built form and is visible from a range of sources. The land is relatively open and in a prominent position, this will be impossible to remediate.	Red
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	None identified nearby or within a direct sight line.	Green
12. Local biodiversity score?	Badgers and foxes believed to be present score 2-3.	Amber
13. Pavement access to and from the site?	A footway is found from the corner of Jeffcoates Lane for about 20m and it appears reasonably straightforward with significant works to link the site to this path and provide a pedestrian access.	Amber
14. Impact on existing vehicular traffic?	A large scale negative impact on the village centre due to the number of units involved and the very sensitive location of the site. The issue of this dangerous junction has been raised at both parish council meetings and has involved Highways LCC over twenty years minimum.	Red
15. Adequate vehicular access to and from the site?	A small informal access for machinery is in place and it appears impossible to provide adequate vehicular access without the active support of a third party landowner. An early dialogue with the highways authority is required as the site may not be accessible to vehicular traffic.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is a short direct distance of about 70m from the centre of the site.	Green
17. Distance to school?	A distance of more than 550m from the centre of the site.	Red
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 400m from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	Yes, the site is a very well-used football pitch and it provides a formal recreational usage. It is being designated as a local green space (LGS) in the NDP.	Red
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	Yes a major long-distance footway (PROW) crosses through the Eastern boundary of the site, along the old railway track. Development would undermine the openness of the path but could be accommodated in a sensitive design solution. The footpath is of heritage significance.	Amber
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	A utility cable lies along the boundary of the site and this will require relocating, although very straightforward.	Amber
23. Any nuisance issues (noise, light, odour)?	None identified.	Green
24. Any contamination issues?	None identified.	Green
25. Any known flooding issues?	Properties nearby have had issues with high water levels so further investigations required. The site is located within flood zone 1 and appears not to suffer from surface water problems.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
26. Any drainage issues?	A small amount of pooling was identified on site – easily remediated.	Amber
SUMMARY: No further action required.	Red - 10 Amber - 8 Green - 8	A RED scoring site of negative 2, and “against policy”.

Swannington site 2 – St Georges Hill (Lower) (SHELAA Ref S3)

3. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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 been 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

4. Site Selection Criteria – 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 Swannington twenty seven indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S3, potentially available and achievable. NB A residential application was refused in 2014 (Ref14/00005/OUT).
Site name:	St Georges Hill (Lower).

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.48 HA – Approximately 12 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of a single arable field, this important land use will need to be replaced.	Amber
3. Adjoining Uses:	The site has open countryside to two elevations with residential use adjacent to the other two sides. It is well attached to the recognised village envelope.	Amber
4. Topography:	A sloping and undulating site that will certainly require mitigation measures.	Amber
5. Greenfield or Previously Developed Land?	A wholly greenfield site, located within the National Forest boundary.	Red
6. Site availability - Single ownership or multiple ownership?	Single ownership. (TBC)	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in a prominent position on Main Street on the entrance in to the village, it is currently partly screened by a large hedgerow. The location feels rural in character and there are long distant panoramic views and vistas. Development would cause a substantial harm to the overall setting and amenity of the village as it is along the main road and in an elevated position.	Red
8. Important Trees, Woodlands & Hedgerows?	Two boundaries of the site have significant ancient hedgerow and a large number of semi-mature trees in place. Development might cause a minor destruction of trees and/or ancient hedgerow to gain access.	Amber
9. Relationship with existing pattern of built development?	The site forms a gap in the current built form but does have a good relationship to it. The land is relatively open and visible from a small number of properties.	Green
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	None identified nearby or within a direct sight line.	Green
12. Local biodiversity score?	Low priority score 1-2. TBC ??	Green TBC
13. Pavement access to and from the site?	A footpath is found along the boundary of the site and it appears straightforward to link the site into this path with significant improvement.	Amber
14. Impact on existing vehicular traffic?	A small scale negative impact on the village centre due to the number of units involved and the location of the site.	Green
15. Adequate vehicular access to and from the site?	No existing vehicular access found and it appears impossible to provide adequate vehicular access without the active support of a third party landowner. An early dialogue with the highways authority is required as the site may not be accessible to vehicular traffic as it is opposite the Windmill Close highways access.	Red
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is directly opposite the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
17. Distance to school?	A distance of more than 650m from the centre of the site.	Red
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 500m from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	None identified (informal sledging ??).	Green
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	None identified within this location.	Green
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	None found.	Green
23. Any nuisance issues (noise, light, odour)?	Minor traffic noise is an ongoing concern.	Amber
24. Any contamination issues?	None identified.	Green
25. Any known flooding issues?	The site is located within flood zone 1 and due to the fall of the land it is very unlikely to suffer from surface water problems.	Green
26. Any drainage issues?	Pooling found on site, easily remediated.	Amber
SUMMARY	Red - 6 Amber - 7 Green - 13	A Green scoring site of 7.

Swannington site S3 – St Georges Hill (Lower) (SHELAA Ref S3)

5. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

6. Site Selection Criteria – 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 Swannington twenty seven indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S3, potentially available and achievable. NB A residential application was refused in 2014 (Ref14/00005/OUT), previously refused consent.
Site name:	St Georges Hill (Lower).

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.48 HA – Approximately 12 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of a single arable field, this important land use will need to be replaced.	Amber
3. Adjoining Uses:	The site has open countryside to one elevation with residential use adjacent to two other sides. It is well attached to the recognised village envelope.	Amber
4. Topography:	A sloping and undulating site that will certainly require mitigation measures.	Amber
5. Greenfield or Previously Developed Land?	A wholly greenfield site, located within the National Forest boundary.	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 sits in a prominent position on Main Street on the entrance in to the village, it is currently partly screened by a large hedgerow. The location feels rural in character and there are long distant panoramic views and vistas. Development would cause a substantial harm to the overall setting and amenity of the village as it is along the main road and in an elevated position.	Red
8. Important Trees, Woodlands & Hedgerows?	Two boundaries of the site have significant ancient hedgerow and a large number of semi-mature trees in place. Development might cause a minor destruction of trees and/or ancient hedgerow to gain access. A further hedgerow is a mixture of old trees some going back over 120 plus years, there is an old ash also dating back at least 180 years. Nearby woodland (diagonal adjoining this site) a variety of birds use for nesting and migration.	Red
9. Relationship with existing pattern of built development?	The site forms a gap in the current built form but does have a good relationship to it. The land is relatively open and visible from a small number of properties. It can be argued that development of this “gap” moves the village closer to Coleorton.	Green
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	The original weigh masters house is adjacent to the site (now known as tunnel house), the previous railway track-bed is in place, and some properties are 150 and 180 years old.	Amber
12. Local biodiversity score?	Low priority score 1-2.	Green
13. Pavement access to and from the site?	A footway is found along the boundary of the site and it appears straightforward to link the site into this path with significant improvement.	Green
14. Impact on existing vehicular traffic?	The impact of further traffic created by this site would be a significant issue. There are already parked cars alongside this footpath from surrounding properties on St Georges Hill. Plus there is the dangerous junction known as Jeffcoats Lane within a few metres, which has caused concern by local residents, been raised at both parish council meetings and has involved Highways LCC over twenty years minimum. Furthermore,	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	speed of the traffic would cause an issue coming out of the site if developed as evidence has shown with the Jeffcoats Lane junction.	
15. Adequate vehicular access to and from the site?	No existing vehicular access found and it appears impossible to provide adequate vehicular access without the active support of a third party landowner. An early dialogue with the highways authority is required as the site may not be accessible to vehicular traffic as it is opposite the Windmill Close highways access.	Red
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is directly opposite the site.	Green
17. Distance to school?	A distance of more than 650m from the centre of the site.	Red
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 500m from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	None identified.	Green
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	None identified within this location.	Green
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	None found.	Green
23. Any nuisance issues (noise, light, odour)?	Minor traffic noise is an ongoing concern as traffic accelerates from the village in this location.	Amber
24. Any contamination issues?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
25. Any known flooding issues?	The site is located within flood zone 1 and due to the fall of the land it is very unlikely to suffer from surface water problems. Nearby properties have experience raised water levels. There is a ditch on the far site to the road which if disturbed or filled in will cause adjoining properties water issues. The fall of the land slopes toward the adjacent properties and those in Jeffcoats lane. The land drops away further in Jeffcoats Lane, the water table raises in the field where there are horses kept.	Amber
26. Any drainage issues?	Pooling found on site, easily remediated.	Amber
SUMMARY – Request meeting with owners to progress further.	Red - 8 Amber - 7 Green - 11	A Green scoring site of 3.

Swannington S4 – St Georges Hill (Upper) (SHELAA Ref S4)

7. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

8. Site Selection Criteria – 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 Swannington twenty seven indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S4, potentially available and achievable.
Site name:	St Georges Hill (Upper).

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.66 HA – Approximately 16 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of a single arable field, this important land use will need to be replaced.	Amber
3. Adjoining Uses:	The site has open countryside to three elevations with residential use opposite the Western boundary and a large copse of trees adjoins the site. It is fairly well attached to the recognised village envelope.	Amber
4. Topography:	A heavily sloping and undulating site that will certainly require mitigation measures.	Amber
5. Greenfield or Previously Developed Land?	A wholly 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 sits in a very prominent position on Main Street on one of the entrances in to the village, it is currently partly screened by a large hedgerow. The location feels rural in character and there are long distant panoramic views and vistas. Development would cause a substantial harm to the overall setting and amenity of the village as it is along the main road and in a very elevated and prominent position.	Red
8. Important Trees, Woodlands & Hedgerows?	Three boundaries of the site have significant ancient hedgerow and a large number of semi-mature trees in place. The collection of trees are a small woodland where the incline track runs (disused and overgrown) comes from the tunnel now filled in under Peggs Island. Development will cause the destruction of trees and/or ancient hedgerow to gain access.	Red
9. Relationship with existing pattern of built development?	The site forms a large and open gap in the current built form and has a poor relationship to it. The land is relatively open and in a very prominent position, this will be impossible to remediate.	Red
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	None identified nearby or within a direct sight line.	Green
12. Local biodiversity score?	Low to medium.	Amber
13. Pavement access to and from the site?	A footway is found along the boundary of the site and it appears very straightforward to link the site into this path with significant improvement.	Amber
14. Impact on existing vehicular traffic?	The impact of further traffic created by this site would be a significant issue. There are parked cars overnight, during early morning and evening time noted towards the village on the same side as this field. An increase in traffic caused by this site would require further investigation. Plus, there is the dangerous junction known as Jeffcoats Lane within approx. 50 metres, which has caused concern by local residents, been raised at both parish council meetings and has involved Highways LCC over twenty years	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	minimum. Furthermore, speed of the traffic would cause an issue coming out of the site, the opening would be opposite residential properties already in existence.	
15. Adequate vehicular access to and from the site?	No existing vehicular access found and it appears impossible to provide adequate vehicular access without the active support of a third party landowner. An early dialogue with the highways authority is required as the site may not be accessible to vehicular traffic.	Red
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop and a brick built shelter is on the actual boundary of the site.	Green
17. Distance to school?	A distance of more than 700m from the centre of the site.	Red
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 550m from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	None identified.	Green
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	A long distance footpath crosses through the site and development would require re-routing.	Red
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	A cable is within the boundary of the site and will require relocating.	Amber
23. Any nuisance issues (noise, light, odour)?	Minor traffic noise is an ongoing concern.	Amber
24. Any contamination issues?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
25. Any known flooding issues?	The site is located within flood zone 1 and due to the fall of the land it is very unlikely to suffer from surface water problems.	Green
26. Any drainage issues?	No issues identified, appears relatively well drained.	Green
SUMMARY; No further action.	Red - 10 Amber - 7 Green - 9	A RED scoring site of negative 1.

Swannington site S5 – Clink Lane and Station Hill allotments (SHELAA Ref S5)

9. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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 been 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

10. Site Selection Criteria – 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 Swannington twenty seven indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S5, part is suitable (within the village envelope) potentially available and achievable.
Site name:	Clink Lane and Station Hill allotment and field.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 1HA – Approximately 25 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of allotments and a small arable field, this important land use will need to be protected and is being designated as a local green space in the NDP.	Red
3. Adjoining Uses:	The Northern section of the site is adjacent to residential units whilst the Southern section a more open countryside aspect. A large copse of trees adjoins the site. It is fairly well attached to the recognised village envelope.	Amber
4. Topography:	A sloping site that dips in to a valley shape and will certainly require major mitigation measures.	Amber
5. Greenfield or Previously Developed Land?	A wholly greenfield site, situated within the National forest.	Red
6. Site availability - Single ownership or multiple ownership?	The parish council own the allotments.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in a very prominent position on Station Hill on one of the entrances in to the village, it is currently partly screened by a large hedgerow. The location feels highly rural in character and there are long distant panoramic views and vistas. Development would cause a substantial harm to the overall setting and amenity of the village as it is along the main road and in a very central and sensitive position.	Red
8. Important Trees, Woodlands & Hedgerows?	Yes, large tracts of the site have trees in situ and the boundaries have significant ancient hedgerow in place. Development will cause a large scale destruction of trees and/or ancient hedgerow. The site is adjacent to cuckoo gap wood, an important local green resource.	Red
9. Relationship with existing pattern of built development?	The top section of the site sits within the currently recognised village envelope close to residential units. The land is relatively open and in a very prominent and sensitive position, this will be impossible to remediate.	Red
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	None identified nearby or within a direct sight line.	Green
12. Local biodiversity score?	TBC Low level 2-3.	Amber
13. Pavement access to and from the site?	A footway is found along one boundary of the site and it appears fairly straightforward to link the site into this path and provide a pedestrian access with significant improvements.	Amber
14. Impact on existing vehicular traffic?	A large scale negative impact on the village centre due to the large number of units involved and the very sensitive central location of the site.	Red
15. Adequate vehicular access to and from the site?	No existing vehicular access found although it appears possible to provide adequate vehicular access and visibility splays off Station Hill. Clink Lane is a narrow track and not suitable for vehicular access. An early dialogue with the highways authority is required as the site may not be accessible to vehicular traffic.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately 150m from the centre of the site.	Green
17. Distance to school?	A distance of slightly more than 400m from the centre of the site.	Red
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 700m from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	Yes, the allotments provide an important local resource and are very well used. The site is being designated as a protected local green space in the NDP.	Red
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	Yes, a long distance bridleway is found along Clink Lane and development would cause a detriment to its setting.	Amber
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	None identified.	Green
23. Any nuisance issues (noise, light, odour)?	None found.	Green
24. Any contamination issues?	None identified.	Green
25. Any known flooding issues?	Yes, a stream flows through the centre of the site and it has been known to overflow. The site is however located within flood zone 1.	Amber
26. Any drainage issues?	Yes, minor pooling identified on site, easy to remediate.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY: No further action.	Red - 10 Amber – 8 Green - 8	A Red scoring site of negative 2.

Swannington site S6 – Station Hill (adjacent Hough Hill) allotments (SHELAA Ref S6)

11. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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 been 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

12. Site Selection Criteria – 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 Swannington twenty seven indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S6, potentially available and achievable.
Site name:	Station Hill (adjacent Hough Hill allotments).

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.6HA – Approximately 15 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of allotments and this important land use is an important local green asset that is being designated as a local green space in the NDP.	Red
3. Adjoining uses:	The Northern section of the site is adjacent to residential units whilst the Southern section abuts the railway line. A large copse of trees adjoins the site. It is well attached to the recognised village envelope.	Amber
4. Topography:	A relatively flat site that will require very minor mitigation.	Green
5. Greenfield or Previously Developed Land?	A wholly greenfield site, situated within the National forest.	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 sits in a very prominent position on Station Hill on one of the entrances in to the village, it is currently partly screened by a large hedgerow. The location feels semi-rural in character and there are distant panoramic views. Development would cause a substantial harm to the overall setting and amenity of the village as it is along the main road and in a very elevated position.	Red
8. Important Trees, Woodlands & Hedgerows?	Yes, a large number of trees are in situ and the boundaries have significant ancient hedgerow in place. Development will cause destruction of trees and/or ancient hedgerow.	Red
9. Relationship with existing pattern of built development?	The site sits within a large open gap in the linear built form of the village and within the currently recognised village envelope close to residential units. The land is relatively open and in a very prominent position, this will be impossible to remediate.	Red
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	None identified nearby or within a direct sight line.	Green
12. Local biodiversity score?	Low grade 2-3.	Amber
13. Pavement access to and from the site?	A footway is found along the other side of Station Hill and it appears fairly straightforward to link the site into this path and provide a pedestrian access with significant improvements.	Amber
14. Impact on existing vehicular traffic?	A large scale negative impact on the village centre due to the large number of units involved and the sensitive location of the site.	Red
15. Adequate vehicular access to and from the site?	No existing vehicular access found although it appears possible to provide adequate vehicular access and visibility splays off Station Hill. An early dialogue with the highways authority is required as the site may not be accessible to vehicular traffic.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately 60m from the centre of the site.	Green
17. Distance to school?	A distance of slightly more than 800m from the centre of the site.	Red
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 950m from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	Yes, the allotments provide an important local resource and are very well used. The site is being designated as a protected local green space in the NDP.	Red
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	None identified within this location.	Amber
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	None identified.	Green
23. Any nuisance issues (noise, light, odour)?	Yes, significant noise from the railway line (freight use), this will be an ongoing concern.	Red
24. Any contamination issues?	None identified.	Green
25. Any known flooding issues?	The site is located within flood zone 1 and has no history of flooding.	Green
26. Any drainage issues?	Yes, minor pooling identified on site, easy to remediate.	Amber
SUMMARY; No further action	Red - 11 Amber - 6	A red scoring site of negative 2.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	Green - 9	

Swannington site S8 – South of Spring Lane adjacent fishing lakes (SHELAA Ref S8)

13. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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 been 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

14. Site Selection Criteria – 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 Swannington twenty seven indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S8, potentially available and achievable.
Site name:	South of Spring Lane adjacent fishing lakes.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 2.44 HA – Approximately 46 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of a single arable field and a large section of woodland covers about a third of the site. This important green asset needs to be protected.	Red
3. Adjoining Uses:	The site has open countryside to three elevations with residential use opposite. It is well attached to the recognised village envelope with fishing lakes to its South.	Amber
4. Topography:	A heavily undulating site that will certainly require mitigation measures.	Amber
5. Greenfield or Previously Developed Land?	A wholly greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Single ownership. (TBC)	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in a low lying position on Spring Lane on one of the entrances in to the village, it is currently well screened by a large hedgerow. The location feels semi-rural in character. Development would cause a less than substantial harm to the overall setting and amenity of the village.	Amber
8. Important Trees, Woodlands & Hedgerows?	A large part of the site is woodland and this element should be retained. Development of the whole site would cause the large scale destruction of trees.	Red
9. Relationship with existing pattern of built development?	The site forms a large and open gap in the current built form and has a good relationship to it. The land is relatively open and in a sensitive location.	Amber
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	None identified nearby or within a direct sight line.	Green
12. Local biodiversity score?	Low grade, score 2-3.	Amber
13. Pavement access to and from the site?	A footway found along the boundary of the site and it appears very straightforward to link the site into this path and provide a pedestrian access with significant improvement.	GREEN
14. Impact on existing vehicular traffic?	A very large scale negative impact on the village centre due to the number of units involved and the location of the site.	Red
15. Adequate vehicular access to and from the site?	An existing vehicular access is in place and with slight enlargement this would provide an adequate visibility splay, subject to highways authority approval.	aMBER
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is about 250m from the centre of the site.	Amber
17. Distance to school?	A distance of more than slightly more than 400m from the centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 550m from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	None identified.	Green
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	A byway through cuckoo gap wood is found to the South of the site but this is not affected directly by this proposal.	Green
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	Yes, an elevated cable is found along the boundary of the site and this will require re-siting.	Amber
23. Any nuisance issues (noise, light, odour)?	None identified.	Green
24. Any contamination issues?	None found, horses use the field.	Green
25. Any known flooding issues?	The site is located within flood zone 1 although there is a stream to the Southern part of the site. Springs are also in place so flooding is a concern that requires further investigation.	Amber
26. Any drainage issues?	No issues identified, appears well drained.	Green
SUMMARY: A PC decision on a smaller site required.	Red - 7 Amber - 9 Green - 10	A Green scoring site of 3.

Swannington site S10 – South of Spring Lane adjacent Stephenson college (SHELAA Ref S10)

NB This site is OUTSIDE of the NDP designated area – no further action.

15. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

16. Site Selection Criteria – 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 Swannington twenty seven indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S10, potentially available and achievable.
Site name:	South of Spring Lane adjacent Stephenson college.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.43HA – Approximately 11 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of a single arable field used as a paddock, this important land use will need to be replaced.	Amber
3. Adjoining Uses:	The site has open countryside to three elevations with residential use to its Western boundary. It is well far removed from the existing recognised village envelope.	Red
4. Topography:	An undulating site that will certainly require mitigation measures.	Amber
5. Greenfield or Previously Developed Land?	A wholly greenfield site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
6. Site availability - Single ownership or multiple ownership?	Single ownership. (TBC)	Green
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in a prominent position on Spring Lane on the entrance in to the village, it is currently screened by a hedgerow. The location feels very rural in character. Development would cause a substantial harm to the overall setting and amenity of the village.	Red
8. Important Trees, Woodlands & Hedgerows?	The boundaries of the site have many mature and semi-mature trees and the hedgerow appears to be ancient. Development will cause the destruction of trees and/or hedgerow.	Red
9. Relationship with existing pattern of built development?	The site is a very long distance from the current settlement and has no connection with it.	Red
10. Quality of ridge and furrow?	Denigrated R and F apparent from aerial image grade 2 ??.	Amber
11. Listed Building or important heritage assets and their setting?	None identified nearby or within a direct sight line.	Green
12. Local biodiversity score?	TBC ??	
13. Pavement access to and from the site?	A footpath is found along the boundary of the site and it appears very straightforward to link the site into this path and provide a pedestrian access.	Green
14. Impact on existing vehicular traffic?	A very large scale negative impact on the village centre due to the number of units involved and the location of the site.	Red
15. Adequate vehicular access to and from the site?	None in place, an existing field gate for agricultural access is found in the bottom section of the site. Significant improvement is required to provide an adequate visibility splay, subject to highways authority approval.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is about 450m from the centre of the site.	Amber
17. Distance to school?	A distance of more than slightly more than 1km from the centre of the site.	Red
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 1km from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	None identified.	Green
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	Yes, a major long distance footpath traverses the Eastern boundary of the site, development would cause a detriment to this PROW.	Amber
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	Yes, an elevated cable is found along the boundary of the site and this will require re-siting.	Amber
23. Any nuisance issues (noise, light, odour)?	Minor Traffic noise TBC	
24. Any contamination issues?	Paddock – Amber ?? None identified.	TBC
25. Any known flooding issues?	The site is located within flood zone 1 and given its elevation flooding is not a concern.	Green
26. Any drainage issues?	Minor pooling issues identified, appears relatively straightforward to remediate.	Amber
SUMMARY	<u>NOT SCORED</u>	

Swannington site S11 – Primary school playing fields (SHELAA Ref S11)

17. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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 been 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

18. Site Selection Criteria – 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 Swannington twenty seven indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S11, potentially available and achievable.
Site name:	Primary school playing fields.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.33 HA – Approximately 10 units (yielding 3 bed dwellings).	Amber
2. Current Use:	The site consists of a very well used playing field, school car park and a hard playing surface so development would mean the loss of an important local asset. The site is designated as a local green space in the NDP and should not be developed. It is used as a gathering area for the children in an emergency.	Red
3. Adjoining Uses:	The site has open countryside to one elevation with residential use to the other sides. It is wholly within the recognised village envelope. REWORD.	Amber
4. Topography:	A steeply sloping site that will require major mitigation measures.	Amber
5. Greenfield or Previously Developed Land?	A wholly greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in a prominent position on main Street, although it is partly screened by a low beech hedgerow. The location feels semi-rural in character and development would cause a less than substantial harm to the overall setting and amenity of the village.	Amber
8. Important Trees, Woodlands & Hedgerows?	The playing area is bounded with semi-mature trees and development may require the destruction of trees and/or ancient hedgerow to gain access.	Amber
9. Relationship with existing pattern of built development?	The site forms a narrow gap in the current built form and has an excellent relationship to it. The land is however open and in a very prominent position that cannot be improved.	Red
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	The site is directly opposite 20 Main Street, a grade 2 listed building. Development would cause a less than substantial harm to its setting.	Amber
12. Local biodiversity score?	Medium to high grade 4-5.	Red
13. Pavement access to and from the site?	A footway is found along Main Street and it is fairly straightforward to link the site to this path and provide a pedestrian access.	Green
14. Impact on existing vehicular traffic?	A large scale negative impact on the village centre due to the number of units involved and the very sensitive location of the site. The school entrance markings will need to be retained for safety reasons.	Red
15. Adequate vehicular access to and from the site?	A current access is in place to provide access to the school car park, it appears very difficult to provide adequate vehicular access to a residential standard. An early dialogue with the highways authority is required.	Red
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is a short direct distance of about 100m from the centre of the site.	Green
17. Distance to school?	Adjacent to the school and provides school facilities.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 350m from the geographical centre of the site.	Amber
19. Current existing informal/formal recreational opportunities on site?	Yes, the site is a very well-used play area and games field and it provides an essential formal recreational use. The NWLDC local plan prohibits development of this site UNLESS a similar sized, “suitable” piece of land could be substituted if this were to be developed.	Red
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	Yes a major footway (PROW) is adjacent to the Southern boundary of the site, development would undermine the openness of the path but could be accommodated in a sensitive design solution.	Amber
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	Yes, a utility cable lies along the boundary of the site and this will require relocating, although very straightforward.	Amber
23. Any nuisance issues (noise, light, odour)?	Yes, children’s loud play noise during term time.	Amber
24. Any contamination issues?	None identified.	Green
25. Any known flooding issues?	The site is located within flood zone 1 and appears not to suffer from surface water problems.	Green
26. Any drainage issues?	No issues identified.	Green
SUMMARY; No further action. Designate as a LGS in the NDP.	Red - 7 Amber - 11 Green - 8	A green scoring site of 1.

Swannington site 14 – Land North of Spring Lane (SHELAA Ref S14)

19. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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 been 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

20. Site Selection Criteria – 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 Swannington twenty six indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S14, not yet assessed (January 2021).
Site name:	Land North of Spring Lane.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 4.43 HA – Approximately 83 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of two large arable fields and these important land assets will need to be re-provided.	Amber
3. Adjoining Uses:	The site has open countryside to two elevations with residential use adjacent and opposite. It is an extension of the recognised village envelope into open countryside with the Swannington plain heritage site forming its Northern boundary.	Amber
4. Topography:	A sloping site that falls away in two directions and will require extensive mitigation measures.	Amber
5. Greenfield or Previously Developed Land?	A wholly 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 sits in an elevated position on Spring Lane on one of the entrances in to the village, it is currently screened from the highway by a large hedgerow. The location feels rural in character. Development would cause substantial harm to the overall setting and amenity of the village.	Red
8. Important Trees, Woodlands & Hedgerows?	A number of trees are found within the boundaries of the site which predominantly consist of hedgerow that should be retained. Development of the whole site would cause the destruction of hedgerow to allow a vehicular access.	Amber
9. Relationship with existing pattern of built development?	The site forms a large and open gap in an area of separation between Swannington and the neighbouring villages of New Swannington and Whitwick, it therefore has a poor relationship to the existing pattern of development. The land is elevated, very open, in a sensitive and prominent location that is difficult to mitigate.	Red
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	The Swannington plain forms the Northern boundary with the Swannington heritage trust sites such as the winding/steam pump and workers cottage area with restored machinery.	Amber
12. Local biodiversity score?	Predominantly low grade agricultural, score 2.	Amber
13. Pavement access to and from the site?	A footway is found on the opposite side of Spring Lane and it appears possible to link the site into this and provide a safe pedestrian access with significant improvements.	Amber
14. Impact on existing vehicular traffic?	A very large scale negative impact on the village centre due to the very large number of units involved and the sensitive location of the site.	Red
15. Adequate vehicular access to and from the site?	There is no existing provision and the properties opposite the site, the steep elevation of Spring Lane and the narrowness of the existing highway make an engineering solution difficult, but probably feasible. The need to provide an adequate visibility splay is particularly challenging and significant works would be required, an early dialogue with the highways authority is strongly advised.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is more than 450m from the centre of the site.	Red
17. Distance to school?	A distance of more than 700m from the centre of the site, walking distance is substantially longer unless a new footway can be provided (this would be subject to a third party consent).	Red
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 800m from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	None identified.	Green
20. Ancient monuments or archaeological remains?	The Leicester university archaeological society have excavated the adjacent site and further activity is planned.	Amber
21. Any public rights of ways/bridle paths?	The disused railway to the North is used as a footway but it is not adopted.	Green
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	Yes, an elevated cable is found along the boundary of the site and this will require re-siting.	Amber
23. Any nuisance issues (noise, light, odour)?	None identified.	Green
24. Any contamination issues?	None found.	Green
25. Any known flooding issues?	The whole site is located within flood zone 1 and given its elevated position away from water courses it does not appear that flooding is a concern.	Green
26. Any drainage issues?	The position of groundwater springs is an issue and the extensive pooling found at the base of the site require further investigation.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY: No further action required.	Red – 8 Amber – 11 Green - 7	A Red scoring site of negative 1.

Swannington site 15 – Land between Main Street and Foan Hill (SHELAA Ref S15)

21. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

22. Site Selection Criteria – 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 Swannington twenty six indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S15, not yet assessed (January 2021).
Site name:	Land between Main Street and Foan Hill.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 2HA – Approximately 38 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of a large area of scrubland and informal woodland, this provides an open country feel to the village central area and development would mean the loss of an important local asset. A number of properties on Main Street would have to be demolished to create a safe vehicular access.	Red
3. Adjoining Uses:	The site has open countryside to two elevations with residential use to the other sides. It is outside and adjacent to the recognised village envelope.	Amber
4. Topography:	A very steeply sloping site that will require major mitigation measures and may not be feasible.	Amber
5. Greenfield or Previously Developed Land?	A wholly greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Multiple owners.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in a prominent position between Main Street and Foan Hill, although it is partly screened by residential units on both streets. The location feels rural in character and development would cause a substantial harm to the overall setting and amenity of the village.	Red
8. Important Trees, Woodlands & Hedgerows?	The majority of the site consists of indigenous mature trees and sections of hedgerow, one of the few remaining examples of a woodland valley site in the National Forest. Development will certainly require the wholesale destruction of a large number of mature trees and/or ancient hedgerow and may not be feasible.	Red
9. Relationship with existing pattern of built development?	The site forms a buffer between the existing residential use on Main Street and Foan Hill and has a reasonable relationship with nearby built development. The land is however extremely steep and elevated, it is open and in a very prominent position that cannot be improved.	Red
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	The entrance to the site is very close to 20 Main Street, a grade 2 listed building. Development would cause a less than substantial harm to its setting. A building that would need to be demolished includes an interesting section of ancient wall that abuts Main Street.	Red
12. Local biodiversity score?	Medium to high grade 4-5.	Red
13. Pavement access to and from the site?	A footway is found along Main Street and it is fairly straightforward to link the site to this and provide a pedestrian access.	Green
14. Impact on existing vehicular traffic?	A large scale negative impact on the village centre due to the number of units involved, the very sensitive location of the site directly opposite the school and where the highway is narrow.	Red
15. Adequate vehicular access to and from the site?	A current access is in place to provide access to only a single residential unit. The school entrance markings are very close by on the other side of Main Street and development of this scale will severely undermine road safety at the primary school. It	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	appears very difficult (impossible?) to provide adequate vehicular access to a residential standard and an early dialogue with the highways authority is required.	
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is a short direct distance of about 150m from the centre of the site.	Green
17. Distance to school?	Directly opposite the school and within a 50m direct walk.	Green
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 400m from the geographical centre of the site.	Amber
19. Current existing informal/formal recreational opportunities on site?	None identified, an overgrown but private section of scrub and woodland.	Green
20. Ancient monuments or archaeological remains?	None identified on site or nearby.	Green
21. Any public rights of ways/bridle paths?	None identified within the site.	Green
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	Yes, a utility cable lies along the boundary of the site and this will require relocating, although very straightforward.	Amber
23. Any nuisance issues (noise, light, odour)?	Yes, children's loud play noise during term time.	Amber
24. Any contamination issues?	None identified.	Green
25. Any known flooding issues?	Although the site is located within flood zone 1 a stream crosses through residential units and it has risen and flooded on several occasions.	Amber
26. Any drainage issues?	A small amount of pooling and a stream are found within the site.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY; No further action.	Red – 10 Amber – 8 Green - 8	A RED scoring site of negative 2.

Swannington site 16 – Backland off St Georges Hill (SHELAA Ref S16)

23. 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 Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations 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 been 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, it is a best practise tool to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are compliant with the advice and guidance in the National Planning Policy Frameworks.

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 North West Leicestershire District Council (NWLDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in NWLDC's adopted Local Plan.

24. Site Selection Criteria – 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 Swannington twenty six indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. 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/disruptive 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.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	NWLDC SHELAA Ref S16, not yet assessed (January 2021).
Site name:	Backland off Georges Hill.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 1.1HA – Approximately 27 units (yielding 3 bed dwellings).	Red
2. Current Use:	The site consists of a large field around a partly constructed house, this land will need to be replaced.	Amber
3. Adjoining Uses:	Ancient Gorse field and woodland is attached to the site. The site has open woodland adjacent to two elevations with nearby residential use on a third and open space to the fourth. It is fairly well attached to the recognised village envelope.	Amber
4. Topography:	A sloping and slightly uneven site that will require minor mitigation measures.	Amber
5. Greenfield or Previously Developed Land?	A wholly 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 sits in a very prominent and elevated position on St Georges Hill on one of the entrances into the village, it is visible from Linby Hall although it is screened on one aspect by a row of houses. The location feels very rural in character and there are long distant panoramic views and vistas in to and out of the site. Development would cause a less than substantial harm to the overall setting and amenity of the village as it is along the main road and in a very elevated and prominent position.	Amber
8. Important Trees, Woodlands & Hedgerows?	Three boundaries of the site have significant woodland and there are sections of hedgerow surrounding the site and a small number of trees remaining within the site. An extensive coverage of trees and shrubs has been cleared from the site previously. Any further development will undermine the setting of the adjacent woodland in this National forest location.	Amber
9. Relationship with existing pattern of built development?	The site forms a large area of land on the Northern tip of the settlement and has a very poor relationship to it. The land is relatively open and in a very prominent position, this will be impossible to remediate.	Red
10. Quality of ridge and furrow?	None identified.	Green
11. Listed Building or important heritage assets and their setting?	Hough Mill is adjacent including a restored well, a rope making pond and a further archaeological project on Gorse Field, development would undermine the settings of these heritage assets.	Amber
12. Local biodiversity score?	A low score of 2, great crested newts confirmed in 2 ponds within 400m.	Amber
13. Pavement access to and from the site?	Although a footway is found along the main road on St Georges Hill it appears impossible to secure a separate footway to the site. The only solution would be a “joint” highways and pedestrian access that is not usually safe for this scale of development. It appears very difficult to link the site into the nearby footway, with significant improvements required.	Amber
14. Impact on existing vehicular traffic?	The impact of further traffic created by this site would be a significant issue. There are parked cars overnight, during early morning and evening time noted towards the village on the same side as this field. An increase in traffic caused by this site would require	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	further investigation. Furthermore, the speed of the traffic would cause an issue coming out of the site, the opening would be opposite residential properties already in existence.	
15. Adequate vehicular access to and from the site?	A small track serves the site from a narrow entrance between existing residential units and it appears impossible to provide an adequate visibility splay without the active support of one, two or three third party landowners supplying their land (they hold ransom strips). An early dialogue with the highways authority is required as the site may not be accessible to vehicular traffic.	Red
16. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop and a brick built shelter is within 200m of the centre of the site.	Green
17. Distance to school?	A distance of more than 750m from the centre of the site.	Red
18. Distance to designated village centre (village hall).	The village hall is a distance of more than 550m from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	Yes, the woodland and the other heritage attractions are well used and provide a formal and informal recreation use.	Amber
20. Ancient monuments or archaeological remains?	An archaeological dig is taking place on an adjacent site, but nothing has been yet found on the actual site.	Green
21. Any public rights of ways/bridle paths?	A long distance footpath crosses through the central area of the site and development would require significant re-routing.	Red
22. Gas, oil, pipelines and networks/electricity/telecoms transmission network?	A cable is within the boundary of the site and will require relocating.	Amber
23. Any nuisance issues (noise, light, odour)?	Minor traffic noise from St Georges Hill is an ongoing concern.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
24. Any contamination issues?	None identified.	Green
25. Any known flooding issues?	The site is located within flood zone 1 and due to the fall of the land it is very unlikely to suffer from surface water problems or flooding.	Green
26. Any drainage issues?	Yes, severe pooling identified and following information from the County Council this will require major mitigation measures to be resolved.	Red
SUMMARY; No further action as a red scoring site.	Red - 8 Amber - 12 Green - 6	A RED scoring site of negative 2.