



**CABINET**

This meeting will be recorded and the sound recording subsequently made available via the Council's website.

Please also note that under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, other people may film, record, tweet or blog from this meeting. The use of any images or sound recordings is not under the Council's control.

To: Councillors Bailey, Baines, Barkley (Deputy Leader), Bokor, Harper-Davies, Mercer, Morgan (Leader), Poland, Rattray and Rollings (for attention)

All other members of the Council  
(for information)

You are requested to attend the meeting of the Cabinet to be held in Committee Room 1, at the Council Offices, Southfields, Loughborough on Thursday, 15th December 2022 at 6.00 pm for the following business.

Chief Executive

Southfields  
Loughborough

2nd December 2022

**AGENDA**

1. APOLOGIES
2. DISCLOSURES OF PECUNIARY INTERESTS, AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

For information, disclosable pecuniary interests and registrable interests relate to entries that are included, or should be included, on a councillor's register of interests. Non-registrable interests relate to any other matters.

3. LEADER'S ANNOUNCEMENTS
4. MINUTES OF PREVIOUS MEETING 3 - 7  
To approve the minutes of the previous meeting.
5. QUESTIONS UNDER CABINET PROCEDURE 10.7  
The deadline for questions is noon on Monday, 5th December 2022.
6. WASTE MANAGEMENT SCRUTINY PANEL 8 - 55  
A report of the Head of Governance and Human Resources (MO).
7. DRAFT GENERAL FUND AND HRA 2023-24 BUDGETS 56 - 72  
A report of the Head of Finance.  
*Key Decision*
8. CAPITAL PLAN AMENDMENT REPORT 73 - 84  
A report of the Head of Finance.  
*Key Decision*
9. MAKE SILEBY NEIGHBOURHOOD PLAN 85 - 285  
A report of the Head of Planning and Growth.

## CABINET 17TH NOVEMBER 2022

PRESENT: The Leader (Councillor Morgan)  
The Deputy Leader (Councillor Barkley)  
Councillors Bailey, Baines, Bokor, Mercer, Poland,  
Rattray and Rollings

Chief Executive  
Head of Governance and Human Resources  
Director Housing and Wellbeing  
Director Commercial and Economic Development  
Head of Finance  
Neighbourhoods and Partnerships Manager  
Democratic Services Officer (LS)

APOLOGIES: Councillor Harper-Davies

The Leader stated that this meeting would be recorded and the sound recording subsequently made available via the Council's website. He also advised that, under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

### 33. DISCLOSURES OF PECUNIARY INTERESTS, AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

Disclosures were made as follows:

- (i) by Councillor Morgan – an interest in respect of item 8 on the agenda (Treasury Management Strategy, Annual Investment Strategy and MRP Policy – Mid-year Review). An investment held by the Council with Santander was listed. Councillor Morgan's wife held the paid position of director at Santander UK, this was a disclosable pecuniary interest and Councillor Morgan would leave the meeting during consideration of the item.
- (ii) by Councillor Poland – an interest in respect of item 7 on the agenda (Authority to Enter into an Electricity Supply Contract). Councillor Poland was a member of the ESPO Management Committee. This was not a paid position, but Councillor Poland would leave the meeting during consideration of the item.
- (iii) by Councillors Bailey and Morgan – interests in respect of item 6 on the agenda (Charnwood Grants). Both councillors were members of the Outwoods Management Committee. There was no direct connection between that Committee and the grant application relating to the Outwoods listed in the report, but both councillors wished to disclose for clarity and came to the meeting with an open mind.

### 34. LEADER'S ANNOUNCEMENTS

The Leader welcomed Councillor Baines to his first meeting as a member of the Cabinet.

35. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 13th October 2022 were confirmed as a correct record and signed.

36. QUESTIONS UNDER CABINET PROCEDURE 10.7

No questions had been submitted.

37. CHARNWOOD GRANTS

Considered, a report of the Director Housing and Wellbeing setting out applications received for funding in round two of the Community Facilities and Community Grants Schemes for 2022/23 (item 6 on the agenda filed with these minutes).

The Director Housing and Wellbeing and the Neighbourhoods and Partnerships Manager assisted with consideration of the report. A correction was made to paragraph 145 in Part B of the report (agenda page 38), the paragraph was incomplete and should have stated that the application was for support with increased energy costs.

The Grants Panel was thanked for its work in respect of this matter.

**RESOLVED**

1. that the following Community Grants be awarded:

- £5,000 to Passion towards a drop-in and other activities;
- £3,248 to Quetzal towards counselling sessions;
- £3,000 to Falcon Support Services towards a drop-in service (and refer the balance requested for consideration in Cost of Living fund);
- £2,000 to MADS Group towards running costs and activities;
- £2,000 to Artspace Loughborough towards Into the Outwoods Tree People Trail 2023;
- £2,500 to Shepshed Dolphins Swimming Group towards pool hire costs;
- £1,000 to Menphys towards Charnwood Mini Menphys;
- £2,550 to Age UK Leicester Shire and Rutland towards the Charnwood Men and Women in Sheds project;
- £1,652 to Second Time Around CIC towards Second Time Around Re-launch;
- £2,000 to Sacred Heart Church Loughborough towards a warm hubs project, with the balance to be considered for support through the Cost of Living fund;
- £500 to Thurcaston and Cropston Gardening Club towards the Thurcaston and Cropston Annual Craft and Produce Show 2023;
- £1,500 to The Coffee Shop – Birstall Methodist Church towards a warm spaces project, with the balance to be considered for support through the Cost of Living fund;



2. that the following Community Grant applications be declined:

- Upstarts Gymnastics Club - £4,000 requested – applied for funding towards gym raised pits with soft landing areas;
- New Life Community Church - £2,000 requested – applied for funding towards a family worker to support foodbank clients, with the application to be considered for support through the in Cost of Living fund;
- Nanpantan Ward Residents Group - £560 requested – applied for funding towards running costs and the maintenance and enhancement of rose-beds;
- Steps Conductive Education Centre - £5,000 requested – applied for funding towards Centre Manager Salary;
- Act One Youth Theatre - £3,000 requested – applied for funding towards a Musical Show in 2023;
- Mind For You Ltd - £4,960 requested – applied for funding towards a dementia activity directory;
- Loughborough Town Cricket Club - £1,500 requested – applied for funding towards core running costs and utilities, with the application to be considered for support through the Cost of Living fund;
- The Mason Foundation - £3,000 requested – applied for funding towards “The Community Mile” project;
- Twenty Twenty - £5,000 requested – applied for funding towards the Love4Life project;

3. that the following Community Facilities Grants be awarded:

- Up to £15,000 to Loughborough Generator towards building work and a ventilation system for the Loughborough Generator Project;
- Up to £3,917 to 1st Mountsorrel Scout Group towards a kitchen refurbishment;
- Up to £14,900 to King George’s Field Charity towards an annexe replacement kitchen;

4. that the Director of Housing and Wellbeing be given delegated authority to finalise the terms and conditions of the awarded Community Grants.

#### Reasons

1. To provide financial support to organisations which meet the criteria of the Community Grants scheme.
2. To decline to provide financial support to organisations which do not meet the criteria for the award of a grant under the Community Grant scheme.
3. To provide financial support to organisations which meet the criteria of the Community Facilities Grants scheme.
4. To enable the grants awarded to be finalised and appropriate information to be supplied to the Council about the outcomes of the project.

*Having declared an interest, Councillor Poland left the meeting during the consideration of the following item.*

38. AUTHORITY TO ENTER INTO AN ELECTRICITY SUPPLY CONTRACT

Considered, a report of the Director Commercial and Economic Development requesting approval to enter into an electricity supply contract with the Eastern Shires Purchasing Organisation (ESPO) for the period set out (item 7 on the agenda filed with these minutes).

The Director Commercial and Economic Development assisted with consideration of the report.

**RESOLVED**

1. that Cabinet approve entry into an Electricity Supply Contract with ESPO for the period of October 2024 to September 2028;
2. that authority be delegated to the Director Commercial and Economic Development to finalise the agreement and formally enter the Council into Contract.

Reasons

1. To continue to obtain favourable pricing for electricity supply for the Council's estate in light of a volatile energy market.
2. To allow for the timely completion of contract to avoid contract lapse.

*Councillor Poland returned to the meeting.*

*Having declared an interest, Councillor Morgan left the meeting during the consideration of the following item.*

39. TREASURY MANAGEMENT STRATEGY, ANNUAL INVESTMENT STRATEGY AND MRP POLICY - MID YEAR REVIEW

*This item was chaired by Councillor Barkley.*

Considered, a report of the Head of Finance reviewing the Treasury Management Strategy and the Annual Investment Strategy, plus the various Prudential Borrowing and Treasury Indicators for the first six months of 2022/23, for recommendation to Council (item 8 on the agenda filed with these minutes).

The Chief Executive and the Head of Finance assisted with consideration of the report. It was confirmed that the error on agenda page 68 would be corrected prior to consideration of the report by Council (delete wording "OR insert any changes to the criteria you wish to make, with supporting criteria.").

Following discussion, it was agreed that officers would consider whether the historical information included in the report might be better provided as an appendix, also whether elements of the report might be condensed. It was also confirmed that the

Council received daily and weekly information to assist it from its appointed treasury advisors.

**RESOLVED** that it be recommended to Council to note the mid-year review of the Treasury Management Strategy Statement, Prudential Borrowing and Treasury Indicators plus the Annual Investment Strategy, as set out in Part B of the report and with the correction outlined above.

Reason

To ensure that the Council's governance and management procedures for Treasury Management reflect best practice and comply with the Revised CIPFA Treasury Management in the Public Services Code of Practice, Guidance Notes and Treasury Management Policy Statement, that funding of capital expenditure is taken within the totality of the Council's financial position, and that borrowing and investment is only carried out with proper regard to the Prudential Code for Capital Finance in Local Authorities.

NOTES:

1. The following officers listed as present attended this meeting virtually: Director Commercial and Economic Development, Head of Governance and Human Resources. The remaining officers listed as present attended in person.
2. The decisions in these minutes not in the form of recommendations to Council will come into effect at noon on Friday, 25th November 2022 unless called in under Scrutiny Committee Procedure Rule 11.7. Decisions in the form of recommendations to Council are not subject to call in.
3. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on Friday, 25th November 2022.
4. These minutes are subject to confirmation as a correct record at the next meeting of the Cabinet.

## CABINET – 15TH DECEMBER 2022

### Report of the Head of Governance and Human Resources (MO)

#### Part A

#### WASTE MANAGEMENT SCRUTINY PANEL

##### Purpose of Report

To consider the recommendations of the Waste Management Scrutiny Panel following its scrutiny of waste management.

##### Recommendation

Set out below are the Panel recommendations to the Cabinet (1-13), followed by the officer response and recommendation in each case. The Cabinet is asked to consider each of these and decide which recommendations it wishes to agree, if any.

##### Reason

To acknowledge the work undertaken by and the views of the Waste Management Scrutiny Panel and to ensure implementation of scrutiny recommendations where agreed by the Cabinet.

#### **Panel Recommendation 1**

##### **1. REPRESENTATION TO MPs**

A written submission be sent to Jane Hunt and Ed Argar, MPs setting out the Panel's concerns regarding the Environment Bill, particularly the cost implications for the Council, and also that the way the Government is asking the Council to present its waste collection data (i.e. not including brown bins) skews its figures negatively. Considered by the Panel on 9th November 2021, Minute 6.

##### Response of the Lead Officer (Head of Contracts, Leisure, Waste and Environment)

The Lead Officer is able to undertake this recommendation

#### **Officer Recommendation 1**

The officer recommends that this action is approved.

#### **Panel Recommendation 2**

##### **2. CHARNWOOD SUSTAINABILITY FAIR**

Charnwood Borough Council establish a 'Charnwood Sustainability Fair'. This would be an annual event, possibly in the marketplace or the Town Hall, that pulls together local organisations working in the areas of sustainability under one roof, allowing them the opportunity to raise awareness around their activities, services or products. Examples of

groups who could participate include Transitions Loughborough (Repair Cafes), Exaireo Paint Reuse scheme, the Zero Waste Refill Shop, LCC Master Composters, etc.

#### Response of the Lead Officer

The action could be achieved with council officers working with partner organisations. Recycling stalls have been used on the market on previous occasions.

#### **Officer Recommendation 2**

The officer recommends that this action is approved.

#### **Panel Recommendation 3**

##### **3. BIN LABELLING**

Charnwood Borough Council consider labels for bins (domestic and street bins), listing the materials that can be recycled – using visual symbols and braille, so that residents with visual impairments, with limited literacy or with English as a second language are also able to clearly understand. This is something that residents are consistently unclear on and could help reduce the number of contaminate loads.

#### Response of the Lead Officer

Bin stickers are frequently used to remind householders which products go in which bin.

#### **Officer Recommendation 3**

The officer recommends that this action is approved.

#### **Panel Recommendation 4**

##### **4. TARGETED EDUCATION CAMPAIGNS**

Charnwood Borough Council target education campaigns, starting with those collection round areas that SERCO has identified as being the poorest performers in terms of contaminated loads, etc. (Rounds 1,5,6). Messaging needs to be continuous, not sporadic. Also, consider what happens with the bins of 'repeat' offenders. Is there any kind of greater level of enforcement that can take place? Could we secure communal bin stores or install CCTV, to discourage fly-tipping in these areas?

#### Response of the Lead Officer

A targeted education campaign can be used on rounds with low performing recycling rates. The rounds with lower recycling rates have already been identified. Performance over time can be measured to assess the impact of any interventions. Communal bin stores can be reviewed and improved incrementally, although using CCTV to monitor usage may be problematic.

#### **Officer Recommendation 4**

The officer recommends that this action is approved.

#### **Panel Recommendation 5**

**5. PROMOTE PARTNER AGENCIES/LOCAL GROUPS, BUSINESS AND ORGANISATIONS WORKING TO REDUCE WASTE**

There are lots of initiatives in and around the Borough of Charnwood working to reduce or eliminate waste (Repair Cafés, Zero Waste and Refill Shops, Exaireo Paint Reuse, SOFA, Leicestershire Master Composters, Too Good To Go, Freegle, Freecycle, etc.). Charnwood could play a key role in helping to raise awareness of their existence and of their activities.

#### **Response of the Lead Officer**

Increasing awareness of reuse organisations can be accommodated going forwards.

#### **Officer Recommendation 5**

The officer recommends that this action is approved.

#### **Panel Recommendation 6**

**6. COMMS CAMPAIGN – CHARNWOOD WASTE CHAMPION CHALLENGE, WHAT CAN GO IN YOUR RECYCLING BIN, ETC.**

Set up a challenge for residents and schools (and councillors and council staff!) to reduce their waste, have a stall on the market to show people what can and can't go in the recycling bin, videos of councillors going through their own recycling bin to check, talks in schools, etc.

#### **Response of the Lead Officer**

This action can be achieved with the assistance of the Communications Team.

#### **Officer Recommendation 6**

The officer recommends that this action is approved.

#### **Panel Recommendation 7**

**7. LIAISE WITH LCC OVER INTRODUCING TERRACYCLE COLLECTION POINTS AT REFUSE SITES FOR HARDER TO RECYCLE ITEMS, TIP OPENING TIMES, AND OFFERING THE OPPORTUNITY TO BUY ITEMS THAT ARE STILL IN GOOD WORKING ORDER**

The Panel also discussed reintroducing the collection of other items to the recycling collection, such as batteries, some electrical items, textiles, etc., but these items are now collected either in most shops (batteries), at the waste site (electrical items) or via textiles banks.

#### **Response of the Lead Officer**

The Lead Officer is able to liaise with LCC on these issues.

#### **Officer Recommendation 7**

The officer recommends that this action is approved.

#### **Panel Recommendation 8**

8. **USE DECALS ON THE SIDE OF BIN LORRIES TO PROMOTE REUSABLE NAPPIES, HOME COMPOSTING SCHEMES, GARDEN WASTE SCHEME, ETC.**

#### **Response of the Lead Officer**

This recommendation can be implemented.

#### **Officer Recommendation 8**

The officer recommends that this action is approved.

#### **Panel Recommendation 9**

9. **SUPPORT THE ESTABLISHMENT OF A SCRAPSTORE/LIBRARY OF THINGS/OTHER SIMILAR INITIATIVES**

A Scrapstore would repurpose for craft projects, etc. scrap materials otherwise destined for the residual waste stream, both from domestic properties but also donated by local businesses. A library of things would allow residents to borrow tools and equipment without having to purchase them.

#### **Response of the Lead Officer**

The Lead Officer sees this as a community led project. An appropriate level of assistance can be provided in order to get the store established.

#### **Officer Recommendation 9**

The officer recommends that this action is approved.

#### **Panel Recommendation 10**

10. **DISCUSS CREATING A PAINT COLLECTION POINT AT ONE OF THE CHARNWOOD WASTE SITES WITH LCC**

The Panel was informed that this has been suggested previously to the County Council, but it could be suggested again.

#### **Response of the Lead Officer**

The Lead Officer is able to liaise with LCC on these issues.

#### **Officer Recommendation 10**

The officer recommends that this action is approved.

### **Panel Recommendation 11**

#### **11. INTRODUCE RECYCLING COLLECTIONS FOR INTERESTED LOCAL BUSINESSES**

The Panel was informed that some investigatory work around this had already begun, and that Charnwood already collects recycling from businesses in the BID area. Whilst the waste collected may not contribute towards the Council's recycling figures, it would still potentially make a positive impact on the amount of waste diverted from the residual waste stream.

#### **Response of the Lead Officer**

The expansion of the business recycling service is currently being considered by officers.

### **Officer Recommendation 11**

The officer recommends that this action is approved.

### **Panel Recommendation 12**

#### **12. WORK CLOSELY WITH LBORO UNIVERSITY PARTNERS ON END OF TERM CLEAR OUTS**

The Panel was informed that this has started happening this year and panel members noted that the end of term clear outs seemed better than in previous years, but that greater collaboration was needed between the Council and the University to make sure the dates chosen for the collections were appropriate, etc.

#### **Response of the Lead Officer**

Council officers already work closely with the university on waste and recycling issues. The end of terms arrangements will be reviewed and improved, in required, each year.

### **Officer Recommendation 12**

The officer recommends that this action is approved.

### **Panel Recommendation 13**

#### **13. INTRODUCE FOOD WASTE COLLECTIONS, POSSIBLY ALONGSIDE A FOOD WASTE REDUCTION CAMPAIGN**

Panel members understand that it is potentially a financially onerous undertaking, and that it would be preferable to await the detail of the Environment Bill around whether or not mandatory food waste collections are to be introduced, but it was felt that this is inevitable and also the action most likely to increase our recycling rates and reduce residual waste. *Final Panel meeting clarified that this recommendation was*



*intended to apply at the point food waste collection becomes mandatory and Government funded.*

### Response of the Lead Officer

The Environment Act 2021 will place an obligation on Waste Collection Authorities to collect separated food waste on a weekly basis. Officers are awaiting details of the final requirements including an implementation date. The Government has indicated that the ongoing cost of separate food waste collections will be met through new burdens funding.

### **Officer Recommendation 13**

The officer recommends that this action is approved.

### Policy Justification and Previous Decisions

On 14th November 2022, the Scrutiny Commission agreed that the report of the Waste Management Scrutiny Panel be submitted for consideration by the Cabinet.

Scrutiny Committee Procedure 11.12(a) sets out the procedures by which a report of a Scrutiny Committee should be considered by the Cabinet.

In accordance with Scrutiny Committee Procedure 11.12(d), background information and officer advice has been provided within this report to enable the Cabinet to make any decisions without undue delay.

### Implementation Timetable including Future Decisions and Scrutiny

The Cabinet's response to the Panel's recommendations will be fed back to the Scrutiny Commission, indicating what (if any) action the Cabinet proposes to take. Where necessary, the Scrutiny Commission will review the implementation of any Cabinet decisions at an appropriate time, usually after six months.

### Report Implications

Implications, if any, are as set out in the above officer responses.

Key Decision: No

Background Papers: None

Officer to contact: Laura Strong  
Democratic Services Officer  
(01509) 63734  
[laura.strong@charnwood.gov.uk](mailto:laura.strong@charnwood.gov.uk)

## **Part B**

### Background

1. At its meeting held on 11th October 2021, the Scrutiny Commission agreed to establish a Waste Management Scrutiny Panel and a scope for its scrutiny.
2. The Panel's first meeting was held on 9th November 2021 with subsequent meetings on 2nd February, 31st March, 11th May and 27th July 2022. The Panel's report was agreed at its final meeting on 1st November 2022.
3. The Scrutiny Commission considered the Panel's report at its meeting on 14th November 2022 and resolved that the recommendations of the Panel be submitted for consideration by the Cabinet. The report agreed by the Scrutiny Commission is set out at Annex 1. This includes a foreword by the Chair of the Panel, Councillor Ward.

### Annexes

Annex 1      Report of the Waste Management Scrutiny Panel

## REPORT OF THE WASTE MANAGEMENT SCRUTINY PANEL

### Foreword by Councillor Ward, Chair of the Panel

*“The Waste Management Scrutiny Panel was established in 2021, its scope to look at ways in which Charnwood Borough Council could improve its recycling rates, and also reduce the volume of waste entering the residual waste stream, particularly in light of the Council’s own climate strategy and anticipated changes to legislation brought about by the Environment Bill. Members have been fortunate to have been supplied with a wealth of information by both officers and external stakeholders around which to formulate recommendations, which we hope Cabinet will seriously consider implementing. The Panel also submitted a response to the draft Leicestershire Resources and Waste Strategy 2022-2050, which can be read at appendix 3. Thank you to all who contributed to the Panel’s work”.*

### 1. Background

Following a decision of the Scrutiny Commission at its meeting on 11th October 2021, a Waste Management Scrutiny Panel has undertaken scrutiny in accordance with the agreed Scrutiny Scope Document attached as **Appendix 1** (updated to reflect position at end of Panel’s work).

### 2. Panel Membership

Councillors Ward (Chair), Boldrin, Forrest, Howe, Needham and Parton.

### 3. Panel Meetings and Matters Considered

9th November 2021

Considered:

- the Scrutiny Scope Document agreed by the Scrutiny Commission at its meeting on 11th October 2021, updated to list Panel membership and meeting dates;
- key task in the Scrutiny Scope Document, a breakdown and analysis of the Council’s waste and recycling data, benchmarked against similar local authorities, via a presentation of the Head of Cleansing and Open Spaces;
- key task in the Scrutiny Scope Document, the proposals in the Environment Bill regarding waste management and the changes this would necessitate, via a presentation of the Head of Cleansing and Open Spaces and reading for members of the Panel in advance of the meeting (DEFRA – Consultation on Consistency in Household and Business Recycling in England May 2021).

Added to key tasks in Scrutiny Scope Document:

- consideration of the draft Leicestershire Waste and Recycling Strategy.

### 2nd February 2022

Considered:

- key task in the Scrutiny Scope Document, investigate other local authorities considered to be leaders in waste management and look at ways to apply to Charnwood, taking into account demographics, via a presentation of the Head of Cleansing and Open Spaces (commenced);
- key task in the Scrutiny Scope Document, investigate new research, technology and methods that could help improve our recycling rates, via submitted suggestions from members of the Panel (commenced).

### 31st March 2022

Considered:

- key task in the Scrutiny Scope Document, investigate other local authorities considered to be leaders in waste management and look at ways to apply to Charnwood, taking into account demographics, via a further presentation of the Head of Cleansing and Open Spaces (completed);
- key task in the Scrutiny Scope Document, investigate new research, technology and methods that could help improve our recycling rates, via report back on investigations/enquiries agreed at previous Panel meetings (completed);
- Draft Leicestershire Resources and Waste Strategy, via a presentation of the Head of Cleansing and Open Spaces also sent to members of the Panel in advance of meeting. Resulting Panel response to the Strategy consultation is attached as **Appendix 3**.

### 11th May 2022

Considered:

- key task in the Scrutiny Scope Document, identify barriers and look at ways to overcome them, via input from J. McGovern (Serco, Council's waste collection contractor) and a presentation of the Head of Cleansing and Open Spaces (commenced).

### 27th July 2022

Considered:

- key task in the Scrutiny Scope Document, identify barriers and look at ways to overcome them, via input from J. Ardley (Community Warden,

Loughborough University), Council tenants (written submission), a further presentation of the Head of Cleansing and Open Spaces and reading for members of the Panel in advance of the meeting (HMOs: Barriers to Improving Recycling Oct 2019, WRAP and Guide to Improving Waste Management in Domestic Rented Sector, Resource London LEDNET) (completed).

1st November 2022

Considered:

- the Panel's report, agreed.

The information considered by the Panel at its meetings and as background reading is available on the Council's website, here:

[Browse meetings - Waste Management Scrutiny Panel - Charnwood Borough Council \(modern.gov.co.uk\)](http://modern.gov.co.uk)

Minutes detail the Panel's discussions at each meeting and are available via the above link, also attached as **Appendix 2** to this report.

#### **4. Visit to Casepak Materials Recycling Facility**

The above was listed as a key task in the Scrutiny Scope Document. Efforts to arrange this with the facility have to date been unsuccessful.

#### **5. Other Attendees**

Others attended meetings of the Panel and assisted with its scrutiny as follows:

The Cabinet Lead Member for Community Support  
The Head of Cleansing and Open Spaces  
J. McGovern (Serco, Council's Waste Collection Contractor)  
J. Ardley (Community Warden, Loughborough University)

#### **6. Recommendations of the Panel**

The Panel wishes to make the following recommendations in respect of its scrutiny of Waste Management:

##### **1. REPRESENTATION TO MPs**

A written submission be sent to Jane Hunt and Ed Argar, MPs setting out the Panel's concerns regarding the Environment Bill, particularly the cost implications for the Council, and also that the way the Government is asking the Council to present its waste collection data (i.e. not including brown

bins) skews its figures negatively. Considered by the Panel on 9th November 2021, Minute 6.

**2. CHARNWOOD SUSTAINABILITY FAIR**

Charnwood Borough Council establish a 'Charnwood Sustainability Fair'. This would be an annual event, possibly in the marketplace or the Town Hall, that pulls together local organisations working in the areas of sustainability under one roof, allowing them the opportunity to raise awareness around their activities, services or products. Examples of groups who could participate include Transitions Loughborough (Repair Cafes), Exaireo Paint Reuse scheme, the Zero Waste Refill Shop, LCC Master Composters, etc.

**3. BIN LABELLING**

Charnwood Borough Council consider labels for bins (domestic and street bins), listing the materials that can be recycled – using visual symbols and braille, so that residents with visual impairments, with limited literacy or with English as a second language are also able to clearly understand. This is something that residents are consistently unclear on and could help reduce the number of contaminate loads.

**4. TARGETED EDUCATION CAMPAIGNS**

Charnwood Borough Council target education campaigns, starting with those collection round areas that SERCO has identified as being the poorest performers in terms of contaminated loads, etc. (Rounds 1,5,6). Messaging needs to be continuous, not sporadic. Also, consider what happens with the bins of 'repeat' offenders. Is there any kind of greater level of enforcement that can take place? Could we secure communal bin stores or install CCTV, to discourage fly-tipping in these areas?

**5. PROMOTE PARTNER AGENCIES/LOCAL GROUPS, BUSINESS AND ORGANISATIONS WORKING TO REDUCE WASTE**

There are lots of initiatives in and around the Borough of Charnwood working to reduce or eliminate waste (Repair Cafés, Zero Waste and Refill Shops, Exaireo Paint Reuse, SOFA, Leicestershire Master Composters, Too Good To Go, Freegle, Freecycle, etc.). Charnwood could play a key role in helping to raise awareness of their existence and of their activities.

**6. COMMS CAMPAIGN – CHARNWOOD WASTE CHAMPION CHALLENGE, WHAT CAN GO IN YOUR RECYCLING BIN, ETC.**

Set up a challenge for residents and schools (and councillors and council staff!) to reduce their waste, have a stall on the market to show people what can and can't go in the recycling bin, videos of councillors going through their own recycling bin to check, talks in schools, etc.

**7. LIAISE WITH LCC OVER INTRODUCING TERRACYCLE COLLECTION POINTS AT REFUSE SITES FOR HARDER TO RECYCLE ITEMS, TIP**

**OPENING TIMES, AND OFFERING THE OPPORTUNITY TO BUY ITEMS THAT ARE STILL IN GOOD WORKING ORDER**

The Panel also discussed reintroducing the collection of other items to the recycling collection, such as batteries, some electrical items, textiles, etc., but these items are now collected either in most shops (batteries), at the waste site (electrical items) or via textiles banks.

**8. USE DECALS ON THE SIDE OF BIN LORRIES TO PROMOTE REUSABLE NAPPIES, HOME COMPOSTING SCHEMES, GARDEN WASTE SCHEME, ETC.**

**9. SUPPORT THE ESTABLISHMENT OF A SCRAPSTORE/LIBRARY OF THINGS/OTHER SIMILAR INITIATIVES**

A Scrapstore would repurpose for craft projects, etc. scrap materials otherwise destined for the residual waste stream, both from domestic properties but also donated by local businesses. A library of things would allow residents to borrow tools and equipment without having to purchase them.

**10. DISCUSS CREATING A PAINT COLLECTION POINT AT ONE OF THE CHARNWOOD WASTE SITES WITH LCC**

The Panel was informed that this has been suggested previously to the County Council, but it could be suggested again.

**11. INTRODUCE RECYCLING COLLECTIONS FOR INTERESTED LOCAL BUSINESSES**

The Panel was informed that some investigatory work around this had already begun, and that Charnwood already collects recycling from businesses in the BID area. Whilst the waste collected may not contribute towards the Council's recycling figures, it would still potentially make a positive impact on the amount of waste diverted from the residual waste stream.

**12. WORK CLOSELY WITH LBORO UNIVERSITY PARTNERS ON END OF TERM CLEAR OUTS**

The Panel was informed that this has started happening this year and panel members noted that the end of term clear outs seemed better than in previous years, but that greater collaboration was needed between the Council and the University to make sure the dates chosen for the collections were appropriate, etc.

**13. INTRODUCE FOOD WASTE COLLECTIONS, POSSIBLY ALONGSIDE A FOOD WASTE REDUCTION CAMPAIGN**

Panel members understand that it is potentially a financially onerous undertaking, and that it would be preferable to await the detail of the Environment Bill around whether or not mandatory food waste collections are to be introduced, but it was felt that this is inevitable and also the action

most likely to increase our recycling rates and reduce residual waste. *Final Panel meeting clarified that this recommendation was intended to apply at the point food waste collection becomes mandatory and Government funded.*

## **7. Background Papers**

Information considered by the Panel at its meetings and as background reading is available on the Council's website, here:

[Browse meetings - Waste Management Scrutiny Panel - Charnwood Borough Council \(moderngov.co.uk\)](https://www.moderngov.co.uk)

## **8. Equality Implications**

An Equality Impact Assessment (EIA) may be required to assist any decision to implement the Panel's recommendations.

## **9. Appendices**

Appendix 1 – Scrutiny Scope Document

Appendix 2 – Minutes of Panel Meetings

Appendix 3 – Panel response to consultation on Draft Leicestershire Resources and Waste Strategy 2022-2050

November 2022





<b>REVIEW TITLE: WASTE MANAGEMENT AND RECYCLING REVIEW</b>
<b>SCOPE OF ITEM / TERMS OF REFERENCE</b>
To provide the Council with the technical information and necessary evidence base to aid future decision making on the waste management strategy.
<b>REASON FOR SCRUTINY</b>
<p>Charnwood Borough Council's recycling rates have been below the 50% target set by the Directive 2008/98/EC of the European Parliament for some time now. The Panel will seek to identify why this is the case and make suggestions on how to improve the recycling rate in the Borough.</p> <p>Recycling waste contamination is approx. 12%. The Panel will seek to identify how the Borough can reduce this level and educate its residents.</p> <p>Waste minimisation is vital for future generations. The Panel will look at educational initiatives and the activities of organisations set up with the aim to reduce waste.</p> <p>The Environment Bill is likely to significantly impact our service delivery. The Panel will seek to explore what this means in practice.</p> <p>To provide public reassurance that scrutiny is looking at the matter in light of Climate Change.</p>
<b>MEMBERSHIP OF THE PANEL</b>
<p>Chair – Councillor Ward</p> <p>Councillors Boldrin, Forrest, Howe, Needham and Parton</p>
<b>WHAT WILL BE INCLUDED</b>
<p>To identify waste prevention strategies, maximise waste as a resource, and recover usable materials, balancing this with exploring ways to improve our recycling rates.</p> <p>To look at how the Environment Bill will impact our waste management and make some proposals for appropriate changes to our service in light of this if necessary.</p>
<b>WHAT WILL BE EXCLUDED</b>
<p>Areas of waste management that Charnwood Borough Council are not responsible for or have influence over. However, this will not preclude the Panel making representations to other bodies.</p>
<b>KEY TASKS</b> * including consideration of efficiency savings

- ~~Breakdown and analysis of our own waste and recycling data. Benchmark against other similar authorities. Completed 09 Nov 2021.~~
- ~~Identify barriers and look at ways to overcome them. Commenced 11 May 2022, completed 27 July 2022.~~
- ~~Investigate new research, technology and methods that could help improve our recycling rates. Commenced 02 Feb 2022, completed 31 Mar 2022.~~
- ~~Overview of proposals of Environment Bill regarding waste management. Look at what changes this will necessitate. Completed 09 Nov 2021.~~
- ~~Research waste prevention activities and organisations both within the Borough and elsewhere that are committed to waste reduction. Confirmed as completed 31 Mar 2022.~~
- ~~Investigate other local authorities that are considered to be leaders in waste management and look at ways to apply to Charnwood Borough Council, taking into account demographics. Commenced 02 Feb 2022, completed 31 Mar 2022.~~
- ~~Visit recycling and processing plants (e.g. Casepak). Visit to Casepak to be arranged by Head of Cleansing and Open Spaces, recommended to panel members if able to attend.~~
- ~~(Added 09 Nov 2021) Draft Leicestershire Resources and Waste Strategy 2022. Completed 31 Mar 2022.~~

### **STAKEHOLDERS, OUTSIDE AGENCIES, OTHER ORGANISATIONS \***

Matt Bradford, Head of Service; Cllr. Leigh-Harper Davies, Lead Member for Community Support and Equalities; Cllr Rollings, Lead Member for Transformation; SERCO; LCC, Loughborough University; Climate Action Leicester & Leicestershire; Transitions Loughborough; Residents Groups, Leicestershire & Rutland Reuse Network, LetsRecycle.com, Tenant Groups and Resident Associations.

### **EQUALITY IMPLICATIONS**

To be considered at the Panel's penultimate meeting.

### **LINKS/OVERLAPS TO OTHER REVIEWS**

n/a

### **RESOURCE REQUIREMENTS**

Officer time including Head of Service and Democratic Services Team.

### **REPORT REQUIREMENTS (Officer information)**

Report and recommendations to Scrutiny Commission.

### **REVIEW COMMENCEMENT DATE**

### **COMPLETION DATE FOR DRAFT REPORT**

April September 2022

\* Key tasks and stakeholders may be subject to change as the review progresses.

### **PROGRESS OF PANEL WORK (Minutes of Panel meetings provide detail)**

<b>MEETING DATE</b>	<b>PROGRESS TO DATE</b>
09 November 2021, 6pm	Key Tasks Completed: <ul style="list-style-type: none"> <li>• Breakdown and analysis of our own waste and recycling data. Benchmark against other similar authorities.</li> <li>• Overview of proposals of Environment Bill regarding waste</li> </ul>

	<p>management. Look at what changes this will necessitate.</p> <p><u>Note:</u> Panel asked that Jane Hunt, MP be invited to attend a Panel meeting to discuss concerns regarding the Environment Bill, particularly the cost implications for the Council. Panel subsequently decided on 02 Feb 2022 that this could instead be achieved by way of written submission setting out Panel's concerns.</p>
14 December 2021, 6pm	Cancelled (Covid-19)
02 February 2022, 6pm	<p>Key Tasks <u>Part</u> Completed:</p> <ul style="list-style-type: none"> <li>• Investigate other local authorities that are considered to be leaders in waste management and look at ways to apply to Charnwood Borough Council, taking into account demographics.</li> <li>• Investigate new research, technology and methods that could help improve our recycling rates.</li> </ul>
15 March 2022, 6pm	Cancelled (Covid-19)
31 March 2022, 6pm	<p>Key Tasks Completed:</p> <ul style="list-style-type: none"> <li>• Investigate other local authorities that are considered to be leaders in waste management and look at ways to apply to Charnwood Borough Council, taking into account demographics.</li> <li>• Investigate new research, technology and methods that could help improve our recycling rates.</li> <li>• Draft Leicestershire Resources and Waste Strategy 2022-2050.</li> <li>• Research waste prevention activities and organisations both within the Borough and elsewhere that are committed to waste reduction. (Confirmed as completed at previous meetings).</li> </ul>
26 April 2022, 6pm	<p>Key Tasks <u>Part</u> Completed:</p> <ul style="list-style-type: none"> <li>• Identify barriers and look at ways to overcome them.</li> </ul>
11 May 2022, 6pm	
14 June 2022, 6pm	<p>Key Tasks Completed:</p> <ul style="list-style-type: none"> <li>• Identify barriers and look at ways to overcome them.</li> </ul> <p>Penultimate meeting should consider Equality Implications.</p>
20 June 2022, 6pm	
27 July 2022, 6pm	
01 November 2022, 6pm	Final meeting, to agree Panel's report (physical meeting).

**REPORT SUBMITTED TO SCRUTINY COMMISSION**

July October/November 2022

**WASTE MANAGEMENT SCRUTINY PANEL  
9TH NOVEMBER 2021**

PRESENT: The Chair (Councillor Ward)

Councillors Boldrin, Forrest, Howe, Needham and Parton

Councillor Harper-Davies (Cabinet Lead Member for Community Support and Equalities)

Head of Cleansing and Open Spaces  
Democratic Services Officer (EB)  
Democratic Services Officer (LS)

APOLOGIES: None

The Chair stated that the meeting would be livestreamed and recorded and the recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

1. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

No disclosures were made.

2. DECLARATIONS - THE PARTY WHIP

No declarations were made.

3. QUESTIONS UNDER SCRUTINY COMMITTEE PROCEDURE 11.16

No questions had been submitted.

*Councillor Needham arrived at the meeting at 6.09pm.*

4. SCRUTINY SCOPE DOCUMENT

Considered and discussed, the scrutiny scope document for the Panel, agreed by Scrutiny Commission at its meeting on 11th October 2021 and updated to list Panel membership and meeting dates.

Matters suggested to look at/list on the scrutiny scope document were confirmed as matters for the County Council decision as waste disposal authority (provision of recycling and household waste sites, use of incinerator). These were excluded from scrutiny by the Panel, but this did not preclude making representations to other bodies. Confirmed that parties worked together, illustrated by forthcoming draft Leicestershire Waste and Recycling Strategy. Whether the Council's fleet would be

suitable given the changes proposed by Environment Bill was appropriate for consideration under item 7 in the agenda.

## **AGREED**

1. Scrutiny scope document be noted;
2. Panel to consider forthcoming draft Leicestershire Waste and Recycling Strategy at a later meeting. This included modelling of performance/carbon impact of different recycling arrangements/options and would be useful to Panel's scrutiny.

## 5. COUNCIL'S WASTE AND RECYCLING DATA AND COMPARISONS

In accordance with the scrutiny scope document (key tasks), considered and discussed, a breakdown and analysis of the Council's waste and recycling data, benchmarked against similar local authorities, via a presentation of the Head of Cleansing and Open Spaces.

Key points of discussion:

- (i) Noted, downward trend in percentage recycled, particularly in 2016, reason not known, could be affected by change in regulations/categories.
- (ii) Increase in Charnwood garden waste charge over time had not adversely affected subscriber numbers.
- (iii) Current 50% recycling target set by EU Waste Directive in 2009. New Environment Bill proposed 65% (by 2035).
- (iv) Composition of waste important. Reference to significant effect of garden waste on percentage recycled.
- (v) Noted, peak performance in percentage recycled in 2011/12 for all authorities listed, reason not known. Reference to dry summers affecting garden waste tonnage. Some fluctuations could be due to factors not within Council's control.
- (vi) Noted, percentage recycled excluding garden waste, NWLDC significantly lower, only authority listed that did not have co-mingled collection (separation/sorting by residents required). Concern that the latter system being proposed in Environment Bill.
- (vii) Noted, gradual decline waste sent for composting since 2016/17. Difficult to know whether that had been impacted by any increase in home composting. NWLDC performed best, only authority listed with free of charge garden waste service.
- (viii) Noted, Charnwood collected most tonnage residual waste due to being biggest district and uptick of 10% due to Covid, but residual waste per household comparatively low in Charnwood, positive.
- (ix) Noted, comparatively, Charnwood recycling rates reasonably good, concern that 65% proposed by Environment Bill would be difficult to achieve.

## **AGREED**

The presentation and discussion be noted.

6. ENVIRONMENT BILL - WASTE MANAGEMENT PROPOSALS AND CHANGES REQUIRED

In accordance with the scrutiny scope document (key tasks), considered and discussed, the proposals in Environment Bill regarding waste management and changes this would necessitate, via a presentation of the Head of Cleansing and Open Spaces.

In advance of the meeting, members of the Panel had been asked to read: DEFRA – Consultation on Consistency in Household and Business Recycling in England May 2021 (included at item 7 on the agenda).

Key points of discussion:

- (i) Noted, likely to have considerable impact, including in respect of costs.
- (ii) Noted, problem of over-consumption increasing, importance of establishing a more circular economy, better that was done, less new raw materials needed.
- (iii) Reference to Council being in the middle, between manufacturers/Government and waste disposal authority (County Council). Limited impact Charnwood as waste collection authority could have. Unable to decide type of packaging being produced or disposal facilities. Noted, this Council could have influence, work to play its part, ensure residents had opportunity to manage waste in a responsible way.
- (iv) Noted, effect of waste and how it was managed on carbon emissions.
- (v) Noted, Environment Bill included proposals to encourage packaging that was easier to recycle, Extended Producer Responsibility, to be explained later in presentation.
- (vi) Difficult to find out how much recycled material was being used in packaging.
- (vii) Waste hierarchy outlined, better to prevent waste or reuse items than to recycle, including in respect of carbon footprint. Recovery of, for example, energy from waste better than disposal. Noted, around 70% Leicestershire's residual waste incinerated for energy/heat recovery. No revenue to Charnwood from that, cost to County Council.
- (viii) Noted, Environment Bill expectation/legal obligation was improved recycling rates despite the ideal being prevention or reuse of items first, difficult for waste collection authority. Better to consider how much waste a household produced than how much was being recycled? View that correct to consider prevention and reuse of items, even if that adversely affected recycling rates.
- (ix) Currently, Charnwood recycling at around 43%, step change would be needed to achieve 65% proposed in Environment Bill. Significant change had been affected in the past, had started with one bin that all waste went in.
- (x) Proposed Deposit Return Scheme and likely issues for Council outlined. Hopefully assist people in understanding value of packaging. Understood that promised burden funding from Government would not cover loss of revenue from receiving less materials via household waste collection. Noted, this was more a risk for the County Council. View that proposal was good idea, despite likely impact on Charnwood's recycling rates, better that recycled than not.
- (xi) Proposed Extended Producer Responsibility outlined, "polluter pays". Levy for hard to recycle items. Noted, most of recycling collected was packaging, could be significant source of income to Council, offset increased costs anticipated

from other elements of Bill. Not much detail yet on how payments would be decided/made, possibly based on what collected and its composition. Confirmed that Council already recorded this information via sample checks. Unclear how what manufacturers were producing would be recorded.

- (xii) How much recyclable material was within the residual waste was known, although not monitored as frequently/not required by DEFRA. Done every few years, wagon of residual waste examined, was cost involved. Results of last exercise (about 2 years ago) could be shared with Panel. Better prevention of that could assist recycling rates. Noted that residual waste, 30-40% by weight was food, did get small amount of recyclable materials, garden waste, nappies. Concern that charging for garden waste meant it ended up in residual waste, this was not the case based on analysis of its composition.
- (xiii) Noted, Environmental Bill did not support co-mingled collection of recyclables, rather sorting/separation by residents. Reason, prevention of fragments of glass causing problem for paper mills. Exemption would be possible (TEEP). View that proposal was more complicated for residents and would result in lower recycling rates, however considered that materials would be cleaner/better quality. Considerable debate on issue. Better to address paper mill issue than change way 100s local authorities collected recycling in a significantly more resource efficient way (co-mingled). Re: burden funding, understood that would be for food waste/garden waste, not this proposal, so Council likely to have to meet cost of new receptacles, vehicles, training. Concern that cost would be considerable, must be case for economic exemption. Noted, significant waste likely in form of existing bins that may no longer be fit for purpose. Concern that harder system was, less likely that residents would do. Twin stream option easier than multi stream.
- (xiv) Re: when Bill would be effective, some elements would require secondary legislation, contact with DEFRA had suggested 2023/24 originally, anticipated may get pushed back to 2025, but that was an assumption/not certain. Considerable work needed to introduce.
- (xv) Re: core set of recyclables that would need to be collected, Council already collected all of those. Positive, but did mean the task to increase recycling was more difficult. Some scope if materials were added to collection, those would be counted in recycling performance, for example textiles, batteries, small electricals, specialist items such as toothbrushes. Noted, worth considering potential to do this.
- (xvi) Proposed weekly separate collection of food waste outlined. Already stated, 30-40% of residual waste. Considerable cost for the Council, both revenue and capital estimated in presentation. Burden funding would apply, but unclear if in full and ongoing. Concern that proposal might legitimise food waste when progress had been made in people considering the matter more. Head of Cleansing and Open Spaces' previous experience with food waste collection suggested the opposite, that seeing food waste separately increased awareness and resulted in action to reduce it. Important that any food waste collection was accompanied by information campaign, principal aim should be to prevent. Concern that food waste might be transported some distance for processing.
- (xvii) Re: whether residual waste collection could be reduced if 30-40% food waste was collected separately and those resources transferred, may not be an option, achieving all of that 30-40% in the food waste collection rather than residual

would be difficult and number of households not static. Food waste collection would required separate/new fleet.

- (xviii) Reference to NWLDC food waste collection trial, taken to plant in Warwickshire. Were capacity issues in respect of anaerobic digestion facilities. Re: transport distances, local transfer stations may be needed. Government wanted food waste collection due to methane it generated in landfill, but waste in Leicestershire mostly incinerated.
- (xix) Confirmed, Charnwood had responded to consultation on Bill proposals, Head of Cleansing and Open Spaces happy to share those responses with the Panel. Many questions had required yes/no answers, but concern expressed regarding costs and inability of Council to fund if Government didn't fully cover costs long-term.
- (xx) Proposed free of charge garden waste collection outlined. Substantial loss of income given Council currently charged. Government had indicated contribution to costs, but not for loss of income, adverse effect on those already providing. Re: concern that county councils already in difficult funding position for higher priority services such as adult social care, clarified that for food and garden waste proposals, costs would be to collection authority, disposal authorities likely cost saving as disposal of residual waste most expensive and should be less of this. Financial benefit to recycling more, but this would not be shared by collection authorities. Question as to whether the Government understood the financial position of local authorities? Likely costs to Council of implementing proposals was a significant concern. The Cabinet Lead Member for Community Support and Equalities advised that Jane Hunt MP for Loughborough was a member of a Government Waste Management Panel, it might be useful to raise the concern on this with her. It was understood that representations to MP had been made, also reiterated that Council had made its views known. Reference to forthright response of LGA on the matter.
- (xxi) Discussion regarding use of sanctions, encouragement, information to improve recycling rates, whether evidence of effectiveness elsewhere. Noted, Fixed Penalty Notices no longer available to Council, increasing awareness, effective communication, incentives such as competitions were options, could be cost effective, particularly social media. Council did refuse to collect bin if aware contaminated. Noted, important to explore this, not sure residents always aware of all the items that could be recycled via co-mingled collection, for example various soft plastics. Important to communicate a positive message. Related to key task for Panel, "identifying barriers and ways to overcome them".

## **AGREED**

1. The presentation and discussion be noted.
2. The Council's responses to the consultation on the Environment Bill be sent to members of the Panel.
3. Further to (xii) above, results of the most recent examination of a wagon of residual waste be sent to members of the Panel.



4. Further to (xx) above, Jane Hunt MP for Loughborough be invited to attend a meeting of the Panel to discuss the concerns regarding the Environment Bill outlined above, particularly the cost implications for the Council.

7. FURTHER PANEL MEETINGS AND KEY TASK PLANNING

Considered and discussed, the key tasks in the scrutiny scope document to be considered at the next meeting of the Panel and any work members of the Panel would undertake in advance of that meeting.

**AGREED**

1. Key tasks to be considered at next Panel meeting on 14th December 2021:

*“Investigate other local authorities that are considered to be leaders in waste management and look at ways to apply to Charnwood Borough Council, taking into account demographics”* – via a presentation of the Head of Cleansing and Open Spaces.

*“Investigate new research, technology and methods that could help improve our recycling rates”* – via investigation by members of the Panel prior to the meeting, the Chair would provide guidance on what was required in this respect.

2. A visit by members of the Panel to the Casepak Materials Recycling Facility be arranged as soon as possible.
3. Draft Leicestershire Waste and Recycling Strategy be scheduled for consideration at Panel’s meeting on 2nd February 2022 – via presentation of the Head of Cleansing and Open Spaces.
4. Further scheduled meetings of the Panel, as set out on the agenda, be noted.

NOTES:

1. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Waste Management Scrutiny Panel.

**WASTE MANAGEMENT SCRUTINY PANEL  
2ND FEBRUARY 2022**

PRESENT: The Chair (Councillor Ward)

Councillors Boldrin, Forrest, Howe and Needham

Councillor Harper-Davies (Cabinet Lead Member  
for Community Support and Equalities)

Head of Cleansing and Open Spaces  
Democratic Services Officer (SW)  
Democratic Services Officer (LS)

APOLOGIES: None

The Chair stated that the meeting would be livestreamed and recorded, and the recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

8. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

No disclosures were made.

9. DECLARATIONS - THE PARTY WHIP

No declarations were made.

10. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 9th November 2021 were confirmed as a correct record.

11. QUESTIONS UNDER SCRUTINY COMMITTEE PROCEDURE 11.16

No questions had been submitted.

12. LOCAL AUTHORITIES CONSIDERED TO BE LEADERS IN WASTE MANAGEMENT

In accordance with the scrutiny scope document (key tasks), considered and discussed, other local authorities considered to be leaders in waste management and ways to apply to Charnwood, taking into account demographics, via a presentation of the Head of Cleansing and Open Spaces.

Key points of discussion:

- (i) Presentation set out top 5 performing authorities 2020-21 (England), percentage recycled, collection methods, whether weekly food waste collection, whether

garden waste collection and any charge. Head of Cleansing and Open Spaces proposed to provide further information to next meeting on performance of audit family of authorities like Charnwood.

- (ii) Noted, none of top 5 were hitting 65% recycling target proposed by Environment Bill, although some close. Authorities ranked 2 and 4 had shared service element, and authorities ranked 1 and 3 located next to each other.
- (iii) Noted, all top 5 had weekly food waste collection, all had charged for garden waste collection, all had comingled collection (top performer separated paper/card). Environment Bill was proposing separate not comingled collection of recyclables. Expected that top performers might provide free garden waste collection, not the case, all charging at approximately median price. Would be interesting to know if lowest performing authorities were more likely to require separation/sorting of recycling by residents, noted that authorities with lower recycling tended to be urban, city.
- (iv) Noted, authority ranked 3 collected recycling weekly, residual waste fortnightly, gave an importance to the recycling element. Size of that district (area/population) not known, would need to investigate.
- (v) View that Charnwood garden waste collection service excellent, good value. Also, collection of food waste might reduce contamination of recycling.
- (vi) What was preventing Charnwood from achieving performance at this level? Multiple factors. No food waste collection (approximately 40% of residual waste was food). Top 5 all appeared to be more affluent, leafy, larger properties, bigger gardens, therefore more garden waste. Charnwood not super urban, but also not very green/affluent.
- (vii) Reason Environment Bill proposed separate collection of recyclables, prevention of fragments of glass causing problems for paper mills. Charnwood's current fleet single compartment so difficult to separate, cost of changing diminished as fleet got older.
- (viii) More specific information would be useful, characteristics of areas concerned, percentage of recycling total that was food waste. Latter might illustrate how much Charnwood could improve recycling performance by collecting food waste. In response, thought that data available was material sent for composting/anaerobic digestion combined (garden and food waste). Development of draft Leicestershire Waste and Recycling Strategy had involved high level modelling of options, all included food waste collection as Government likely to mandate in 2024 or 2025, provided prediction of recycling rates likely to be achieved. Strategy programmed for consideration by Panel at next meeting.
- (ix) Potential cost of implementing food waste collection, or a trial of? In response, had been cost analysis done with other Leicestershire authorities approximately 5 years ago, now old information. Head of Cleansing and Open Spaces estimated the cost of food waste collection with residual waste collection continuing fortnightly at in excess of £1m per annum. Top 5 performing authorities were doing so, how? In response, residual waste most expensive for County Council (waste disposal authority) to dispose of, food waste approximately a quarter of that cost. Some waste collection authorities may have arrangements with their waste disposal authority to share the benefit of increasing food waste disposal and reducing residual waste, affected a subsidy of the cost of collection. There was no such arrangement in Leicestershire, so all costs would fall to the waste collection authority. Reference intention of Government to make food waste collection mandatory, had indicated it would

fund any new commitment, certainty that this would be at 100% of cost and ongoing would be welcomed. Concern if funding subsequently withdrawn, particularly given position of local authority finances. Suggestion that Jane Hunt, MP be asked to put that request to Government, confirmed that those representations had been made.

- (x) Home composting should be encouraged, noted that this would not assist Council's recycling rates, but was more environmentally friendly than collecting food waste. County Council scheme for reduced cost composters referenced, this could be promoted. Home composting would reduce weight of residual waste. Disappointing that Government targets did not reward reducing waste in such ways, prevention better for environment/correct focus.
- (xi) Reference to a key task not yet considered/scheduled "identify barriers and looking at ways to overcome them". Challenges posed by flats/communal bins. Stated that recycling rates not available by ward but were available by collection round listing streets covered. Noted, useful to receive that breakdown when panel considered that key task, also to incorporate engagement of residents as part of that.
- (xii) Noted, indication of composition of residual waste had been provided at last meeting.

## **AGREED**

1. The presentation and discussion be noted.
2. Further consideration of this key task be scheduled for the next Panel meeting on 15th March 2022, via a further presentation of the Head of Cleansing and Open Spaces to provide information on performance of audit family of authorities like Charnwood, noting also (i) above query as to whether lowest performing authorities were more likely to require separation/sorting of recycling by residents and (ii) useful to know characteristics of areas.
3. Note paragraph (xi) above for when Panel considers key task "identify barriers and looking at ways to overcome them".

## 13. NEW RESEARCH, TECHNOLOGY AND METHODS THAT COULD HELP IMPROVE RECYCLING RATES

In accordance with the scrutiny scope document (key tasks), considered and discussed, new research, technology and methods that could help improve recycling rates, via proposals/suggestions from members of the Panel (item 7 on the agenda details these).

Key points of discussion:

- (i) Suggestion - take part in/promote campaign to prevent contamination of recycling by nappies. Head of Cleansing and Open Spaces noted, could get more involved/look into that (also County Council work to promote reusable nappies, waste minimisation campaigns). Possibility of promoting campaign on side of fleet and via social media. Nappies could be large proportion of residual waste for some families, also significant contaminant in recycling bins.

- (ii) Suggestion – visual display of waste items and what bin they go in. View that good visual, easy to understand, no language barrier. Head of Cleansing and Open Spaces suggested good for street bins in key locations, could look at cost. Currently looking at trial of compaction street bins, less frequent emptying, indicated when needed to be, positive carbon impact. Noted, panel may wish to recommend trial of suggested visual display bin, prevention of contamination of recycling in street bins. Noted, anticipated less recycling in street bins once deposit return schemes introduced, also less littering. Visual display could be more useful to educate/inform than a paper leaflet, help use of correct bin both out and at home. Also, increase awareness of what could be recycled in Borough.
- (iii) Suggestion – publicity. Importance recognised. Key messages, effective methods. Did not wish to add to waste in doing so. Understanding psychology of what persuaded different people to participate. Possible use of fleet lorries and social media channels already highlighted. Information events, videos, competitions, work with schools particularly important. Suggested that a recommendation of the panel could be that resources were committed to produce effective strategy around increasing recycling and reducing residual waste. Contract with Serco provided £10k per annum for communications and some staff time could be allocated from Head of Cleansing and Open Spaces team. Noted, had been in business continuity mode over past couple of years, hoped to focus more on communications moving forward. Recognised, challenging environment over past couple of years, how hard Council and Serco staff had worked in that time. Suggested, Borough wide schools recycling challenge. Example given of zero residual waste challenge. Developing communications was supported.
- (iv) Suggestion – scrap store and library of things. Reduced residual waste and consumption, could also be more affordable. Head of Cleansing and Open Spaces advised both would require partnership with suitable organisation in social/voluntary sector to progress. Possible partners discussed, initial enquires could be made, Councillor Ward could do so with Transitions and Men/Women in Sheds, Councillor Forrest could do so with John Storer House. Noted, investigating only at this stage, to assist the panel with any recommendations it might wish to include in its report. Reference to repair shops (previously run by Transitions, Fearon Hall, similar group in Leicester City referenced by Councillor Needham, Leicester Hackspace, she could pass details to the Chair).
- (v) Suggestion – items not collected in household recycling. Small electricals, paint, printer cartridges, batteries, terracycle items. Was there scope for household recycling sites to accept such items? Only 2 currently accepted paint, Hamilton and Whetstone, distance to travel. Donated nearly new paint could be purchased at Exaireo paint shop in Loughborough, but nowhere to donate if had surplus paint. In response, Head of Cleansing and Open Spaces, paint longstanding issue for residents, raised with County Council over many years, hazardous waste, special storage arrangements, therefore at limited sites, issue would be raised again. Some paint offered for reuse. Small electricals were already accepted at household recycling sites. As part of draft Leicestershire Waste and Recycling Strategy work, considering whether batteries, small electricals and textiles could be added to household collections. Regarding terracycle items, Head of Cleansing and Open Spaces would investigate whether facilities might be provided at County Council's household recycling sites and

was therefore viable recommendation for Panel to make? Noted, harder to recycle packaging should reduce with Government's proposed Extended Producer Responsibility, outlined at last meeting.

- (vi) Suggestion – package free shops, assist provision of. Zero waste shop already existed in Loughborough (Baxter Gate). Should promote. Query as to whether work being undertaken with markets to encourage less plastic, not known at this meeting. Head of Cleansing and Open Spaces had met pre-pandemic with Surfers Against Sewage regarding Plastic Free Towns, might be useful to speak to again. Understood there was a village in Charnwood that had taken up challenge, not known at this meeting, possibly Rothley.
- (vii) Suggestion – Olio app. Should promote. Head of Cleansing and Open Spaces stated this had been considered before, some conflict with Council's food hygiene enforcement role. Reference to other apps and sites that could reduce waste that might be appropriate for Council to promote/share information on. Too Good To Go, Freecycle, Freegle, Preloved.
- (viii) Suggestion – food waste recycling using fly larva. Suggested that anaerobic digestion would be more beneficial, produced compost and energy.
- (ix) Suggestion – publicity and suggestions from public. Considered under (iii) above.
- (x) Suggestion – education/publicity regarding recycling, particularly in student areas. Head of Cleansing and Open Spaces outlined partnership working on this with aim of minimising problems, enforcement was undertaken where appropriate. Could be information overload for new students, first time householders, no easy solutions, ongoing effort. Local councillors would be involved in plans, particularly for end of year.

*Councillors Harper-Davies and Howe left the meeting prior to the conclusion of this item.*

## **AGREED**

1. The suggestions and discussion be noted.
2. Further consideration of this key task be scheduled for the next Panel meeting on 15th March 2022, to enable the Head of Cleansing and Open Spaces and councillors to report back on the investigations/enquiries agreed above, with a view to establishing suggestions that are viable as panel recommendations.

## 14. FURTHER PANEL MEETINGS AND KEY TASK PLANNING

Considered and discussed, the key tasks in the scrutiny scope document to be considered at the next meeting of the Panel and any work members of the Panel would undertake in advance of that meeting.

A verbal update was given on the invitation to Jane Hunt, MP to attend a meeting of the Panel. Panel had requested having been advised that she was a member of a Government Waste Management Panel, wished to discuss concerns regarding Environment Bill, particularly cost implications to Council. Jane Hunt, MP had responded, she was not a member of such a panel, but was happy to attend if that would assist. Panel asked to consider if still wished Jane Hunt, MP to attend meeting.

## AGREED

1. Key tasks to be considered at next Panel meeting on 15th March 2022 (in addition to those agreed earlier in meeting):

*“Draft Leicestershire Resources and Waste Strategy”* - via presentation of the Head of Cleansing and Open Spaces. Presentation to be emailed to panel members as soon as possible so that they could consider in advance of meeting. Panel advised to look at 11 pledges in the Strategy and the collection options appraisal. Noted, Panel may wish to submit written response to consultation on Strategy.

2. A further meeting of the Panel be scheduled to follow the last meeting currently scheduled in April. A panel meeting in December 2021 had been cancelled and the further meeting was needed to ensure the work set out in scrutiny scope document was completed, including engagement with residents/Serco.
3. Democratic Services Officer (LS) to meet with Chair and Head of Cleansing and Open Spaces following meeting to provisionally schedule remaining key tasks and engagement work by the Panel into remaining meetings, for agreement at next meeting.
4. Head of Cleansing and Open Spaces to arrange date for visit to Casepak Materials Recycling Facility as soon as possible, recommended to panel members if able to attend.
5. Engaging with Members of Parliament was best way of ensuring concerns heard by Government. This could be achieved by way of written submission setting out Panel’s concerns and would enable remaining meetings to focus on other work still to be done. Therefore, no need for Jane Hunt, MP to attend panel meeting.
6. Further scheduled meetings of the Panel, as set out on the agenda, be noted.

## NOTES:

1. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Waste Management Scrutiny Panel.

**WASTE MANAGEMENT SCRUTINY PANEL  
31ST MARCH 2022**

PRESENT: The Chair (Councillor Ward)  
  
Councillors Boldrin, Forrest, Howe and Needham  
  
Head of Cleansing and Open Spaces  
Democratic Services Officer (EB)  
Democratic Services Officer (LS)

APOLOGIES: None

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

15. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

No disclosures were made.

16. DECLARATIONS - THE PARTY WHIP

No declarations were made.

17. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 2nd February 2022 were confirmed as a correct record.

18. QUESTIONS UNDER SCRUTINY COMMITTEE PROCEDURE 11.16

No questions had been submitted.

19. LOCAL AUTHORITIES CONSIDERED TO BE LEADERS IN WASTE MANAGEMENT

In accordance with the scrutiny scope document (key tasks), considered and discussed, other local authorities considered to be leaders in waste management and ways to apply to Charnwood, taking into account demographics.

Consideration of this key task had been commenced at Panel meeting on 2nd February 2022 (top 5 performing authorities 2020-21 (England) considered). To be completed at this meeting via further presentation of the Head of Cleansing and Open Spaces to provide information on performance of audit family of authorities like Charnwood, noting also (i) query as to whether lowest performing authorities were more likely to require separation/sorting of recycling by residents and (ii) useful to know characteristics of areas.



Key points of discussion:

- (i) Noted, presentation set out top 5 and bottom 5 performing authorities for recycling 2021 (East Midlands) because Government database no longer enabled audit family comparison. Had looked at collection authorities only, ie. borough/district. Top performer recycled 63.5%, bottom 25.4%. Charnwood at 43.5%. Top performer (South Northamptonshire) close to hitting proposed Government target 65% by 2035. Had food waste collection, co-mingled recycling and free garden waste collection. Planned to charge for latter from April 2022, would be interesting to see how affected performance next year. Performance of other authorities listed was briefly outlined against what collected and how, whether charged for (garden waste, food waste, co-mingled).
- (ii) Noted, top performer 63.5%, second top 57.6%, difference could be due to garden waste collection being charged for by latter. Also, glass not being collected seemed to be significant factor when looking at bottom performers.
- (iii) Question, advantage to collecting garden and food waste together? Advantage was one mixed collection, one vehicle, although likely fortnightly as per garden waste, separate food waste collection usually weekly. Mixed garden and food waste required different treatment to just garden waste, briefly outlined. Estimated cost of treating just garden waste approximately £22 a tonne, mixed garden and food waste (most of which would be garden waste) approximately £35 a tonne. Both provided compost, anaerobic digestion treatment could also provide energy via biogas. Noted, mixed collection did mean fewer collections, lower carbon emissions. However, Government was proposing separate food waste collection. Head of Cleansing and Open Spaces would not advocate, but mixed garden and food waste collection was a choice available to Charnwood.
- (iv) Briefly outlined, previous arrangement whereby this Council had made own arrangements for processing of recycling and was paid by waste disposal authority for doing so (recycling credits). County Council stopped permitting around 5 years ago, had resulted in loss of income to Charnwood of approximately £880k per annum. Garden waste collection charges introduced to try to balance that loss.
- (v) In response to question, Government likely to mandate food waste collection, asking for that to be weekly. Council had choice as to how to collect, examples and challenges of options briefly outlined. Advice was separate collection, separate vehicle, weekly. Re: separation of paper/glass, Environment Bill proposed separate collection for prevention of fragments of glass causing problems for paper mills, but exemption available. Previously noted data suggested that comingled collections achieved higher recycling performance, easier for residents, higher participation.

**AGREED** the further presentation and discussion be noted.

20. NEW RESEARCH, TECHNOLOGY AND METHODS THAT COULD HELP IMPROVE RECYCLING RATES

In accordance with the scrutiny scope document (key tasks), considered and discussed, new research, technology and methods that could help improve recycling rates.

Consideration of this key task had been commenced at Panel meeting on 2nd February 2022 (suggestions from members of the Panel discussed). To be completed at this meeting via the Head of Cleansing and Open Spaces and members of the Panel reporting back on agreed investigations/enquiries (see Waste Management Scrutiny Panel Minute 13 – 2nd February 2022).

Key points of discussion:

- (i) Councillor Ward had spoken with Men in Sheds and Transitions re: whether they would be willing to engage with Council on repair/reuse activities, both had been keen to have conversation with Council on that. Contact details had been passed to Head of Cleansing and Open Spaces.
- (ii) Councillor Forrest had spoken with John Storer House re: possible scheme to enable borrowing of items used occasionally (library of things), unfortunately centre did not have space, particularly now it operated community shop. Possibility of hiring room upstairs for purpose, would need to fund that, find volunteer staff to run.
- (iii) Suggested that Sofa (Nottingham Road) might be a possibility for the above, already did furniture upcycling, had space upstairs, might be worth contacting them.
- (iv) Councillor Needham's contact at Leicester Fixers no longer active, it had had a network of groups across County but activities affected by pandemic. Harborough branch still operating, partly due to person leading and it was well supported by local council, might be useful to look into further, Councillor Needham would do so.
- (v) Noted, any of the initiatives discussed likely to need financial support to be successful.
- (vi) Head of Cleansing and Open Spaces reported that plans re: end of year student waste still being finalised, would share those by email in due course. Proactive, partnership approach. Re: promotion reusable nappies on sides refuse vehicles, could do so, budget available, initial outlay in changing image expensive. Could use same method to promote various waste minimisation and recycling messages, perhaps on 2 or 3 vehicles to start. View that a useful message would be information on what could go in recycling bins, residents not always aware, recognised that continual messaging in that respect. Noted, sides refuse vehicles already used to promote various other Council activities and messages.
- (vii) Discussion re: use of bin stickers to inform of materials that could go in green bins for recycling that residents might not be aware of, how that might be best worded, communicated, perhaps highlight a particular item such as soft plastic, rather than a long list of all items. Operatives did not have time on rounds to apply stickers, had used agency staff in past to do so, message aimed at reducing contamination. Could consider repeating with different message. Reference to previous market place event to educate on this, successful, useful to repeat, incorporate competitive element/challenge.
- (viii) Noted, when Panel made recommendations it would have lots of ideas to put forward.
- (ix) Noted, Head of Cleansing and Open Spaces still working via County Council to secure visit to Casepak, hoped that would be possible end April.

**AGREED** the reporting back and discussion be noted.

## 21. DRAFT LEICESTERSHIRE RESOURCES AND WASTE STRATEGY

In accordance with the scrutiny scope document (key tasks), considered and discussed, the draft Leicestershire Resources and Waste Strategy 2022-2050, via a presentation of the Head of Cleansing and Open Spaces.

In accordance with the Panel's request, the presentation had been emailed to panel members following the last meeting on 2nd February 2022, so that they could consider in advance of this meeting. Panel had been advised to look at 11 pledges in the Strategy and the collection options appraisal.

Key points of discussion:

- (i) Noted, over 3,000 responses to the consultation from members of the public to date. Panel may wish to submit a response following its discussion.
- (ii) Pledge 1 - purchasing and internal waste management. Panel agreed with pledge.
- (iii) Pledge 2 – support and encourage waste prevention activity. Confirmed authorities already worked together, strategy would galvanise, have action plan, implement strategy. View that campaigns needed to be continuous to be most effective. Panel agreed with pledge.
- (iv) Pledge 3 – continue delivering reuse services and expand where practicable and signpost. Reference to County Council looking to put reuse provision at some recycling and household waste sites and whether any currently existed. Panel agreed with pledge.
- (v) Pledge 4 - implement and promote separate food waste collections subject to confirmation Government policy, legislation, funding and procure anaerobic digestion capacity. In response to question, how likely to operate outlined, not yet known where anaerobic digestion facility would be. Noted, likely to be much increased demand for such facilities, gap in market. Government had recognised new burden on local authorities and that it would fund. Panel agreed with pledge.
- (vi) Pledge 5 – explore use alternative fuels for collection/transportation waste, reduce carbon/improve air quality. This Council's collection vehicles currently all diesel, when purchased viable alternatives had not been available (were looked at, considerable difference in cost outlined), pledge would mean looking to better options as replaced. View that unfortunate that the fleet needed renewing when it did. Question re: whether purchasing together with other councils would reduce cost? In response, procurement framework used to assist competitive price. Noted, fleet replaced only couple of years ago, depreciate over 8 years, view to running for up to 10, 2030 Carbon Neutral Plan would require different option, fleet significant proportion of Council emissions. Trial was planned in next year or two and working with Energy Saving Trust to undertake green fleet audit. Head of Cleansing and Open Spaces not aware of any waste collection authority operating fully electric fleet, some trialling 1 or 2. Hoped that better, viable options available from manufacturers as soon as possible, also that Council would be able to benefit from others' experiences. Reference to some councils using hydrogenated vegetable oil in lieu of diesel, zero carbon, but adverse environmental impact, deforestation. More expensive. Energy Saving Trust did

not support use. Likely hydrogen would be preferred fuel in future. Panel agreed with pledge.

- (vii) Pledge 6 – continue garden waste collection system as Government guidelines subject to legislation and total Government funding, procure composting capacity. Currently unclear whether Government funding would just be to extend provision to all or would also offset loss of income if Council had to provide for free, Council's income from garden waste service £1.4m in current year (overall Council budget around £20). Noted, significant cost to Government if all local authorities required compensating for loss. Question, what happened to compost created? Used for agricultural purposes and land restoration, not thought to still be available for public to purchase as in the past. No income for this Council, net cost to County Council to process. Panel agreed with pledge.
- (viii) Pledge 7 – full range of recyclables collected as specified by Government and subject to funding. Noted, Charnwood already collected full range. Question, trade waste collections, all other Leicestershire local authorities collected mixed recyclables from businesses, plans to start doing so here? Would it count towards recycling performance? In response, currently surveying residual waste business clients to establish appetite for, if wanted and viable/could cover costs, would introduce. Already collecting recycling from Loughborough town centre businesses that were part of BID, BID was funding. Hoped to complete survey within next few months, did not count towards recycling performance, but correct to provide if able to do so. Panel agreed with pledge.
- (ix) Pledge 8 – explore viability of adding extra materials to recycling collections. If collection authority decided to collect, County Council would need to make disposal arrangements. View that examples given in pledge, batteries, small electricals, clothing all items which were relatively easy to recycle elsewhere, such as in supermarkets, other retailers, charities, clothing banks, although this recycling would not count towards Council's performance. More welcome/useful would be including items that were more difficult for residents to recycle, such as items processed by Terracycle, coffee pods, crisp packets. Noted, some such items may no longer be produced under Extended Producer Responsibility proposals in Environment Bill. Panel agreed with pledge, but would like to see items that were more difficult to recycle included in it.
- (x) Pledge 9 – collection systems to contribute to national 65% recycling target, may include restricting residual waste capacity. Noted, restricting residual waste capacity meant smaller black bin or less frequent collection. Reference to changes in packaging that should result from Extended Producer Responsibility proposals, should mean more could be recycled, less capacity needed in residual waste bin. Noted, no restriction on volume of recycling or food waste that would be collected. Panel agreed with pledge.
- (xi) Pledge 10 – continue to allocate a communications budget. View that joint communications strategy needed across authorities, sharing of message. View that strategy in general ambitious, huge undertaking, not wish to duplicate existing recycling provision, not wish to over promise, under deliver. In response, strategy was for period up to 2050, many targets part of national strategy that Government had promised funding for. Was significant change. With sufficient resourcing, could be delivered. Charnwood not doing alone. Panel agreed with pledge.
- (xii) Pledge 11 – County Council reduce waste sent to landfill to less than 5% by 2025 in advance of 10% national target by 2030. Collection authorities'

performance in reducing residual waste could assist. Alternative to landfill likely to be energy from waste (incineration). Question, percentage currently sent to landfill? Approximately 40-50% across County. Not much of Charnwood's residual waste went to landfill, most incinerated. Therefore, pledge represented considerable reduction in less than 3 years, considered likely that County already had plans in place to achieve. Noted, incineration capacity used may not be within County. Currently, sites in Coventry and Stoke on Trent used. Panel agreed with pledge.

- (xiii) Collection options in strategy and evaluation/scoring of those against criteria briefly outlined to Panel, high level modelling for decision making purposes. Most beneficial option was 5A, followed by 5B, what those collection options would comprise set out in presentation. Noted, options 4-8 were all effectively option 3 with variables added. Question, why did option 3 score only 1 on cost, but most subsequent options scored higher for this? In response, option 3 assumed free garden waste collection with no subsidy of lost income, whereas, for example, option 4 assumed retention of the charge for the service. Noted, difference between 5A and 5B, first was residual waste smaller bin, second was residual waste 3-weekly collection. Operational flexibility higher for 5A, due to fortnightly. Importance of restricting residual waste to encourage food waste participation.
- (xiv) Question, any significant preference for particular collection option(s) in consultation responses to date? In response, no, wide variety of opinions. Would be interesting to see when all responses collated.
- (xv) For each option, annual gross collection cost, kerbside recycling rate (%), indicative collection cost increase relative to baseline and collection cost per 1% increase kerbside recycling performance outlined. Very helpful. Noted, none of options reached 65% recycling target, but offered considerable improvement from current. Noted, difference in cost between options 3 and 5A, but recycling difference greater, 3-4%, showed how restricting residual waste capacity forced behaviour change/participation in collection system. Question, were collective authorities leaning towards particular option? In response, for each authority to choose, status quo would not be an option, no requirement to collectively agree one option. No consensus expressed by Panel in terms of preferred option, but two members of Panel of view that either option 3 and 5A were preferable, did not think that 3-weekly collection of residual waste would be acceptable to residents. May be concern regarding smaller black bin, ameliorated by being able to put most waste in other bins provided. Another member of the Panel expressed a preference for option 5A in the first instance, but would like to consider further.
- (xvi) Concern regarding cost involved. Recognised that councils would need Government financial support to implement. Concern that whatever option chosen, would not be effective in all circumstances, for example, particular requirements for student households, communal bins at flats. Acknowledged that that was the case, a challenge, needed to consider those circumstances. Need also for continuous education on how system worked. Noted, Panel planned to consider barriers to recycling at next meeting, students/University should be engaged with as part of that. Reference to there being very few items that would need to go in residual waste if various proposals discussed were implemented and participated in.

(xvii) Efforts of those residents who had responded to consultation recognised. The Head of Cleansing and Open Spaces was thanked for the useful and clear presentation on the matter.

## **AGREED**

1. The presentation and discussion be noted and the presentation slides to be sent to members of the Panel following the meeting.
2. A Panel response to the consultation be drafted by the Chair based on the Panel's discussion and conclusions as summarised above, to be circulated to members of the Panel for their comment/approval before it is submitted, noting that the consultation closes 25th April 2022. In commenting on the draft response, members of the Panel could express a preference for a particular collection option, if they so wished.

## 22. FURTHER PANEL MEETINGS AND KEY TASK PLANNING

Considered and discussed, the key tasks in the scrutiny scope document to be considered at the next meeting of the Panel and any work members of the Panel would undertake in advance of that meeting.

Noted, the next meeting of the Panel had been moved from 26th April 2022 to 11th May 2022.

## **AGREED**

1. Following key task had been covered at previous meetings and can be marked as completed:

*“Research waste prevention activities and organisations both within the Borough and elsewhere that are committed to waste reduction”.*

2. Following key task to be considered at next Panel meeting on 11th May 2022:

*“Identify barriers and look at ways to overcome them”* – via report back on engagement with stakeholders on this issue, which will be undertaken informally prior to the meeting. Chair of Panel, Head of Cleansing and Open Spaces and Democratic Services Officer (LS) to meet as soon as possible to arrange that engagement, members of Panel to inform Democratic Services Officer of any stakeholder they wish to add to list in scrutiny scope document.

3. Opportunity to visit Casepak Materials Recycling Facility still to be confirmed, update provided earlier in meeting, hoped possible end April 2022.
4. Further scheduled meeting of Panel on 14th June 2022 be noted (currently proposed as final meeting to agree Panel's report, physical meeting).

## NOTES:

1. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Waste Management Scrutiny Panel.

**WASTE MANAGEMENT SCRUTINY PANEL  
11TH MAY 2022**

PRESENT: The Chair (Councillor Ward)  
Councillor Boldrin

J. McGovern (Serco)

Head of Cleansing and Open Spaces  
Democratic Services Officer (SW)  
Democratic Services Officer (LS)

APOLOGIES: Councillor Howe, Needham and Parton

The Chair stated that the meeting would be livestreamed and recorded and the recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

23. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

No disclosures were made.

24. DECLARATIONS - THE PARTY WHIP

No declarations were made.

25. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 31st March 2022 were confirmed as a correct record.

26. QUESTIONS UNDER SCRUTINY COMMITTEE PROCEDURE 11.16

No questions had been submitted.

27. IDENTIFY BARRIERS AND LOOK AT WAYS TO OVERCOME THEM

In accordance with the scrutiny scope document (key tasks), considered and discussed, identify barriers and look at ways to overcome them (recycling), via input from J. McGovern of Serco (Council's waste collection contractor) and presentation of the Head of Cleansing and Open Spaces setting out information on Rejected Loads/breakdown of materials in recycling bin including contaminants.

Noted that J. Ardley, Community Warden, Loughborough University had also been due to attend the meeting to assist Panel's consideration of this key task, but had sent an apology.

Key points of discussion:



- (i) Input from J. McGovern – 3 rounds were of concern in terms of contamination of recycling loads, all in Loughborough and collected on a Thursday (confirmed later in discussion as rounds 1, 5 and 6). Individual bins with obvious contamination were left and marked with rejection hanger (identifying the non-recyclables to the householder). Only a cursory inspection (by lifting the lid to view) was possible by operatives (for health and safety reasons) so some contaminated bins did get emptied. A load need only be contaminated by a certain percentage for it to be rejected at the recycling processing facility. Suggested that focus should be on those rounds, barriers preventing correct recycling in those locations (improve rates and reduce contaminants). Area characteristics included communal bins (flats), houses in multiple occupation (HMO), student areas. Was about education/awareness, hoped that residents would wish to recycle for environment, open to all ideas. Reference to video of recycling facility used (Casepak), useful to have link to it on Council website so residents could see what happened to their recycling/assist in knowledge of what could go in green bin? No black plastic. Reference to need to work with University in respect of student areas.
- (ii) Question, what percentage of loads were rejected? In response, quite rare for whole load to be rejected, none last 12 months. More often necessary to reject part load as facility would separate contaminated part when tipped, if possible. Rounds 1, 5 and 6 where whole loads had been rejected in past. Shown on screen by Head of Cleansing and Open Spaces, maps of areas those rounds covered. Round 1 adjacent Loughborough Railway Station, streets listed; Round 6 town centre areas off Ashby Road, Loughborough, streets listed; Round 5 areas off Queens Road, Loughborough, streets listed.
- (iii) Appeared that two of above areas were largely residential with significant number of flats, one largely HMOs. Therefore, two distinct barriers, flats and communal bin stores and HMOs where 4 or 5 individuals sharing bins. Round 5 also largely terraced housing, limited space, bins on pavements.
- (iv) Question, had J. McGovern spoken with operatives on rounds re: ideas in respect of problem? In response, yes, bins rejected for food waste, particularly takeaway food left on packaging, also disposable nappies. Confusion as sometimes recycling logo on packaging. Operatives were vigilant, didn't wish to reject a bin for trivial reason. Reference to in cab technology being in use, individual address and reason for rejection recorded for any bin rejected, live information available should resident ring in. When residents did make contact, perhaps good time to encourage them to use recycling bin correctly in future?
- (v) Brief discussion regarding whether contaminated recycling bin was discussed with resident at time of non-collection. No, residents not always present, policy of boundary collection, also time constraints and need to avoid confrontation. If bin rejected, contact telephone number left.
- (vi) Question, had J. McGovern any further suggestions in respect of matter? In response, residents be encouraged to put recyclables into green bin loose rather than bagged. In particular, black plastic sacks were a contaminant. Suggestion that residents have container in bathroom for recyclable products generated in that room, to prevent them ending up in residual waste. Finally, a suggestion that a wider range of items be accepted as part of the recycling collection. Stated, Charnwood already collected relatively large range of materials for recycling, considered that residents not always aware of all items that could go in

green bin. Reference to possible need to provide up to date information on that in suitable format for residents.

- (vii) Reference to work being undertaken with University, including J. Ardley, re: student waste, particularly as academic year end approached. Last 2 years had focused on business continuity. Planned work for 2022 briefly outlined by Head of Cleansing and Open Spaces, included clothing bring sites, furniture reuse, encouraging landlords to use Council's bulky waste service. Contamination of recycling bins an all year issue.
- (viii) Noted, identified 3 problematic rounds, focus on what could be done in those areas re: educating residents on what should go in green bin. Interesting to monitor effect of any such work. In response, controlled trial possible, needed to be based on complete round as weight data on that basis.
- (ix) Rejected Load information Head of Cleansing and Open Spaces had was in line with position outlined by J. McGovern and referenced above. Shown on screen by Head of Cleansing and Open Spaces, material breakdown recycling loads first 3 months 2022 (composition analysis). Outlined how calculated. Around 12% residual contaminants by weight, food waste by far biggest contaminant, followed by liquid filled bottles. Nappies also significant. Reference to campaign 2017 "no food, no nappies, no textiles", biggest contaminants at time, some short term impact, need for permanent messaging.
- (x) Question, how deal with part filled bottles, for example cooking oil bottle with some product left in it? In response, sent to landfill/incineration. Volume meant not possible to empty/clean at facility, also health and safety considerations, could not be certain what liquid was. Reference to visit for Panel members to Casepak Materials Recycling Facility, Head of Cleansing and Open Spaces was organising, would see volume of materials and how processed, largely automated, some manual elements.
- (xi) Suggestion that food waste contamination be targeted, biggest contaminant. Stated that likely different key contaminants on above identified rounds, based on demographic of areas, for example unlikely to be significant contamination from nappies on round 5 (large student population), might be in rounds 1 and 6. Noted, monthly assessment of load based on random vehicle, not known what round submitted information came from, but reasonable to suggest that certain contaminants would be more prevalent in some areas than others.

The Chair stated that this key task would need to be further considered and completed at next meeting, to enable consideration of Collection Round data and to report back on Head of Cleansing and Open Spaces' discussion with tenant members of the Council's Housing Management Advisory Board (tenant input). Also (stated earlier in meeting), contribution from J. Ardley of Loughborough University either via written submission or attending meeting, if possible (student input).

J. McGovern was thanked for assisting the Panel with its scrutiny. He thanked the Panel for the opportunity to contribute and would feed any additional suggestions from the Serco team back to the Head of Cleansing and Open Spaces.

## **AGREED**

1. The submitted information, discussion and suggestions made be noted.

2. The need to focus any recycling education campaign on the areas covered by collection rounds 1, 5 and 6 and their key contaminants be noted in particular.
3. The maps shown at this meeting indicating the streets covered by collection rounds 1, 5 and 6 be circulated to Panel members following the meeting.
4. Further consideration and completion of this key task be scheduled for the next Panel meeting on 20th June 2022, via consideration of Collection Round data, reporting back on Head of Cleansing and Open Spaces' discussion with tenant members of the Council's Housing Management Advisory Board (tenant input) and, if possible, a contribution from J. Ardley of Loughborough University either via written submission or attending meeting (student input).

28. COMPLETION OF SCRUTINY SCOPE DOCUMENT AND FINAL PANEL MEETING

The Chair stated that the next meeting of the Panel on 20th June 2022 would no longer be its final meeting, it would be for the purpose of completing the above key task, as outlined. A final Panel meeting had been scheduled for 27th July 2022, to agree the Panel's report.

**AGREED**

That the further scheduled Panel meetings and their purpose be noted.

NOTES:

1. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Waste Management Scrutiny Panel.

**WASTE MANAGEMENT SCRUTINY PANEL  
27TH JULY 2022**

PRESENT: The Chair (Councillor Ward)  
Councillors Boldrin, Forrest, Howe and Needham

J. Ardley (Loughborough University)  
Councillor Harper-Davies (Lead Member for  
Community Support)

Head of Cleansing and Open Spaces  
Democratic Services Officer (SW)  
Democratic Services Officer (LS)

APOLOGIES: Councillor Parton

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

1. DISCLOSURES OF PECUNIARY INTERESTS, AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

No disclosures were made.

2. DECLARATIONS - THE PARTY WHIP

No declarations were made.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 11th May 2022 were confirmed as a correct record.

4. QUESTIONS UNDER SCRUTINY COMMITTEE PROCEDURE 11.16

No questions had been submitted.

5. IDENTIFY BARRIERS AND LOOK AT WAYS TO OVERCOME THEM

In accordance with the scrutiny scope document (key tasks), considered and discussed, identify barriers and look at ways to overcome them (recycling).

Consideration of this key task had been commenced at Panel meeting on 11th May 2022 (see Waste Management Scrutiny Panel Minute 27 – 11th May 2022). To be completed at this meeting via input from J. Ardley (Community Warden, Loughborough University), input from Council tenants (agenda pages 7-8) and

presentation of the Head of Cleansing and Open Spaces setting out Collection Round data.

Key points of discussion:

- (i) Input from J. Ardley – University focus was education of students re: waste management/recycling, worked very closely with N. Gibson (Charnwood Borough Council) in that respect, ongoing and repeated process as students changed. Students from all over country/world, those living off campus needed to be aware of particular requirements in Charnwood. Report expected by end August 2022 on end of year clear out outcomes, happy for Panel to be sent copy once available, Panel would welcome this. Reference to similar initiative March 2022, more than £2k raised via that, also received impact assessments from charities involved. Had tried to increase reuse and recycling, reduce waste to landfill, would continue to do so. Statutory authority was Borough Council, but University worked to support via education/dealing with any problems. Sustainability increasingly on agenda.
- (ii) Question, what had 2022 end of year clear out event comprised, how differed from previous years? In response, N. Gibson/S. Ritchie (Borough Council) could best outline. Lots of publicity/education. Lessons learnt from event in March 2022, had been quite challenging as items collected for several different charities, detailed. Simpler approach for 2022 end of year, arranged with landlords for them to receive Air Ambulance (AA) charity collection bags for use by students who moved out early, then a main collection event 27/28 June where week before AA delivered bags to every student property for donations, work also undertaken to encourage participation, outlined. Landlords had assisted, particular landlord had put boxes outside each of his properties with list of what could be donated, then taken to food banks or passed to University for AA.
- (iii) Discussion re: problem with end of year clear out in 2022, not occurred previous years, possibly in part due to longer period of time between most students leaving and then additional waste collection by Council on 4 July? Many bags ripped open, witnessed or evidenced in some cases that street homeless were checking through (asked where witnessed if those persons needed help) resulted in large amounts of rubbish in streets, mixing of items previously correctly sorted and bagged. Some members of Panel already aware of these events having spoken with residents/had seen. Difficult to see, made it appear that many students had not acted correctly, but vast majority had. Suggestions welcomed as to how could be prevented. Couple of cases where students had not dealt with end of year waste correctly, firm action taken by J. Ardley and how all students then remedied outlined.
- (iv) Discussion re: difficulty in choosing best date for additional waste collection by Council, did liaise on that for maximum benefit. Must be on weekend or Monday due to resources being committed on other days, resources only allowed it to be done once. Usually as soon as possible after end of term, aware that some did leave earlier. If too early, additional rubbish likely to be put out after/remain over summer. J. Ardley stated that how students used properties had changed since pandemic, may be more effective for Council to do additional waste collection a little earlier in 2023, see if improved matters? Reference to consultation with landlords, aware when most students leaving. Head of Cleansing and Open Spaces happy to discuss. Reference to rejected suggestion that one tip permit

- be provided to each landlord at end of year to allow left waste to be taken, this was County Council matter, limited influence, but could look at.
- (v) Stated, previous Panel discussion had suggested that University and Borough Council should work more closely together in respect of end of year clear out, above input suggested that that was happening. Councillors and residents had noticed better in 2022 than previous years and students had largely acted correctly, assisted by clear message from University that not doing so would not be tolerated.
  - (iv) Question, could there be a collection point for AA bags to prevent them needing to be left on street and then ripped open? In response, more collection banks installed this year (AA and British Heart Foundation). Always happy to consider further locations/accept assistance with securing. Ideal additional location would be car park, Storer Road. Reference to continuous collection of items on campus, charities would be invited to collect regularly once sorted. Permanent operation to assist regular donation of students' unwanted items was being worked towards, assistance from Students' Union. All help from councillors, community and partners to achieve welcomed. Noted, J. Ardley and team worked to personally collect items if needed, but J. Ardley role principally anti-social behaviour. Important to manage waste effectively and sustainably. Suggestion re: additional temporary collection boxes, each would need monitoring. Noted, timing of activities crucial to outcomes. Question, role of University's Sustainability Team? In response, J. Ardley meeting with, team mainly campus focused, hopefully would widen, although off campus lead on waste collection/prosecutions needed to be Borough Council as statutory authority.
  - (vi) Stated, previous input to Panel from Serco (Council's waste collection contractor) and submitted data suggested that contamination of recycling bins was greater in some areas, including those with large student populations. In response, J. Ardley aware of data, streets concerned, did visit properties to educate, ongoing process to do so, no single person in control of recycling bin in such households. Question, what did University do to inform students what was expected of them, particularly beginning of year? In response, social media publicity (J. Ardley could provide examples) and door knocking. Leaflets not considered useful, student properties received many and added to waste. Pictorial information stickers on bins might be helpful, particularly as English was not a first language for some students.
  - (vii) J. Ardley was thanked for assisting the Panel with its scrutiny and she left the meeting.
  - (viii) Reference to bulky waste items, usually landlord responsible for. Noticed considerable reduction in such items left out this year, noted that Borough Council officers had made landlords aware that such items wouldn't be collected as part of additional waste collection and that they needed to arrange for suitable disposal of/that enforcement action would be taken where necessary.
  - (ix) Considered, Council tenant input set out on agenda pages 7-8. Response 1 – many soft plastic items could now be included in green recycling bins, useful to go back to tenant and let them know that. Also, consider how that change could be publicised. Response 2 – Shepshed incinerator would be commercial operation, not known what waste would be taken there, Charnwood residual waste currently incinerated via County Council arrangements with facilities in Coventry and Stoke on Trent. Not known if County Council would use Shepshed

facility. Response 3 – laminated pictures on green bins of items that could be recycled, could be done, quite lengthy list, might mean images quite small. Reverse done previously, items not to put in green bins, key contaminants. “Yes please” items a more positive message.

- (x) Noted, collection round data presented 2 week sample, commencing 1st March 2022. Rounds attributed to vehicle, but may be covered by other vehicle to allow repair/servicing or to complete work, effect on data, but still useful indicator of top and bottom performing rounds, dry recycling compared to residual waste. Did not include garden waste, some areas had gardens some did not, would affect figures considerably. Top 5 (outlined) all recycled more than 40% of recycling/residual combined, bottom 5 where data complete (outlined) recycled between 10-20%. Initial campaign/education might target those areas, see if any improvement as a result. Stated, interesting to see areas where recycling not as high, some highlighted previously to Panel by Serco input, included high student population area. Importance of ongoing education, particularly in areas where residents changed more frequently.

## **AGREED**

1. The submitted information, discussion and suggestions made be noted.
2. The report on 2022 end of year clear out outcomes referenced in paragraph (i) above be sent to members of the Panel as soon as available, for their information.
3. Head of Cleansing and Open Spaces to discuss with J. Ardley issues relating to end of year clear out, including scheduling of the 2023 end of year additional waste collection by Council.
4. Examples of University social media publicity to students re: waste management be sent to members of the Panel, for their information.
5. Council tenant (response 1) be informed of the soft plastic items that can now be included in the green recycling bin and all Council tenants who responded be thanked for their input and made aware of the discussion at this meeting.
6. Collection Round data presented at meeting be sent to all members of the Panel following the meeting, for their consideration and to assist with deciding on any recommendations the Panel might wish to make.

## 6. COMPLETION OF SCRUTINY SCOPE DOCUMENT AND FINAL PANEL MEETING

The Panel confirmed that all tasks set out in the scrutiny scope document had now been completed, although a visit by members of the Panel to the Casepak Materials Recycling Facility had not yet been undertaken. That would be useful and the Head of Cleansing and Open Spaces would continue to try to arrange, but was dependent on facility accommodating.

The Chair stated that a final meeting of the Panel would now need to be scheduled (to agree the Panel’s recommendations and report). This would be a physical meeting,

date/time and venue to be confirmed. Noted that prior to the meeting, the Democratic Services Officer (LS) would draft the Panel's report and then circulate to the members of the Panel for them to include suggested recommendations.

## **AGREED**

That the above position be noted and actioned.

## **NOTES:**

1. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Waste Management Scrutiny Panel.



**WASTE MANAGEMENT SCRUTINY PANEL  
1ST NOVEMBER 2022**

PRESENT: The Chair (Councillor Ward)  
Councillor Needham

Councillor Harper-Davies (Lead Member for  
Community Support)

Head of Contracts, Leisure, Waste and  
Environment  
Democratic Services Officer (LS)

APOLOGIES: Councillor Boldrin, Forrest, Howe and Parton

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

7. DISCLOSURES OF PECUNIARY INTERESTS, AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

No disclosures were made.

8. DECLARATIONS - THE PARTY WHIP

No declarations were made.

9. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 27th July 2022 were confirmed as a correct record.

10. QUESTIONS UNDER SCRUTINY COMMITTEE PROCEDURE 11.16

No questions had been submitted.

11. PANEL REPORT

Considered and discussed, the Panel's report, for submission to the Scrutiny Commission (item 6 on the agenda filed with these minutes). All members of the Panel had had the opportunity to include suggested recommendations and to comment on the report prior to its submission to this meeting.

Key points of discussion:

- (i) Date of Panel's final meeting required amending from 27th September 2022 (this date had been cancelled) to 1st November 2022, agenda pages 10 and 16. Date

stated on Panel report required amending from September 2022 to November 2022, agenda page 13.

- (ii) Panel recommendation 13 (introduce food waste collection, possibly alongside a food waste reduction campaign), agenda pages 12-13. Stated that Government had indicated that it would mandate food waste collection (not yet known when from) and that there would be new burden funding (fully funded). Clarified that Panel recommendation was intended to apply at the point food waste collection became mandatory and Government funded.
- (iii) Section 4 of Panel report (visit to Casepak Materials Recycling Facility), agenda page 10. Members of Panel would still be interested to visit if this could be arranged.
- (iv) Noted that some recommendations were matters Council could lead on, others more likely to be community led. Head of Contracts, Leisure, Waste and Environment considered that the Panel's recommendations were reasonable and could be progressed should they be put forward by Scrutiny Commission and supported by Cabinet.

## **AGREED**

That the Panel's report be submitted to the Scrutiny Commission, to include the amendments set out in (i) above and the clarification regarding Panel recommendation 13 set out in (ii) above.

## NOTES:

1. Councillor Harper-Davies attended this meeting virtually. She was not taking decisions.
2. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
3. These minutes are subject to confirmation as a correct record at the next meeting of the Waste Management Scrutiny Panel.

Panel Response to Draft Leicestershire Resources and Waste Strategy 2022-2050

Charnwood Borough Council's Waste Management Scrutiny Panel has considered the 11 pledges and the collection options appraisal set out in the draft Leicestershire Resources and Waste Strategy 2022-2050 and wishes to make the following comments:

1. The Panel supports Pledges 1-11.
2. In respect of Pledge 8, the Panel would like to see items that are more difficult to recycle included, for example Terracycle items, coffee pods, crisp packets.
3. No consensus was expressed by the Panel regarding a preferred collection option, although 2 members preferred option 3 or option 5A.
4. The Panel was concerned regarding cost and considered councils would need Government financial support to implement.

*Councillor Emma Ward, Waste Management Scrutiny Panel Chair (on behalf of the Panel).*

## **CABINET – 15TH DECEMBER 2022**

### **Report of the Head of Finance**

**Lead Member: Councillor Tom Barkley**

#### **Part A**

#### DRAFT 2023/24 GENERAL FUND AND HRA BUDGETS

##### Purposes of the Report

To advise members of the projected base budget position for 2023/24 including service pressures and savings put forward for the year and provide the basis for the budget consultation.

##### Recommendations

1. That the Cabinet endorses for consultation the draft General Fund and HRA Revenue Budgets for 2023/24 as set out in Tables 1 and 2 in the report.
2. That the Cabinet endorses for consultation including Loughborough Special Expense Budget and Levy for 2023/24 as set out in Appendix 2.

##### Reasons

- 1.&2. To provide the opportunity for consultation on the General Fund and HRA budgets for the 2023/24 financial year.

##### Policy Justification

The Council's Budgets are fundamental to the delivery of all services and underpins all Corporate Plan objectives.

##### Implementation Timetable including Future Decisions and Scrutiny

Cabinet is asked to endorse the Budget proposals contained in and appended to this report as a basis for consultation. These proposals will be subject to consultation over the period from 16th December 2022 to 15th January 2023. Both the Scrutiny Commission and the Budget Scrutiny Panel will have the opportunity to scrutinise this report before it is presented to Cabinet.

As set out in Part B, the nature of the 'Provisional Settlement' -which will determine the level of Government funding that the Council will receive – Updates will be provided to Scrutiny on the Settlement as and when it is published by Government.

It may be noted that the Scrutiny Commission will also have the opportunity to scrutinise the final report to Cabinet on 9th February 2023. In addition, consultation will be undertaken with:

- Trade Unions;
- Local Businesses and Commercial Ratepayers;
- Key partners, including town and parish councils;
- Loughborough Area Committee, re the Loughborough special expenses budget

Proposals on the General Fund and HRA Budgets and Council Tax will return to Cabinet on 9th February 2023 for recommendation to Council on 27th February 2023.

### Report Implications

The following implications have been identified for this report.

#### *Financial Implications*

There are no direct financial implications from approving this report for consultation. However, if the final report is approved then there will be financial implications for the Council, and these are set out in Part B of this report.

#### *Risk Management*

Risks identified in respect of the Draft Original Budget are tabulated below:

<i>Risk Identified</i>	<i>Likelihood</i>	<i>Impact</i>	<i>Overall Risk</i>	<i>Risk Management actions planned</i>
Failure to take account of the spending plans of the Council.	Unlikely (2)	Minor (1)	Very Low (2)	Robust budget planning and Budget Monitoring process are in place.
Further exceptional spending being required during the financial year.	Likely (3)	Major (3)	Moderate (9)	It is considered that the Working Balance reserve (and other revenue reserves) remain sufficient to manage normal and one-off events for 2023/24

#### *Equality and Diversity*

There are no specific Equalities and Diversity issues affecting the recommendation in this report, although any such issues affecting particular service pressures and savings will be considered prior to proposals being implemented.

Key Decision: No

Background Papers: None

Officer to Contact: Lesley Tansey  
 Head of Finance  
 01509 634828  
[lesley.tansey@charnwood.gov.uk](mailto:lesley.tansey@charnwood.gov.uk)

## Part B

### Background and context

1. This draft budget has been prepared in accordance with the Council's standard reporting timetable, which allows the cabinet report to be published prior to the Cabinet meeting of 15th December 2022. However, at the time of drafting, key information around the 'Provisional Settlement' – which provides the detail of the government funding that the Council will receive – is not available. The earliest this information will be available is Tuesday 20<sup>th</sup> December 2022.
2. At the point of drafting this report (November 2022) the Cost-of-Living crisis has had a significant financial impact on the Councils budget for 2023/24. The Political and Global financial climate remains uncertain, and it is likely that the country will fall into a recession in the short term, however the Bank of England have put up the base rate to stabilise and lower inflation.
3. The longer term effects of COVID-19 impacts on the Council are affecting some Council's income streams, particularly in areas such as markets and car parking. In some cases income remains below pre-pandemic levels, and this is being monitored.
4. The Medium-Term Financial Strategy 2021-2024 (MTFS) set out the risk to the Council's funding, principally related to the phasing out of New Homes Bonus, due to reduce from £3m to zero in 2023/24, and the MTFS assumes future years funding will be reinstated or replaced by a general government grant equivalent to that received for 2022/23 or slightly lower. The draft budget assumes £300k lower grant funding.
5. Government indications have the following features and possible implications for the Council:
  - Council tax: it is likely that this will be capped at the higher of 3% or £5 per Band D property (the higher of 2% or £5 2022/23); this is still to be confirmed but it is assumed that the maximum increase allowed will be applied.
  - The core Settlement Funding Assessment (SFA): SFA flows through to the Council via business rate retention (mainly) and Revenue Support Grant (potentially) – is likely to be similar to previous years but a key aspect of this funding is the complex rules surrounding calculation of levy payments; this is unlikely to be finalized until into 2023.
  - New Homes Bonus: there was no information on this stream of funding, although it is anticipated that this continue in some format or will be replaced by general government grant.
  - Lower Tier Services Grant (LTSG): although described as a one-off grant for 2021/22 informed speculation suggests that this will continue in some form to ensure that no authority suffers a reduction in 'core spending power' (a calculation that encompasses both grant funding and assumed maximisation of council tax finding)

- Business rates reset and Fair Funding review: no formal announcements, but suggestions that this may be 2025/26; subsequently statements by the Secretary of State indicate that the mooted 75% business rate retention scheme – a probable centre-piece of the previously envisaged Fair Funding review – is unlikely to happen as it does not fit with the ‘Levelling Up’ agenda
- Potential multi-year settlement: covers two years which will enable at least some financial planning.

### *Overarching budgetary approach*

6. This draft budget may fairly be regarded as ‘Part One’ of the budget setting process given that government funding, in particular, remains a major unknown. In compiling this draft budget, the heavily caveated funding assumptions from the latest version of the MTFS have been used but as reflected in previous paragraphs, it is difficult to create a precise draft budget for 2023/24 without the Provisional Settlement information.

### General Fund budget overview

6. This draft budget is informed by the updated MTFS – principally in respect of government funding assumptions which are carried forward into the draft budget – and the ongoing monitoring of financial performance in the current financial year (2022/23).
7. Inflation is an emerging issue with both RPI and CPI increasing rapidly in the early autumn. This creates issues with major contract costs, utility costs and other ongoing contracts such as software, insurance, other costs. Inflation on Major contracts is £1m and other inflation costs £0.8m, in addition to pay award for 2022/23 & an estimate for 2023/24 is £1.5m, these are significant costs to the Council for 2023/24, details of these are included in service pressures table in Appendix 1
8. Other factors, such as commercial property income, have offered positive variances against the MTFS projections. Additional income, savings are £417k details are included in Appendix1.
9. In respect of the above:
  - £1.9m use of reserves is considered reasonable in the context of the existing pressures, the General Fund Working Balance (projected to be £3.819m at 1 April 2024)
  - The actions required will also need to take into account whether a multi-year settlement has been announced as this will influence the urgency of actions required; generally, increased certainty over future years funding would permit an increased use of reserves in the short term
10. Adjustments arising from the Provisional Settlement and the financial impact of additional savings or income generation will be reflected in the final version of this budget in due course.

## Detailed approach to developing the 2023/24 Budgets

11. The initial step was to establish a base budget which reflects the current year budget for 2022/23, adjusted for salary costs and pay award in 2022/23, plus a 4.75% estimated pay award and associated payroll costs in 2023/24, major contract inflation and other inflation. All one-off items that were included in the 2022/23 budget have been removed.

12. Service pressures have been categorised as ongoing - £1,984k - and one-offs - £595k, ongoing savings/additional income £417k, are detailed in Appendix 1.

13. The Council's commercialism gross income generates £1.5m to the General Fund, after allowing for MRP/Interest charge and a contribution to the Commercialisation Reserve of £680k. A contribution of £324k has been earmarked in 2023/24 and the Commercialisation Reserve balance is £1.5m 31st March 2024.

14. The summary draft General Fund budget for 2023/24 is set out in Table 1, below.



Table 1.

Actual 2021/22 £000	General Fund Budget Summary	Original Budget 2022/23 £000	Final Budget 2023/24 £000	Variance Original vs Draft £000
16,108	Net General Fund Service Expenditure	19,141	19,088	53
0	Less MRP & Interest & Commercial Reserve	(929)	(929)	0
0	Service (Ongoing Savings)	(1,010)	(417)	(593)
0	Service (One Off Saving)	(81)	0	(81)
0	Savings to be determined	(250)	0	(250)
0	Service Pressures Ongoing	184	1,984	(1,800)
0	Service Pressures One Off	127	595	(468)
<b>16,108</b>	<b>Net Service Expenditure</b>	<b>17,182</b>	<b>20,320</b>	<b>(3,138)</b>
645	Revenue Contributions to Capital	0	0	0
583	MRP Charge	729	604	125
230	Interest Paid	240	230	10
(281)	Less: Interest on Balances	(300)	(2,000)	1,700
<b>17,285</b>	<b>Total Borough Expenditure</b>	<b>17,851</b>	<b>19,154</b>	<b>(1,303)</b>
(96)	Contribution (from)/to Reinvestment Reserve	0	500	(500)
749	Contribution(from)/to Working Balance	(311)	(1,892)	1,581
2	Contribution (from)/to Collection Fund	122	0	122
(524)	Contribution(from)/ to Capital Plan Reserve	0	0	0
543	Contribution(from)/to Commercialisation Reserve	200	324	(124)
242	Contribution (from)/to Other Reserves	0	0	0
<b>18,202</b>	<b>Precept Requirement</b>	<b>17,862</b>	<b>18,086</b>	<b>(224)</b>
4,547	NNDR	5,200	5,400	(200)
0	RSG	174	0	174
7,640	Council Tax Receipts	7,981	8,381	(400)
1,311	Loughborough Special Levy	1,346	1,392	(46)
3,000	New Homes Bonus	1,631	0	1,631
1,418	Lower Tier Services Grant/Tranche 5 one off	1,112	0	1,112
283	General Government Grants	296	2,913	(2,617)
2	Collection Fund Surplus/(Deficit)	122	0	122
<b>18,202</b>	<b>Precept Income</b>	<b>17,862</b>	<b>18,086</b>	<b>(224)</b>
<b>£000</b>	<b><u>REVENUE BALANCES</u></b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
<b>Actual</b>		<b>Original</b>	<b>Draft</b>	<b>Variance</b>
<b>2022/22</b>		<b>Budget</b>	<b>Budget</b>	<b>Original vs</b>
		<b>2022/23</b>	<b>2023/24</b>	<b>Draft</b>
5,816	<b><u>Working Balance at 1 April</u></b>	4,969	6,211	(1,242)
751	Transfer from/(to) General Fund	(189)	(1,892)	1,703
0	Transfer from/(to) Reinvestment Reserve	(167)	(500)	333
<b>6,567</b>	<b>Balance at 31 March</b>	<b>4,613</b>	<b>3,819</b>	<b>794</b>
591	<b><u>Reinvestment Reserve Balance at 1 April</u></b>	333	328	5
0	Allocated balance	0	(328)	328
(96)	Transfers from/(to) General Fund	167	500	(333)
<b>495</b>	<b>Balance at 31 March</b>	<b>500</b>	<b>500</b>	<b>0</b>
2,433	<b><u>Capital Plan Reserve Balance at 1 April</u></b>	2,233	1,695	538
(524)	Transfer from/(to) General Fund	0	0	0
<b>1,909</b>	<b>Balance at 31 March</b>	<b>2,233</b>	<b>1,695</b>	<b>538</b>
7,346	<b>NDR Deficit COVID Reserve</b>	<b>7,346</b>	<b>3,052</b>	4,294
(4,294)	Funding of NDR COVID Deficit	(7,346)	(3,052)	(4,294)
<b>3,052</b>	<b>Balance at 31 March</b>	<b>0</b>	<b>0</b>	<b>0</b>
2,015	<b><u>Other Revenue Reserve Balances at 1 April</u></b>	2,015	3,343	(1,328)
1,328	Transfers from/(to) General Fund	200	324	(124)
<b>3,343</b>	<b>Balance at 31 March</b>	<b>2,215</b>	<b>3,667</b>	<b>(1,452)</b>
<b>15,366</b>	<b>TOTAL BALANCES</b>	<b>9,561</b>	<b>9,681</b>	<b>(120)</b>

19. The level of uncertainty in the above figures should be noted as the NNDR (business rates) £5.4m is the estimate used in the MTFs and New Homes Bonus is anticipated to be replaced within general government grants of £2.9m, slightly lower than last year. This funding currently has both downside risk and upside opportunities, and it will not be possible to obtain any clarity in this area until after local government funding allocations are announced in mid-December.
20. Charnwood Borough Council still has one of the lowest council tax rates of all districts in the country. The draft budget assumes a council tax increase of £5 per B and D equivalent property being the assumed maximum increase that will be allowed by Government without a local referendum. The Loughborough Special Levy will increase by 1.99%, with the Borough precept calculated to ensure that the overall increase remains within the £5 limit, this is in line with the MTFs report on 10<sup>th</sup> February 2022. Government indications suggest Council tax can be increased by the higher of £5 per Band D property or 3%, an increase of 1%, although this is not yet confirmed.
21. As set out in Table 1 above, the funding assumption in this draft version of the budget assumes £1.9m funding to cover the shortfall between service costs and precept income. (Council Tax/NDR/Grant Funding).
22. The General Fund Net Service Expenditure for 2023/24 is £3,138k higher than that budgeted for in 2022/23, the major items being salary inflation for two years, major contract inflation running 10-12%, other contractual inflation increases and utility inflation, plus Covid 19 post pandemic costs, being the loss Car Park Income, Bed & Breakfast Costs increases.
23. The base position includes provision for inflation at rates deemed appropriate to the major contracts this is based on CPI 12%, Utility budgets Gas/Electricity 200% & 100%, and general inflation 10% has been included as service pressure on other contract lines. 4.75% provision for salaries has been included in the budget to cover the 2023/24 pay award.
24. The budget for investment income in 2023/24 has been set at £2m (£300k 2022/23). This reflects the high Treasury Management investment cash levels held an average £55m and the interest rate forecast being approx 4% in 2023/24.
25. The budget has been balanced by using a contribution from working balance to fund the shortfall of £1,892k, and a contribution to Reinvestment Reserve £500k. This results in a working balance of £3.819m at the end of March 2024, which is above the minimum target of £2m for this reserve.

#### Loughborough Special Expenses (Appendix 2)

26. The budget position for Loughborough Special Expense and Levy for 2023/24. The proposed increase to the Loughborough Special Levy is 1.99% to a rate of £81.11 per B and D property (2022/23: £79.53). This is based on the MTFs Report 10<sup>th</sup> February 2022.

27. It should be noted that costs within Loughborough Special Expenses sit within the overall General Fund Working Balance. Detailed explanations of the variances between the 2022/23 & 2023/24 budgets are provided in the notes at Appendix 2.

### General Fund reserves and balances

#### *Working balance*

28. It is a requirement to ensure that the level of balances is appropriate for the Council's commitments and current level of expenditure. The recommended minimum working balance set by the Section 151 Officer is £2m, representing six weeks net expenditure, in line with good practice. The draft original budget balance on this fund at the end of March 2024 is projected at £3.819m, above this limit.

#### *Reinvestment Reserve*

29. This is used for three purposes, these being:
- For items that produce a payback to the Council;
  - To fund costs that lead to appreciable service improvements;
  - To fund one-off costs.
30. The Reinvestment reserve has a balance of £500k to be used for the above purpose. This may be topped up should this be operationally justified and financially feasible.

#### *Capital Plan Reserve*

31. This revenue reserve is earmarked to finance General Fund capital expenditure, although there are no restrictions on this reserve, and it can be used for revenue purposes. This reserve is forecast at £1.7m at 31 March 2024.

#### *Other Earmarked Revenue Reserves*

32. There are fifteen other Earmarked Reserves which may be used in line with the purpose of the reserve fund or for general purposes.

Table 2 - Revenue Reserves (assuming the draft budget in Table 1 is adopted).

<b>Reserve Balances</b>	<b>Balance at 1st April 2022</b>	<b>Used or Transferred to Other Reserves in 2023/24</b>	<b>Balance at 31 March 2024</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Working Balance	6,211	(2,392)	3,819
Reinvestment Reserve	0	500	500
Capital Plan Reserve	1,695	0	1,695
NDR Reserves	3,052	(3,052)	0
Earmarked Reserves	3,343	324	3,667
<b>Total Revenue Reserves</b>	<b>14,301</b>	<b>(4,620)</b>	<b>9,681</b>

## Housing Revenue Account (HRA)

33. The draft original budget position for 2023/24 is a surplus of £616k after transferring £3.3m Revenue Contribution to finance the HRA Capital Programme. The net increase for service pressures and savings total £12.9k.
34. The council is still waiting for government guidance on setting Rents and Service Charges, following recent public consultation. These draft figures have been prepared using an estimate of a 7% increase and a void of 4.82%. The rent increase will be covered by Housing benefit and Universal Credit, subject to benefit eligibility. There are around 2,000 tenants thought not to be in receipt of these benefits.
35. Between 2022/23 and 2023/24, employee costs have increased by £744k, based on pay awards (both 2022/23 actual and 2023/24). Utilities costs have been increased by £365k. There is a significant increase in Investment income interest, from £15k in 2022/23 to £720k in 2023/24 which is based on predicted interest rate returns on the HRA cash balances. This will be kept under regular review.

### HRA Service Pressures and Saving

36. Service Pressures total £22.9k and comprise £15k increase in Housing Ombudsman Fees and £7.9k contract inflation, offset by service savings of (£10k) relating to car allowances. The net increase is £12.9k.

### HRA balances (reserves) *Principal HRA reserve*

37. The Section 151 Officer recommends a minimum level of working balances for the HRA of £110 per property. There are 5,447 properties anticipated at 31st March 2024 (anticipating 40 right to buy sales); working balances have been adjusted to reflect this projection at £599k.

### *HRA Financing Fund*

38. The HRA Financing Fund was set up in order to set aside monies to cover future HRA expenditure. This includes the repayment of external debt principal of the £79m incurred when the self-financing regime came about in 2012. This costs the HRA approximately £2.7m in interest payments each year. The first of these loans is due for settlement during 2024/25. The anticipated balance of the HRA Financing Fund at 31 March 2024 is £13.2m.

### *Major Repairs Reserve*

39. The Major Repairs Reserve is a statutory fund and can only be used to finance capital expenditure and debt repayment. The anticipated balance at 31 March 2024 is £4.2m.
40. The HRA draft Capital Programme for 2023/24 is £7.7m. This is fully funded from Depreciation £3.9m, HRA Revenue contribution to Capital (RCCO) £3.3m, and £0.5m from 1-for-1 capital receipts (HRA Right to buy sales)
41. Total HRA balances as at 31 March 2024 are anticipated to be £18.09m.

## Draft HRA 2023/24 Budget

Table 2.

2021/22 Actual	Housing Revenue Account	2022/23 Original Budget	2023/24 Original Budget
<b>£000</b>		<b>£000</b>	<b>£000</b>
	<b>Expenditure</b>		
5,762	Supervision and Management	5,438	6,410
7,088	Repairs and Maintenance	6,803	7,129
277	Rents, Rates and other charges	291	291
97	Provision for Bad and Other Charges	318	118
3,680	Depreciation	3,641	3,942
(5,488)	Net Revaluation increase of non-current assets	0	0
10	Debt Management Expenses	10	16
11,426	<b>Expenditure Sub-total</b>	16,501	17,906
	<b>Income</b>		
(20,637)	Dwelling Rent Income	(21,368)	(22,781)
(348)	Shops, Land and Garages Rent	(390)	(388)
(49)	Warden Service Charges	(51)	(47)
(312)	Central Heating and Communal Charges	(310)	(320)
(196)	Leasehold Flat and Shop Service Charges	(143)	(160)
(27)	Hostel Service Charges	(25)	(23)
(8)	Council Tax recharged	(9)	(8)
(21,577)	<b>Income Sub-total</b>	(22,296)	(23,727)
(10,151)	<b>Net (income)/Cost of service</b>	(5,795)	(5,821)
	Transfer from General Fund - Grounds		
(91)	Maintenance	(85)	(90)
2,700	Interest Payable	2,698	2,751
(45)	Investment Income and Mortgage Interest	(15)	(720)
(7,587)	<b>Net Operating Expenditure/(Income)</b>	(3,197)	(3,880)
0	Revenue Contribution to Capital	3,197	3,264
(859)	Pension Adjustment	0	0
16	Accumulated Absence Adjustment	0	0
5,488	Reversal of Gain on Revaluation	0	0
4,645	Appropriations	3,197	3,264
(2,942)	<b>(Surplus)/Deficit for the year</b>	<b>0</b>	<b>(616)</b>
(609)	<b>HRA Balance at beginning of year</b>	(606)	(602)
(2,942)	(Surplus)/Deficit for the year	0	(616)
2,945	Transfer to/from Reserves	(362)	619
0	Adjustments to 2022/23 Budget	366	0
(606)	<b>HRA Balance at end of year</b>	<b>(602)</b>	<b>(599)</b>
(11,631)	<b>HRA Financing Fund at beginning of year</b>	(14,576)	(12,627)
(2,945)	Transfer to/from Reserves	362	(619)
0	Revenue Contribution to Capital	1,587	0
(14,576)	<b>HRA Financing Fund at end of year</b>	<b>(12,627)</b>	<b>(13,246)</b>
(4,248)	<b>Major Repairs Reserve at end of year</b>	<b>(4,248)</b>	<b>(4,248)</b>
(19,430)	<b>Overall HRA balances at end of the year</b>	<b>(17,477)</b>	<b>(18,093)</b>

## Appendices

- Appendix 1 – Draft General Fund Service Pressures and Savings 2023/24
- Appendix 2 – Draft Loughborough Special Expense Budget and Levy 2023/24

**General Fund Service Pressures 2023/24**

**Appendix 1**

<b>Major Contract Inflation</b>			
Major Contracts Idverde	Contract Inflation	18,300	Contract inflation capped 2%
Major Contract Leisure centre	Contract Inflation	(42,300)	reduction in contract costs
Major Contract Capita	Contract Inflation	288,800	CPI 12% September
Major Contract ES Contracts	Contract Inflation	742,600	CPI 12% September Contract Date
<b>Sub total</b>		<b>1,007,400</b>	
<b>Other Contract Inflation and Pressures</b>			
External ICS	Software Annual Charges	34,000	10%-12% Inflation increases on Software charges
External ICS	Hardware Maintenance Charges	6,000	10%-12% Inflation increases on Hardware charges
HR	LCC	14,500	HR Services outsourced from LCC increase in line with salaries
Register of Electors	Software Annual Charges	3,200	RPI increases on Election Software 'Express'
Finance	Software Annual Charges	5,000	Unit4 Support and Maintenance costs increase for 2023-24 - plus increases to PTX bank and sort code checker
Insurance	Insurance Premiums	72,900	Contract cost increases CBI 12%-20%
Insurance	Insurance	13,000	Other insurance costs
Bed & Breakfast	B&B Accommodation	458,000	Base budget is £192.4k increase to £650k based on current levels 2022/23
Civic Expenses	Mayoral Allowance	1,300	Paid as part of NJC, increase in line with salaries.
Land Charges Services Unit	County Fees (Land Charges)	3,000	Realignment of Land Charges budgets (Ave on last 5yrs) - increase in exp budget
Emergency Planning	Emergency Planning	2,200	Local Resilience Forum (salary time) increase in line with salaries
Dog Control services	Stray Dogs & Bye Law	11,000	CPI currently 10% inflation - additional fuel & energy costs £59.2k budget needed
Refuse collection	Leicester County Council	25,900	Trade waste disposal costs c£23K per quarter including inflation c£92k
Refuse collection	Env Services Contract - Commercial Waste Variation	54,000	Trade waste collection costs c£8K per month including inflation c£96k
Town Hall shows	Artists Fee Costs	20,000	55% artist settlements based on increased income figure of £467.6K
External Financial Overheads	Bank Charges	31,700	Current budget of £88.3k, spend currently £120k, increase due to credit Card/internet/telephone banking) charge per transaction
External Financial Overheads	External Audit Fees	35,000	Public Sector Audit Appointments (PSAA) reset of total fees. Increase of c.150% from 2022/23 fees
Southfield Offices	Security Services & Charges	12,600	Increased security service cost for unlocking/locking Southfields
<b>Sub total</b>		<b>803,300</b>	
<b>Other Pressures</b>			
Rent Allowances	Supported Living	19,000	Supported Living Budget £665k, Estimated new forecast £684k
Land Charges Services Unit	Land Charges - search fee	36,300	Realignment of Land Charges budgets (analysis on last 5yrs) - reduction in income budget
Waste Recycling	Garden Bins	118,000	Higher cancellations (480 customers did not renew in September 2022 c£24K) & fewer new customer so far this year, this is a consequence of the price increase along with the dry summer.
<b>Sub total</b>		<b>173,300</b>	
<b>One off Pressures</b>			

Pressures ONE OFF - Car park Income		188,500	Review of Car Park Income
Pressures ONE OFF - Vaccination Centre Income		125,000	Reduction in Southfields Office Accommodation Income Budget
Pressures ONE OFF - Cost Elections		231,500	Borough Election costs 2023/24
Pressures ONE OFF - Procurement Contract		50,000	Review of Procurement Contract
<b>Sub total</b>		<b>595,000</b>	
<b>Total Service Pressures</b>		<b><u>2,579,000</u></b>	



<b>General Fund Additional Income 2023/24</b>			
Outwood's	Car Parking Charges	(6,000)	Income above budget target - £6k
Crematorium	Turnover Commission	(10,000)	Contractor year end income c£160K - £10k above budget
Refuse collection	Trade Waste Collection Charges	(80,000)	Trade Waste additional income based on 2022/23 actuals & internal charge to Property services & Town Hall
Town Hall shows	Sales - General	(71,500)	£47.6k Town Hall Sales, Town Hall Room Hire £13.2k, town Hall Booking Fees £10.7k All Income lines reset to Pre Covid-Levels.
Planning Applications	Planning Charges	(82,000)	Review of fee income based on 2018/19 to 2022/23 average increase
Building Control - Chargeable Activities	Building Control Fees	(45,100)	Review of fee income based on 2018/19 to 2022/23 average increase
Environmental Services	KPI Income	(30,000)	Serco contract - key performance target income has been made over a number of years
Cupola Way, Scunthorpe - Commercial Property	Rent - General	(50,000)	Increase in rent from £550k to £600k per annum
Misc Land & Property	Rent - General	(4,100)	To reflect increase in rent for Aspire
Street Management	LCC reimbursement	(10,900)	Amendment to base based on 2022/23 actual amount agreed £292K
Limehurst Depot		(35,100)	Reduction running costs due to the Sale depot
Central Purchasing Team		(1,300)	Reduction in costs
Car Allowance realigned saving		20,000	Car allowance Savings amended
Town Deal Grant Funds	Towns Fund Deal	(11,400)	Town Deal to fund Expenditure
<b>Total Additional Income</b>		<b>(417,400)</b>	

**Loughborough Special Expenses 2023/24**

**Appendix 2**

2022/23		2023/24			
Loughborough Special Expenses	Service	Loughborough Special Expenses	2022/23 to 2023/24 Difference	% Variance	Note
£		£	£		
74,300	Loughborough CCTV	96,800	22,500	23.2%	1
65,500	Community Grants - General / Fearon Hall / Gorse Covert	65,500	0	0.0%	2
36,300	Marios Tinenti Centre / Altogether Place / Community Hubs	38,000	1,700	4.5%	3
6,300	Charnwood Water Toilets	6,700	400	6.0%	4
36,600	Voluntary & Community Sector Dev Officer post (75% LSX)	39,700	3,100	7.8%	5
124,200	Contribution towards Lough Open Spaces Grounds Maintenance	126,200	2,000	1.6%	6
(5,800)	November Fair	(9,400)	(3,600)	38.3%	7
	<u>Parks:</u>				
345,100	Loughborough - including Loughborough in Bloom	352,700	7,600	2.2%	8
70,700	Gorse Covert and Booth Wood	72,200	1,500	2.1%	9
	<u>Sports Grounds:</u>				
117,400	Derby Road	117,500	100	0.1%	10
43,100	Lodge Farm	44,800	1,700	3.8%	11
77,100	Nanpantan	96,600	19,500	20.2%	12
18,200	Park Road	18,600	400	2.2%	13
23,000	Shelthorpe Golf Course	24,800	1,800	7.3%	14
36,500	Loughborough Cemetery	36,000	(500)	-1.4%	15
47,800	Allotments - Loughborough	50,400	2,600	5.2%	16
11,600	Carillon Tower	9,200	(2,400)	-26.1%	17
55,100	Festive Decorations and Illuminations	55,300	200	0.4%	18
99,600	Town Centre Management	105,000	5,400	5.1%	19
<b>1,282,600</b>		<b>1,346,600</b>	<b>64,000</b>	<b>4.8%</b>	
0	Adjustments from Year 2021/22	45,400			
63,294	Adjustments from Year 2020/21				
<b>1,345,894</b>	<b>AMENDED SUB TOTAL</b>	<b>1,392,000</b>			
<b>Divided by 16,923.10</b>	<b>Council Tax Base</b>	<b>Divided by 17,161.88</b>			
<b><u>79.53</u></b>	<b>Special Council Tax</b>	<b><u>81.11</u></b>			

## Loughborough Special Expense Notes

1. 29% of the total costs of CCTV have been charged to the Loughborough Special Rate for 2023/24, compared to 24% in 2022/23. The total number of cameras has reduced overall mainly due to the cancellation of the contract with Carillon Court for 36 cameras, however, the number charged to the Loughborough Special Rate has increased by 2. This additional 5% is the main reason for the increased charge. Increased employee costs are also a factor due to estimated pay award, Support services recharges have also increased, following the senior leadership review, a number of support service recharges have been transferred and managed by different Heads of Service.
2. no comment required
3. The rent for the two properties has increased by inflation £0.4k. The utility costs have also increased £1.3k based on anticipated increased energy prices.
4. £0.4k increased utility costs based on increased energy prices.
5. The increased costs are due to estimated pay award for the Voluntary and Community Sector Development post M298, 75% of which is funded by Loughborough Special Expenses.
6. This increase is due to contract inflation. Future years funding via the Loughborough Special Rate is to be reviewed each subsequent year, as approved by Cabinet 16/02/17 (min 88).
7. Environmental Services contract has increased by inflation £0.7k, security costs has increased by £3.7k to support crowd safety and management. These are offset by additional income £6.2k from site rental, parking and utility usage. Support service recharges have reduced £2k as included above.
8. Both the Environmental Services contract and the Management of Open Spaces contract budgets including variations have increased by inflation £5k and £2.6k respectively
9. the Management of Open Spaces contract budget has increased by inflation £0.9k. Support service recharges have increased £0.6k as included above
10. The increased employee costs £1.6K are due to estimated pay award. Increase NNDR £1.1k, due to inflation and a national revaluation is to be carried out on all non-domestic properties in England from 1st April 2023, all properties will get a revised rateable value. Utility costs also increased £1.6k based on increased energy prices. Both the Environmental Services contract and the Management of Open Spaces contract budgets including variations have increased by inflation £0.9k and £1k respectively, offset by additional rent income £1k. Support service recharges have reduced £4.9k as included above.
11. £1k increased electricity cost based on anticipated increased energy prices. Both the Environmental Services contract and the Management of Open Spaces contract budgets including variations have increased by inflation £0.3k and £0.2k respectively.
12. Increased NNDR £0.7k and utility costs £19k as detailed above. Both the Environmental Services contract and the Management of Open Spaces contract budgets including variations have increased by inflation £0.6k and £0.5k respectively. These are part offset by increased income from tennis charges £1k.
13. £0.4k increased utility costs based on previous year usage and anticipated increased energy prices and inflation. Both the Environmental Services contract and the Management of Open Spaces contract budgets including variations have increased by inflation £0.4k and £0.1k respectively. Part offset by additional rental income for the bowling green and pavilion £0.6k.
14. Increase costs for both NNDR £0.3k and electricity £0.9k as detailed above. Both the Environmental Services contract and the Management of Open Spaces contract budgets have increased by inflation £0.6k and £0.6k respectively. These are part offset by increased income £0.8k from Golf Course fees, this is part of the Management of Open Spaces contract whereby CBC receive a guaranteed income amount, pre-set by Idverde and increased by inflation each year.
15. Increased NNDR £0.3k and electricity costs £0.8k as detailed above. The Management of Open Spaces contract budget has increased by inflation £0.7k. The cemetery service budget has increased by £2.6k based on previous year actuals & increased ongoing costs mainly due to additional standby payments. The budget for consultants' fees has been reduced by £2k, further major consultancy advice is not anticipated going forward. Support service recharges have reduced £3k as included above.
16. Increased water charges £0.3k and management of open spaces contract £0.2k are due to inflation. Increased equipment budget £2k for enhanced security measures is offset by £2k site rental income. Support service recharges have increased £2.1k as included above.

17. £1k increased electricity costs based on increased energy prices. The income budget for £4.5k has been included for 2023/24, this was classed as a one-off service pressure for 2022/23. Support service recharges have reduced £1.4k as included above. 50% of the total cost of the Carillon is charged to the Loughborough Special Rate
18. no comment required
19. The increased employee costs £5.3K are due to estimated pay award. The streets alive and events budget has been reduced by £2k, this is based on previous years spend. The £3k contribution from the BID has been removed for 2023/24, they now cover the cost of the Christmas marketing campaign directly. Support service recharges have reduced £1k as included above.

## CABINET – 15TH DECEMBER 2022

### Report of the Head of Finance Services Lead Member: Cllr Tom Barkley

#### Part A

#### CAPITAL PLAN AMENDMENT REPORT

##### Purpose of the Report

This report requests Cabinet to consider and approve changes to the 2022-2025 Capital Plan and its financing.

##### Recommendations

1. That the current Capital Plan for 2022/23-2024/25, as amended by the changes shown in Appendix 1, in the budgeted sum of £72,451,500 be approved.
2. A virement of £15k from Phone System Teams migration to Replacement Hardware Programme to enable the purchase of additional laptops and 2 in1 devices.
3. To increase Northgate Single Use System by £52k funded from a virement of £19k from Cloud Implementation and £33k from Reinvestment Reserve to enable the extension of the project to November 2022.
4. To add a new HRA scheme for Digital Filing System – HRA Software £33.2k, funded from HRA Major Repair Allowance.
5. HRA virements **be recommended to Council**:- to increase Heating scheme £250k, reduce Sheltered Housing Improvements (£150k), Increase Major Voids £140k, reduce Kitchens (£70k), reduce Bathrooms (£300k), increase Asbestos Removal £100k and increase Door Entry Systems £30k to enable the programme to progress where work is being identified as part of Period 7 Capital Monitoring.
6. To note replacement of Southfields Offices main building with LED lighting as part of a cost saving scheme, £85k from the Carbon Neutral Action Fund capital scheme.
7. To note amendments to the Capital Programme since the Leader Executive Decision published 20th September 2022.

##### Reasons

1. To enable the current Capital Plan to be the basis for capital spending by the Council and so that schemes may proceed.
2. To enable the Replacement Hardware Programme budget to be available in 2022/23.

3. To enable the Northgate Single Use System budget to be available in 2022/23.
4. To enable the Digital Filing System – HRA Software budget to be available in 2022/23 from Major Repair reserve budget.
5. To enable the various HRA budgets to be available in 2022/23 to fund the virements.
6. To enable the LED project to be procured and implemented as per the Carbon Neutral Action Plan.
7. To note amendments to the Capital Programme since the Leader Executive Decision published 20th September 2022.

Policy Justification and Previous Decisions

The Capital Plan is an integral element of all policies. The new three-year Capital Plan was approved by Council on 10<sup>th</sup> February 2021. The Capital Outturn report including slippage was approved by Cabinet on the 7th July 2022 minute 17.

Implementation Timetable including Future Decisions and Scrutiny

This report will be available for scrutiny by the Scrutiny Commission at its meeting on 12th December 2022.

Report Implications

The following implications have been identified for this report.

*Financial Implications*

The financial implications are covered in the body of this report.

*Risk Management*

The risks associated with the decision Cabinet is asked to make and proposed actions to mitigate those risks are set out in the table below.

*Risk Management*

The risks associated with the decision Cabinet is asked to make and proposed actions to mitigate those risks are set out in the table below.

<i>Risk Identified</i>	<i>Likelihood</i>	<i>Impact</i>	<i>Overall Risk</i>	<i>Risk Management Actions Planned</i>
Insufficient funding	Remote (1)	Major (4)	Low (4)	The funding of the Capital Plan is regularly monitored and serious funding shortfalls would be brought to the

<i>Risk Identified</i>	<i>Likelihood</i>	<i>Impact</i>	<i>Overall Risk</i>	<i>Risk Management Actions Planned</i>
				attention of Cabinet with suggested solutions
Expenditure associated with commercial property, Town Deal projects, regeneration or forward funding of the Enterprise Zone	Unlikely (2)	Serious (3)	Moderate (6)	All such expenditure will require fulfillment of additional governance processes prior to approval
General risks associated with capital expenditure	Unlikely (2)	Serious (3)	Moderate (6)	The Capital Plan is controlled through regular monitoring via the Senior Leadership Team with periodic reports presented to Cabinet.

Key Decision:

Yes

Background Papers:

None

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## Part B

### Background – Capital Plan

1. The Capital plan amendment report provides a breakdown of the new/amended schemes for 2022/23 budgets, and detailed budgets are set out in Appendix 1 for 2022/23 to 2024/25.
2. The net effects of these changes on the 2022/23 Capital Plan are as follows:

<b>2022/23 Capital Plan</b>	<b>£</b>
Approved 2022/23 Capital Plan	53,513,500
Net new/amended schemes	66,200
<b>Amended 2022/23 Capital Plan</b>	<b>53,579,700</b>

<b>Funded by:</b>	<b>£</b>
<b>General Fund:</b>	
Grants, S106 Contributions and Revenue	8,617,100
Contributions from Capital Plan Reserve	214,200
Contributions from Capital Receipts	4,714,200
External Borrowing	28,000,000
<b>Total General Fund</b>	<b>41,545,500</b>
<b>HRA:</b>	
S106 Contributions	1,200
MRA or equivalent	10,862,000
Contributions from Capital Receipts	1,171,000
<b>Total HRA</b>	<b>12,034,200</b>
<b>Total Funding for 2022/23</b>	<b>53,579,700</b>

- 3 A full list of the decisions and amendments are listed in Appendix 1. A detailed explanation for the major changes are given in the table below.

4

<b>New/Amended Schemes</b>	<b>£</b>
<b>Replacement Hardware Programme</b>	<b>£15,000</b>
A virement from Phone System – Migration to Teams to enable purchase of additional laptops and 2 in 1 devices.	
<b>Northgate – Single Use System</b>	<b>£52,000</b>
To increase the scheme due to the extension of the project to November 2022, funded from a virement of £19k from Cloud Implementation and £33k from the Reinvestment Reserve.	
<b>Digital Filing System – HRA Software</b>	<b>£33,200</b>



To add a new scheme approved by the SWAP Board on 13 <sup>th</sup> September 2022.	
<b>Various HRA Virements</b>	<b>£520,000</b>
Heating increase £250k, Sheltered Housing Improvements reduce (£150k), Major Voids increase £140k, Kitchens reduce (£70k), Bathrooms reduce (£300k), Asbestos Removal increase £100k and Door Entry Systems increase £30k to enable the programme to progress where work is being identified.	

4. The Capital Plan is fully funded as per the table in paragraph 2 of this report.

#### Appendices

Appendix 1 – Details of Capital Plan Amendments

Appendix 2 – Capital Plan 2022/23-2024/25

**CAPITAL PLAN AMENDMENT REPORT 2022/23**

**Appendix 1**

	2022/23	2023/24	2024/25
	£	£	£
Capital Plan Amendment Report - 15th September 2022-	53,513,500	10,520,600	8,099,000
<u>Email - A Khan 31st August 2022</u>			
Virement for purchase of additional laptops/2in1 devices:-			
Phone System - Migration to Teams	(15,000)		
Replacement Hardware Programme - Block Sum	15,000		
<u>Email - H Gretton 1st September 2022</u>			
Northgate - Single Use System - extension of project to November 2022	52,000		
Cloud Implementation - virement	(19,000)		
<u>SWAP Board - 13th September 2022</u>			
Digital Filing System - HRA Software	33,200		
<u>Email P Oliver - 13/10/22 - Draft Revenue Budget 2023/24</u>			
Housing Capital Technical Costs - based on revised officer time split		126,100	126,100
<u>Email P Oliver - 28/10/22 and 9/11/22 - Virements</u>			
Heating	250,000		
Sheltered Housing Improvements	(150,000)		
Major Voids	140,000		
Kitchens	(70,000)		
Bathrooms	(300,000)		
Asbestos Removal	100,000		
Door Entry Systems	30,000		
<b>Update Report - Total</b>	<b>53,579,700</b>	<b>10,646,700</b>	<b>8,225,100</b>
<b>Total of 3 Year Capital Plan (2022/23 to 2024/25)</b>			<b>72,451,500</b>

**CAPITAL PLAN 2022/23**

Appendix 2

Scheme Details	2022/23			2023/24		2024/25	
	Current Budget £	Actual Spend 31/10/22 £	Balance £	Original Plan £	Current Budget £	Original Plan £	Current Budget £
<b><u>SUMMARY OF CAPITAL PLAN</u></b>							
<b><u>Live Schemes</u></b>							
Chief Executive	15,400	0	15,400	0	0	0	0
Commercial & Economic Development	2,001,500	24,835	1,976,665	750,000	750,000	120,000	120,000
Finance, Governance & Contracts	1,145,800	120,289	1,025,511	50,000	50,000	0	0
Customer Experience	3,631,300	1,508,896	2,122,404	570,000	570,000	270,000	270,000
Housing & Wellbeing - General Fund	2,823,000	139,535	2,683,465	1,121,000	1,121,000	1,121,000	1,121,000
Housing & Wellbeing - HRA	12,034,200	921,978	11,112,222	7,529,600	7,655,700	6,519,000	6,645,100
<b>Sub-total Live Schemes</b>	<b>21,651,200</b>	<b>2,715,533</b>	<b>18,935,667</b>	<b>10,020,600</b>	<b>10,146,700</b>	<b>8,030,000</b>	<b>8,156,100</b>
<b><u>Provisional Schemes</u></b>							
Chief Executive	0	0	0	0	0	0	0
Commercial & Economic Development	17,970,000	0	17,970,000	500,000	500,000	69,000	69,000
Finance, Governance & Contracts	13,000,000	0	13,000,000	0	0	0	0
Customer Experience	0	0	0	0	0	0	0
Housing & Wellbeing - General Fund	49,900	0	49,900	0	0	0	0
Housing & Wellbeing - HRA	0	0	0	0	0	0	0
<b>Sub-total Provisional Schemes</b>	<b>31,019,900</b>	<b>0</b>	<b>31,019,900</b>	<b>500,000</b>	<b>500,000</b>	<b>69,000</b>	<b>69,000</b>
<b><u>Third Party Schemes</u></b>							
Chief Executive	0	0	0	0	0	0	0
Commercial & Economic Development	173,200	101,969	71,231	0	0	0	0
Finance, Governance & Contracts	725,400	219,787	505,613	0	0	0	0
Customer Experience	0	0	0	0	0	0	0
Housing & Wellbeing - General Fund	10,000	10,000	0	0	0	0	0
Housing & Wellbeing - HRA	0	0	0	0	0	0	0
<b>Sub-total Third Party Schemes</b>	<b>908,600</b>	<b>331,756</b>	<b>576,844</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GF Total</b>	<b>41,545,500</b>	<b>2,125,311</b>	<b>39,420,189</b>	<b>2,991,000</b>	<b>2,991,000</b>	<b>1,580,000</b>	<b>1,580,000</b>
<b>HRA Total</b>	<b>12,034,200</b>	<b>921,978</b>	<b>11,112,222</b>	<b>7,529,600</b>	<b>7,655,700</b>	<b>6,519,000</b>	<b>6,645,100</b>
<b>Grand Total</b>	<b>53,579,700</b>	<b>3,047,289</b>	<b>50,532,411</b>	<b>10,520,600</b>	<b>10,646,700</b>	<b>8,099,000</b>	<b>8,225,100</b>
<b><u>Chief Executive</u></b>							
<b><u>Live Schemes</u></b>							
HG Performance Management System	15,400	0	15,400	0	0	0	0
<b>Sub-total Live Schemes</b>	<b>15,400</b>	<b>0</b>	<b>15,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Chief Executive - Total</b>		<b>15,400</b>	<b>0</b>	<b>15,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Commercial &amp; Economic Development</b>								
<b><u>Live Schemes</u></b>								
IB	Planned Building Improvements	742,000	13,335	728,665	750,000	750,000	120,000	120,000
JH	Loughborough Festive Lights and Street Dressing	4,400	0	4,400	0	0	0	0
JH	Carbon Neutral Action Fund - Block Sum	1,095,100	0	1,095,100	0	0	0	0
	Lighting strategy to support the Masterplan lane							
JH	strategy - feasibility study	10,000	11,500	(1,500)	0	0	0	0
JH	Feasibility Work - New Council Offices	150,000	0	150,000	0	0	0	0
<b>Sub-total Live Schemes</b>		<b>2,001,500</b>	<b>24,835</b>	<b>1,976,665</b>	<b>750,000</b>	<b>750,000</b>	<b>120,000</b>	<b>120,000</b>
<b><u>Provisional Schemes</u></b>								
JH	Regeneration Projects	15,000,000	0	15,000,000	0	0	0	0
JH	Town Deal	2,970,000	0	2,970,000	500,000	500,000	69,000	69,000
<b>Sub-total Provisional Schemes</b>		<b>17,970,000</b>	<b>0</b>	<b>17,970,000</b>	<b>500,000</b>	<b>500,000</b>	<b>69,000</b>	<b>69,000</b>
<b><u>Third Party Schemes</u></b>								
IB	Rothley Parish Council - upgrade Rothley Centre	173,200	101,969	71,231	0	0	0	0
<b>Sub-total Third Party Schemes</b>		<b>173,200</b>	<b>101,969</b>	<b>71,231</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Commercial &amp; Economic Development - Total</b>		<b>20,144,700</b>	<b>126,804</b>	<b>20,017,896</b>	<b>1,250,000</b>	<b>1,250,000</b>	<b>189,000</b>	<b>189,000</b>
<b>Finance, Governance &amp; Contracts</b>								
<b><u>Live Schemes</u></b>								
MB	Closed Churchyard Wall	8,100	0	8,100	0	0	0	0
MB	Town Hall Roof Upgrade	17,200	0	17,200	0	0	0	0
MB	Loughborough Cemetery - New Burial Provision	52,500	24,483	28,017	0	0	0	0
MB	Shelthorpe Golf Course - Fencing	77,100	0	77,100	0	0	0	0
MB	Community Tree Planting Programme	30,700	32,859	(2,159)	0	0	0	0
	Loughborough Town Hall - Lower Level Elevation							
MB	Repairs & Feasibility Study	1,900	2,100	(200)	0	0	0	0
MB	Town Hall - Victorial Room - Air Handling	23,500	0	23,500	0	0	0	0
MB	Town Hall - additional seating	225,000	0	225,000	0	0	0	0
MB	Allotment Improvements	10,000	0	10,000	0	0	0	0
MB	Queens Park Aviary Improvements	20,000	0	20,000	0	0	0	0
MB	Playing Pitch Strategy Action Plan	91,900	53,808	38,092	0	0	0	0

MB	Delivery of Open Space Strategy	0	0	0	0	0	0	0
LT	Unit4 Agresso Upgrade	32,800	0	32,800	0	0	0	0
AW	Legal Case Management System	13,200	8,839	4,361	0	0	0	0
MB	Shepshed POS Enhancement	102,500	0	102,500	0	0	0	0
MB	Queens Park - Improvements to Childrens Play Provision & Adult Recreation Provision	203,200	(1,800)	205,000	0	0	0	0
MB	Loughborough Playground Improvement Plan	100,000	0	100,000	0	0	0	0
MB	Lodge Farm Public Open Space Enhancements	31,200	0	31,200	0	0	0	0
MB	Cemetery Ashes Plots	40,000	0	40,000	0	0	0	0
MB	Cemetery Gates	15,000	0	15,000	0	0	0	0
MB	Syston Riverside Walk	50,000	0	50,000	0	0	0	0
MB	Leisure Centre barrier and entry control	0	0	0	50,000	50,000	0	0
<b>Sub-total Live Schemes</b>		<b>1,145,800</b>	<b>120,289</b>	<b>1,025,511</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>
<b><u>Provisional Schemes</u></b>								
SJ	Enterprise Zone	13,000,000	0	13,000,000	0	0	0	0
<b>Sub-total Provisional Schemes</b>		<b>13,000,000</b>	<b>0</b>	<b>13,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>Third Party Schemes</u></b>								
MB	Birstall Cedars Academy all weather pitch	50,000	0	50,000	0	0	0	0
JT	Bell Foundry Pocket Park - Phase 1 & 2	25,100	0	25,100	0	0	0	0
MB	Farnham Road Public Open Space Improvements	0	0	0	0	0	0	0
MB	Shelthorpe Public Open Space Enhancements	111,700	0	111,700	0	0	0	0
MB	Syston Community Garden	22,300	0	22,300	0	0	0	0
MB	Syston Town Council - redevelopment of sports pavilion at Memorial Park	57,000	0	57,000	0	0	0	0
MB	Loughborough Police Station Centre - Front Enquiry Desk	98,800	0	98,800	0	0	0	0
MB	Holt Drive PA Enhancements	11,000	0	11,000	0	0	0	0
MB	Barrow Town Cricket Club - extend clubhouse facilities, creating additional changing and ancillary provision	9,000	9,000	0	0	0	0	0
MB	Barrow Town Council - new play area Mill Lane	2,200	2,200	0	0	0	0	0

MB	Sileby Parish Council - improvement and provision of additional youth/adult facilities at Sileby Memorial Park	70,700	0	70,700	0	0	0	0
MB	Shepshed Town Council - Skate Bowl, Oakley Road Playing Fields	49,700	49,709	(9)	0	0	0	0
MB	Radmoor Road Public Open Space Enhancements	53,600	0	53,600	0	0	0	0
MB	Hathern Village Hall - additional community space	34,400	28,936	5,464	0	0	0	0
MB	Quorn Parish Council - additional play equipment - Cave's Field, Quorn	29,900	29,943	(43)	0	0	0	0
MB	Barrow Upon Soar Parish Council - Barrow Cemetery extension	100,000	99,999	1	0	0	0	0
	<b>Sub-total Third Party Schemes</b>	<b>725,400</b>	<b>219,787</b>	<b>505,613</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Finance, Governance &amp; Contracts - Total</b>	<b>14,871,200</b>	<b>340,076</b>	<b>14,531,124</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>
<b>Customer Experience</b>								
<b>Live Schemes</b>								
AK	Replacement Hardware Programme - Block Sum	52,500	37,745	14,755	45,000	45,000	45,000	45,000
AK	Infrastructure Development - Block Sum	59,700	23,093	36,607	30,000	30,000	30,000	30,000
AT	CCTV	136,600	0	136,600	45,000	45,000	45,000	45,000
RB	Public Realm - Shepshed Town Centre	8,400	0	8,400	0	0	0	0
AK	Call Secure System - PCI Compliance	4,200	2,080	2,120	0	0	0	0
AT	Beehive Lane Car Park Improvements and refurbishment scheme	120,600	55,522	65,078	0	0	0	0
AT	Car Parks Resurfacing and Improvements	32,800	0	32,800	0	0	150,000	150,000
RB	Bedford Square Gateway	1,867,500	1,306,098	561,402	0	0	0	0
AK	Server Redesign	70,000	0	70,000	0	0	0	0
AK	Cloud Implementation	108,400	2,100	106,300	0	0	0	0
AK	Meeting Rooms - presentation screens	0	2,080	(2,080)	0	0	0	0
AK	Northgate - Single Use System	71,500	38,099	33,401	0	0	0	0
AK	Hybrid Council Meeting - Camera and audio equipment - Virtual Meetings	3,900	34	3,866	0	0	0	0
RB	Shepshed Public Realm	1,065,200	13,405	1,051,795	300,000	300,000	0	0
AK	Phone System - Migration to Teams	30,000	28,640	1,360	0	0	0	0
AT	DNO Connections and Electric Vehicle Charge Points	0	0	0	150,000	150,000	0	0
	<b>Sub-total Live Schemes</b>	<b>3,631,300</b>	<b>1,508,896</b>	<b>2,122,404</b>	<b>570,000</b>	<b>570,000</b>	<b>270,000</b>	<b>270,000</b>
	<b>Customer Experience - Total</b>	<b>3,631,300</b>	<b>1,508,896</b>	<b>2,122,404</b>	<b>570,000</b>	<b>570,000</b>	<b>270,000</b>	<b>270,000</b>
<b>Housing &amp; Wellbeing - General Fund</b>								
<b>Live Schemes</b>								
AS	Disabled Facilities Grants - Block Sum	2,496,400	129,692	2,366,708	1,058,000	1,058,000	1,058,000	1,058,000

AS	Private Sector Housing Grants - Block Sum	174,000	0	174,000	0	0	0	0
VG	Charnwood Community Facilities Grants	139,600	21,361	118,239	50,000	50,000	50,000	50,000
AS	Choice Based Lettings Software	0	(16,063)	16,063	0	0	0	0
VG	Members Grants - Members Choice	13,000	4,545	8,455	13,000	13,000	13,000	13,000
	<b>Sub-total Live Schemes</b>	<b>2,823,000</b>	<b>139,535</b>	<b>2,683,465</b>	<b>1,121,000</b>	<b>1,121,000</b>	<b>1,121,000</b>	<b>1,121,000</b>
	<b>Provisional Schemes</b>							
AS	Regional Housing Pot Grant	42,900	0	42,900	0	0	0	0
AS	Fuel Poverty Scheme	7,000	0	7,000	0	0	0	0
	<b>Sub-total Provisional Schemes</b>	<b>49,900</b>	<b>0</b>	<b>49,900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Third Party Schemes</b>							
VG	John Storer House - extension and reconfiguration of Community Hub Venue	10,000	10,000	0	0	0	0	0
	<b>Sub-total Third Party Schemes</b>	<b>10,000</b>	<b>10,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Housing &amp; Wellbeing - General Fund - Total</b>	<b>2,882,900</b>	<b>149,535</b>	<b>2,733,365</b>	<b>1,121,000</b>	<b>1,121,000</b>	<b>1,121,000</b>	<b>1,121,000</b>
	<b>Housing &amp; Wellbeing - HRA</b>							
	<b>Live Schemes</b>							
NG	Major Adaptations	700,000	198,889	501,111	450,000	450,000	450,000	450,000
DB	Minor Adaptations	50,000	1,360	48,640	50,000	50,000	50,000	50,000
AM	Stairlifts	60,000	19,537	40,463	60,000	60,000	60,000	60,000
DB	Major Voids	420,000	0	420,000	280,000	280,000	280,000	280,000
	<b>Compliance</b>							
AM	Asbestos Removal	250,000	127,320	122,680	100,000	100,000	60,000	60,000
NG	Communal Area Improvements	300,000	0	300,000	75,200	75,200	75,200	75,200
AM	Communal Area Electrical Upgrades	200,000	5,321	194,679	68,000	68,000	68,000	68,000
AM	Smoke/CO & Heat Detection	149,800	12,604	137,196	149,800	149,800	149,800	149,800
NG	Fire Safety Works	100,000	13,464	86,536	100,000	100,000	100,000	100,000
	<b>Stock Maximisation</b>							
NG	Garages	50,000	0	50,000	370,000	370,000	0	0
	<b>Decent Homes</b>							
NG	Kitchens	767,000	0	767,000	837,000	837,000	112,500	112,500
NG	Bathrooms	1,478,100	99	1,478,001	957,700	957,700	675,000	675,000
AM	Electrical Upgrades	212,500	0	212,500	505,300	505,300	505,300	505,300
NG	Window Replacement	213,300	0	213,300	44,800	44,800	223,800	223,800
AM	Heating	710,400	290,008	420,392	504,000	504,000	831,600	831,600
DB	Sheltered Housing Improvements	50,000	32,800	17,200	100,000	100,000	0	0
NG	Door Replacement	850,000	10,172	839,828	700,000	700,000	700,000	700,000
NG	Roofing Works & Insulation	920,000	10,321	909,679	250,000	250,000	250,000	250,000
NG	Major Structural Works	250,000	119,797	130,203	250,000	250,000	250,000	250,000
	<b>General Capital Works</b>							
NG	Estate and External Works	205,000	2,320	202,680	200,000	200,000	200,000	200,000

BD	Housing Capital Technical Costs	312,000	0	312,000	312,000	438,100	312,000	438,100
NG	Door Entry Systems	230,000	694	229,306	27,000	27,000	27,000	27,000
LM	Acquisition of Affordable Housing to meet housing ne	3,302,700	77,272	3,225,428	1,123,800	1,123,800	1,123,800	1,123,800
LM	Acquisition of Dwellings - S106	1,200	0	1,200	0	0	0	0
NG	Mobility Scooter Storage	15,000	0	15,000	15,000	15,000	15,000	15,000
DB	Delivery of Stock Condition Survey and Associated C	204,000	0	204,000	0	0	0	0
AS	Digital Filing - HRA Software	33,200	0	33,200	0	0	0	0
	<b>Sub-total Live Schemes</b>	<b>12,034,200</b>	<b>921,978</b>	<b>11,112,222</b>	<b>7,529,600</b>	<b>7,655,700</b>	<b>6,519,000</b>	<b>6,645,100</b>
	<b>Housing &amp; Wellbeing - HRA - Total</b>	<b>12,034,200</b>	<b>921,978</b>	<b>11,112,222</b>	<b>7,529,600</b>	<b>7,655,700</b>	<b>6,519,000</b>	<b>6,645,100</b>



## CABINET – 15TH DECEMBER 2022

### Report of the Head of Planning and Growth Lead Member: Councillor Bailey

#### Part A

#### MAKE THE SILEBY REVIEW NEIGHBOURHOOD PLAN

##### Purpose of Report

This report seeks Cabinet approval for the Sileby Review Neighbourhood Plan to be 'made' as part of the statutory development plan for the Sileby Neighbourhood Area.

##### Recommendations

1. That the Sileby Review Neighbourhood Plan is 'made' to confirm its status as part of the statutory development plan for Charnwood, in accordance with the provisions of Section 38(A) (4) of the Planning and Compulsory Purchase Act 2004.
2. That any minor amendments to the Sileby Review Neighbourhood Plan can be made under delegated authority by the Head of Planning and Growth.

##### Reasons

1. To fulfil the legal duty to make the Sileby Review Neighbourhood Plan part of the development plan for Charnwood.
2. To enable minor amendments such as typographical errors or factual corrections to be made efficiently.

##### Policy Justification and Previous Decisions

The Localism Act (2011) introduced new provisions to allow local communities to prepare neighbourhood development plans and establish them as part of the statutory development plan alongside the relevant local plan and mineral and waste plan. Further direction has been provided by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) with the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments giving details on how neighbourhood plans are to be brought into effect.

The support to be provided by Charnwood Borough Council for the delivery of neighbourhood plans was set out by a Cabinet resolution on 14th March 2013 (Minute 121/13). The Charnwood Statement of Community Involvement (2021) sets out the Council's commitment to neighbourhood planning. The adopted Charnwood Local Plan 2011 to 2028 Core Strategy identifies opportunities that are available for communities to prepare neighbourhood plans and shape the future of development within their area. For example, by addressing specific, identified local housing or employment needs or by identifying land as Local Green Space.

## Implementation Timetable including Future Decisions and Scrutiny

The Planning Practice Guidance states that where a local planning authority has the responsibility for the neighbourhood planning process, it should make every effort to conclude each stage promptly. Timely decision taking is important particularly at the start and the end of the process and certain decisions must be taken within prescribed time periods as set out in the Neighbourhood Planning (General) (Amendment) Regulations 2015 and the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, which amend the Neighbourhood Planning (General) Regulations 2012. The time limits that apply include:

- a) the designation of a neighbourhood area (as soon as possible);
- b) the decision whether to put a neighbourhood plan to referendum following receipt of the report of the independent Examiner (5 weeks);
- c) the time within which the referendum must be held, following the decision that the plan should be put to referendum (56 working days); and
- d) the time to bring a neighbourhood plan into force after it has been approved in referendum (8 weeks).

The examination report for the Sileby Review Neighbourhood Plan was published on 9<sup>th</sup> November 2022. The report concluded that the Plan (which is a review of the existing Sileby Neighbourhood Plan) includes material modifications which do not change the nature of the Plan, and which would require examination but not a referendum. The reasons given for this are that:

- the revised policies largely update those in the ‘made’ Plan;
- where there are additional policies these do not change the nature of the Plan when considered alongside the made Plan; and
- modifications made within the review bring the Plan up to date to reflect changes in national and local planning policy.

Charnwood Borough Council must now decide whether to “make” the Sileby Review Neighbourhood Plan which will confirm its status as part of the Council’s development plan.

## Report Implications

The following implications have been identified for this report.

### *Financial Implications*

The cost of producing neighbourhood plans falls mainly upon the neighbourhood planning group preparing the plan. The Borough Council provides support and advice to the groups through existing resources and the arrangements for the examination and referendum are made and facilitated by the Council, with the direct costs being met through funding drawn down from the Department for Levelling Up, Housing and Communities (DLUHC).

Neighbourhood area designation grants totalling £25,000 have been received for the first five neighbourhood areas designated. DLUHC caps support at a maximum level of five applications for designation thus the Council will not be able to receive any

further funding for neighbourhood area designations. Additional funding of £10,000 is also available from DLUHC upon successful completion of each neighbourhood plan examination that does not require a referendum, which covers the cost of the examination and staffing. A funding application will be made in relation to the Sibley Review Neighbourhood Plan. The cost of the examination was £2,625.

*Risk Management*

The risks associated with the decision Cabinet is asked to make and proposed mitigation are set out in the table below.

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
The neighbourhood development plan is not 'made' part of the statutory development plan for Charnwood, resulting in a breach of the legal duty to progress in accordance with the regulatory framework; the community's objectives not being delivered; impact on the determination of planning applications; and, leading to reputational damage to the Council.	Unlikely (2)	Serious (3)	Moderate (6)	The process to 'make' the neighbourhood plan will have been closely followed and the neighbourhood plan will be in conformity with the vision, objectives and strategic policies of the Charnwood Local Plan Core Strategy.
The Council's decision to make the neighbourhood development plan (or not) may be subject to external, third party challenge by Judicial Review.	Unlikely (2)	Serious (3)	Moderate (6)	The plan preparation processes followed statutory requirements. The independent Examiner identified the plan has been prepared in accordance with legislative requirements and that, having regard to national policies and advice contained in guidance issued by the Secretary of State, it would be appropriate to make the Plan. Access to legal advice will be available

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
				throughout challenge period.

### *Equality and Diversity*

The extensive consultation procedures provided for by the Planning and Compulsory Purchase Act 2004 help ensure that all groups within the community have participated in the preparation of the neighbourhood plan. The Examiner's Report confirms the neighbourhood plan has had regard to fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998 and there is no substantive evidence to the contrary. There are no equality and human rights implications arising from the recommendations in this report.

### *Sustainability*

The plan has been prepared in the context of achieving sustainable development as required by the National Planning Policy Framework. A Strategic Environmental Assessment/Habitats Regulation Assessment Screening Report has been undertaken and having consulted with the three statutory consultees, it has been determined that it is unlikely that there will be any significant environmental effects arising from the Neighbourhood Plan.

Key Decision: No

Background Papers:

Sileby Review Neighbourhood Plan Examination Report –

[https://www.charnwood.gov.uk/files/documents/sileby\\_np\\_examination\\_report\\_review\\_final\\_november\\_2022/Sileby%20NP%20Examination%20Report%20-%20REVIEW%20FINAL%20November%202022.pdf](https://www.charnwood.gov.uk/files/documents/sileby_np_examination_report_review_final_november_2022/Sileby%20NP%20Examination%20Report%20-%20REVIEW%20FINAL%20November%202022.pdf)

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## Part B

### Context

1. The Localism Act (2011) has enabled local communities to shape their areas by allowing parish and town councils to prepare neighbourhood development plans. A detailed legislative framework for undertaking neighbourhood planning has been set out in the Neighbourhood Planning Regulations (2012) and subsequent amendments.
2. A neighbourhood plan can decide where and what type of development should happen in the area; promote more development than is set out in the local plan; or include more detailed policies which will take precedence over existing policies in the local plan, for example the introduction of specific design standards or protecting local green space. However, the neighbourhood plan cannot be used to prevent development included in the local plan or be in conflict with strategic policies in the local plan.
3. A neighbourhood plan, once approved by referendum, becomes part of the statutory development plan, and will sit alongside the Charnwood Local Plan 2011 to 2028 Core Strategy and apply to the Neighbourhood Area it was prepared for. The final legislative procedure is for the local planning authority to “make” (adopt) a neighbourhood plan to effectively confirm its status. Applications for planning permission in areas with a neighbourhood plan will be determined in accordance with the whole development plan for Charnwood:
  - The saved policies of the Borough of Charnwood Local Plan (2004)
  - The Charnwood Core Strategy 2011-2028 (2015)
  - The Leicestershire Minerals and Waste Local Plan (2019)
  - The Neighbourhood Plan for that area
4. There are several legally prescribed stages which need to be undertaken when preparing a neighbourhood plan, set out in the Town and Country Planning Act 1990 (as amended) and the Planning and Compulsory Purchase Act 2004 (as amended). The plan should then be subject to examination by an independent Examiner before proceeding to referendum, if that is the recommendation following the examination. After a successful referendum, if the local planning authority is satisfied that EU and human rights obligations have been met, the plan must be “made” within 8 weeks. In cases where an Examiner recommends that a referendum is not required, the plan must be “made”.

### The Sileby Review Neighbourhood Plan

5. The Sileby Review Neighbourhood Plan has been produced by Sileby Parish Council. The plan contains 35 policies, although this review related to amendments to the following policies, which have been subject to consultation and independent examination:
  - G1 – Limits to Development
  - H1 – Residential Allocation
  - H2 – Reserve Sites
  - H3 – Windfall Development

- H5 – Affordable Housing
- ENV3 – Important Open Spaces
- ENV6 – Biodiversity, Hedges and Habitat Connectivity
- ENV8 – Biodiversity Protection in New Development
- T2 – Road Network
- INF1 – Infrastructure Requirements

6. Key stages in the preparation of the Sileby Review Neighbourhood Plan include:

- Neighbourhood Area Designated on 10<sup>th</sup> February 2017
- Original Sileby Neighbourhood Plan adopted 16<sup>th</sup> January 2020.
- The Parish Council reviewed the plan informed by informal public consultation
- Parish Council (Regulation 14) formal public consultation undertaken May/July 2022
- Borough Council (Regulation 16) formal public consultation undertaken July/September 2022.
- Independent examination report published 9<sup>th</sup> November 2022.

7. The Examiner, Mr Andrew Matheson, was appointed with the agreement of the Parish Council. The Examiner's role is to ensure the neighbourhood plan review meets the basic legal conditions, other legal requirements and to recommend whether the plan proceeds to public referendum. In this case the Examiner concluded that the Plan Review includes material modifications which do not change the nature of the Plan, and which required examination but not a referendum. As a result, it the Examiner concluded that a referendum was not required. Consequently, Charnwood Borough Council must now decide whether to make the Sileby Neighbourhood Plan.

8. After the examination report was published, the Parish Council identified an error in recommendation 9 of the report, which recommends that emerging Local Plan allocation 'HA53' is removed from the limits to development boundary on figure 2 of the plan. The local planning authority and Parish Council agreed that the text should read 'HA54' and this error has been clarified with the Examiner.

9. It is noted that recommendation 10 of the report clarifies the position that the Sileby Review Neighbourhood Plan meets National Planning Policy Framework Paragraph 14b. As such it provides an endorsement of the local planning authority's approach for identifying an indicative housing requirement for neighbourhood planning areas.

#### Making a Neighbourhood Plan

10. If Cabinet decides to make the neighbourhood plan, the Council must publicise its decision to make it, state the reasons for making this decision ("the decision statement), and provide details of when and where this statement and the neighbourhood plan may be inspected. The Borough Council is required to send a copy of the decision to the relevant parish council and any persons making written representations on the proposal.

11. The decision to make the neighbourhood plan will effectively confirm its status as a development plan document.

12. The Sileby Review Neighbourhood Plan has passed through the examination process and the Examiner has determined that there is no need for a referendum. Consequently, the Council is required to 'make' the neighbourhood plan unless it considers that this would breach or be otherwise incompatible with any EU obligation to any of the Convention rights (within the meaning of the Human Rights Act).

#### Appendices

Sileby Neighbourhood Plan Review 2022-2037 (November 2022)





# SILEBY NEIGHBOURHOOD PLAN REVIEW

2022 – 2037





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## Foreword

Sileby is an attractive place in which to live and work. It has a range of employment opportunities, independent shops and is surrounded by open countryside. Residents wish to maintain these qualities but recognise that the Parish must continue to grow to reflect the need for development across the District. The infrastructure has not kept pace with the growth in housing. The Parish Council wishes to control and manage this development and to make sure that growth occurs in a way that meets the priorities identified by people that live within the parish.

We embarked on the process of preparing a Neighbourhood Plan in 2014 to give us control over these important matters and to help address other issues that have been raised through the process. The Sileby Neighbourhood Plan passed Referendum on 21 November 2019 with a 90% 'yes' vote and a turnout of 15.71%. The Plan was Made (became a part of the Local Development Plan for Charnwood Borough), by Charnwood Borough Council on 16 January 2020 and has been used since then to help determine planning applications in the Parish based around the Plan's commitment to ensuring that any new housing meets a local need, that the important environmental areas in the parish are protected and that business development remains appropriate to the community.

In the time since the Neighbourhood Plan was Made there have been a number of important legislative changes which impact upon the neighbourhood planning process. The new Charnwood Local Plan is advanced. Meanwhile, Planning Practice Guidance in relation to neighbourhood planning was updated in the summer of 2019 and updates to the National Planning Policy Framework (NPPF) have taken place in 2018, 2019 and 2021. Changes have benefitted Neighbourhood Plans that allocate land for housing there Local Plan policies are assessed as out-of-date. Since the Sileby Neighbourhood Plan was made, caselaw established that reserve allocations in a neighbourhood plan did not qualify for the additional protections that are available to neighbourhood plans that allocate sites for development.

As a result, the Parish Council took the decision to review the Neighbourhood Plan towards the end of 2020 to see how the policies were working and whether any needed to be updated or added. This review of the Neighbourhood Plan is designed to take advantage of these new powers, whilst making sure that the Plan remains relevant in a planning landscape affected by the legislative changes referred to above. This Neighbourhood Plan reflects the outcome of that review with all of the changes from the first Neighbourhood Plan summarised in section 1 headed 'What has changed from the Made Neighbourhood Plan?' In particular, we have taken the opportunity to allocate a site for residential development and to update the Settlement Boundary for Sileby. We wish to influence and shape the required development in line with a locally identified need and to ensure that new building in the Parish helps to address gaps in the housing stock in support of sustainable growth.

I would like to thank Officers from Charnwood Borough Council for their support as we have undertaken this work, to YourLocale for the preparation of this Neighbourhood Plan based on community aspirations and for the grant funding received from Locality, without which the preparation of this Neighbourhood Plan would not have been possible.

**Liz Astill, Chair, Neighbourhood Plan Advisory Committee**

# 1. What changes have been made?

The following changes have been made to the Neighbourhood Plan (other than planning policy updates and formatting amendments) which was Made by Charnwood Borough Council on 16 January 2020.

The Chair of the Neighbourhood Plan Advisory Committee has updated the Foreword to reflect the additional work that has been undertaken and the changed circumstances which led to the decision to undertake the Review.

4: How the Plan was prepared - This section has been updated to include the consultation arrangements for the Review process in light of the Coronavirus Pandemic and 7: Meeting the requirement for sustainable development - this has been updated to describe the addition of site allocations and the updated settlement boundary in the Review version.

Policy G1: Limits to Development – the redline boundary has been updated to reflect changes since the last review.

Policy H1: Reserve Sites - policy is now Policy H2 and has a reduced number of sites.

Policy H2: Windfall – this policy has been changed to better define the scale of development acceptable as windfall (now Policy H3).

Policy H4: Affordable Housing – this policy has changed to reflect the deliverability problems associated with requiring the dwellings to be provided as individual plots. ‘Individual’ has been replaced with ‘clusters of four’ to make management easier for Residential Social Landlords. The policy has also been updated to reference ‘First Homes’ in place of Starter Homes (now Policy H5).

Policy T2: Road network – a policy deleted by the Examiner of the Made Neighbourhood Plan has been reintroduced with an updated evidence base and more specific application to Sileby.

Policy INF1: Infrastructure Requirements has been introduced into the Neighbourhood Plan to prioritise the infrastructure needed to meet the needs generated by the new development in the parish.

The coverage of some Policies has been amended or updated in minor ways:

Policy ENV3: Important Open Spaces

Policy ENV6: Biodiversity, Hedges and Habitat Connectivity

Policy ENV8: Biodiversity Protection in New Development

The vast majority of the policies have remained unchanged as follows:

G2: Design.

CF4: Schools.

H3 Housing Mix.

CF5: Health and wellbeing.

Env 1: Protection of Local Green Spaces.

CF7: Noisy Sports.

Env2: Protection of sites of environmental significance.

T1: Public car parking.

Env4: Built environment: Non-designated heritage assets.

T3: Sileby Railway Station.

T4: Bus transport.

Env5: Ridge and Furrow.

T5: Walking and cycling.

Env 7: Protection of important views.

T6: Canal.

Env 9: Footpaths and bridleways.

E1: Employment.

Env 10 Flooding and Brownfield Sites

E2: Farm diversification.

Env11: Renewable energy generation infrastructure.

E3: Homeworking.

E4: Broadband infrastructure.

CF1: Retention of community facilities and amenities.

E5: Tourism and visitor economy.

CF2: New and improved community facilities.

CF3: Assets of community value.

## 2. Introduction

This is the Submission version of the Neighbourhood Plan Review for Sileby Parish. It has been prepared by the Sileby Neighbourhood Plan Advisory Committee, which brings together members of the local community and Parish Councillors and has been led by the Parish Council.

A Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.

As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.

It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like, and which areas of land should be protected from development.

Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with Borough-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.

All comments received through the pre-submission consultation process have been taken on board and the Neighbourhood Plan amended where appropriate. The current Neighbourhood Plan will remain in place until the review document is formally Made by Charnwood Borough Council.

After being ‘Made’, each time a planning decision relating to development in the Parish has to be taken by Charnwood Borough Council, or any other body, they will be required to refer to the Neighbourhood Plan Review (alongside the Borough’s own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

This Neighbourhood Plan contains a range of policies designed to address locally important issues. It also contains a number of Community Actions. The Review Neighbourhood Plan has updated the list of community actions from those identified in the Made Neighbourhood Plan. A mix of organisations will be needed to manage and deliver the community actions listed in the Neighbourhood Plan. Proactive consideration of effective ways to do this will make this plan feel very different this time round for the village.

Whilst it may be possible for Parish Councils to undertake some local project related work in certain circumstances (such as the project to improve the village website, and the capital project to extend the skatepark), generally Parish Councils do not have the capacity, in-house skills and sometimes powers to take up this role. Alternative bodies may be better placed and equipped to do this.

As a result of the first Neighbourhood Plan, a delivery vehicle was established to take a lead on the delivery of specific projects and actions. Many of these community aspirations have been delivered:

1. The Parish Council have learnt from the community engagement involved with the production of the Sileby Neighbourhood Plan and undertaken the following Community Actions.
2. The Parish Council have set up Project Park! Working Group to utilise the full potential of Sileby Memorial Park and improve Community and Sports Facilities.
3. Red Kite Landscape Architects have assisted the Parish Council with the preparation of a masterplan and proposals to improve facilities at the Memorial Park. This is an ongoing project.
4. The Parish Council has undertaken a tidying up and replanting of the Pinfold on Barrow Road, enhancing the space.
5. Funding has been obtained from Leicestershire County Council for a Vehicle Activated Sign to be located on Cossington Road to help address speeding concerns.
6. Some additional car parking spaces have been allocated at the King Street, Car Park and cycle storage facilities provided here too. The Parish Council are working with CBC to carry out improvements and implement some shorter stay parking bays, at present this is with CBC legal team. Two electric charging points have been installed in the car park.
7. The Parish Council are in the process of submitting proposals to improve access and lighting to the Memorial Park Car Park entrance and the provision of better lighting, surveillance form part of the Project Park! Masterplan.
8. East Midlands Railways are now operating a later evening train service to Sileby.
9. The Parish Council are working in partnership with the Environment Agency Trent Rivers Trust, to improve biodiversity and flood alleviation schemes along the Sileby Brook catchment area.
10. The Parish Council have joined into the LCC Urban Verge Wildlife Scheme to improve biodiversity and planted an area of the verge between The Banks and Brook Street.
11. The parish Council have joined with LCC in the Parish Nature Network and through this scheme maintains an environmental inventory of biodiversity in the Parish.
12. The Parish Council has supported the landowner of land off Mountsorrel Lane in the creation of ponds and tree planting.

The delivery vehicle is now constituted as the Sileby Youth Project and continues to work for the benefit of residents of the village.

### 3. How the Neighbourhood Plan fits into the Planning System

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national and Borough-wide (i.e. Charnwood) planning policies.

For Sileby, the most significant planning document is the Charnwood Local Plan, Core Strategy, adopted on 9 November 2015. However, the new Local Plan (2021-37) is now at examination so the Neighbourhood Plan Review has taken any policy variations into account so that the Neighbourhood Plan remains up to date when the new Local Plan is adopted.

Also important is the National Planning Policy Framework (NPPF) updated in 2021. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF was updated in 2021 and requires the planning system (including Neighbourhood Plans) to promote sustainable development and details three dimensions to that development:

- An economic dimension – they should contribute to economic development;
- A social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality-built environment with accessible local services;
- An environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.

In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the Neighbourhood Planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation. Although the United Kingdom has formally left the EU, these requirements remain. This Plan and the policies it contains are consistent with the NPPF, Charnwood Local Plan and relevant EU law which is retained following Brexit. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions Statement (which accompanied the Submission version of this Neighbourhood Plan Review).

Furthermore, these policies are specific to Sileby and reflect the needs and aspirations of the community.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type



of development that is in keeping with our area's character, having any effect. Decisions will instead be primarily based on the Borough's policies rather than local criteria.



## 4. The Plan, its vision, objectives and what we want it to achieve

The Plan area encompasses the whole of the Parish of Sileby and covers the period up to 2037, a timescale which deliberately mirrors that for the Local Plan.

Our vision:

Sees Sileby as a village where people of all ages and backgrounds are proud and happy to live, work and relax.

- It will provide strong support, facilities and housing for all, from the young to the very old.
- Public infrastructure (education, health and care facilities) will be excellent, fit for purpose for today and flexible for the needs of the future.
- High added value commercial activities will be incorporated into development where appropriate.
- Sees movement between different parts of the village as being easy on foot, cycle, public transport, (car if necessary) and safe at all times of the day and night.
- Most traffic will by-pass the village leaving streets free for local traffic with adequate public parking. The need for cars will be reduced by better public transport and by better connected footpaths.
- Sees the use of the many sports and recreation facilities being more integrated. The Park and its building will be redesigned to offer more flexibility and to facilitate inter-connection between social groups and societies.
- Sees the village increase its environmental and sustainability offering, with tree and shrub planting, the brook widened and organised as an attractive and beneficial watercourse to enhance the natural environment and wildlife habitats.
- Electric vehicle charging will be embedded into highway developments and opportunities for energy self-sufficiency utilised.
- Sees us shaping further employment and residential development to meet the changing needs of our community, integrating carefully and sympathetically with the facilities of the village.
- Homes will include a mix of design features including contemporary and traditional, adding to the village's vibrancy and community focus and including a mix of housing for young, elderly and infirm.

## Principal objectives

- To provide, through a policy on residential allocations and other policies including policies on windfall development and housing mix, a balanced range of housing choices which meet the diverse needs of all generations, by increasing the supply of smaller homes and homes for elderly 'down- sizers';
- To encourage high-quality design reflecting the rural character of the village;
- To protect and improve the provision of current facilities and assets which contribute to a vibrant community spirit (e.g. Village Hall, Pub, Cricket Pitch, Churches);
- To promote the development of new community facilities which enhance and enrich community life;
- To safeguard the most valued and 'special' open spaces in the parish from inappropriate development;
- To enhance the biodiversity characteristics of the parish;
- To promote development that is safe and that respects the character of neighbouring properties and preserves the rural aspect of the village providing a strong 'sense of place';
- To ensure that the village is at the forefront of technological advancements that will support village employment opportunities;
- To ensure that all listed buildings and any identified community or environmental heritage 'assets' are protected and improved; and
- Ensure development is compliant within the National Planning Policy Framework and the local plan and target growth identified by Charnwood Borough Council.

The Plan will be kept under review. It incorporates Planning Policies and Community Actions, which are not policies and will therefore not form part of the statutory development plan or be used in the determination of planning applications but represent actions to be taken by the Parish Council/another delivery organisation in support of the Neighbourhood Plan policies.

## 5. How the Plan was prepared

The Parish Council decided to undertake the formulation of a Neighbourhood Plan for Sileby in 2016 and appointed an Advisory Committee to take the process forward. The Parish Council appointed Neighbourhood Plan consultants 'Yourlocale' to advise and assist the Advisory Committee.

The mandate was to drive the process, consult with the local community, gather evidence to support the development of policies and deliver the plan.



The whole of the Parish was designated as a neighbourhood area by Charnwood Borough Council on 10 February 2017. All Parishioners were invited to an initial Consultation Day which was held in September 2017 in the Parish Hall. The purpose of the Consultation was to find out which aspects of life in the village were important and highly valued, and which, if any, needed to change. A series of display boards and large-scale village maps were set out in the hall with each focussing on a topic relating to planning and development.

A total of 147 people attended the event and many comments recorded. The event was a great success. A summary of the responses is available in the supporting information.

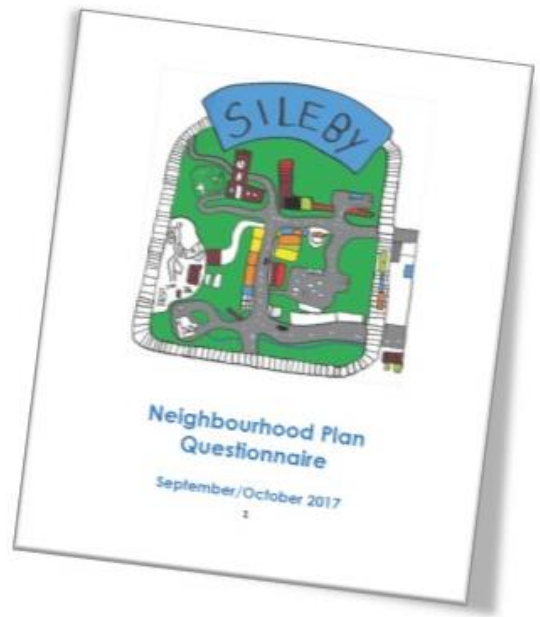
A logo competition amongst local school children was judged at the event and a logo chosen which features in this document.



A comprehensive questionnaire was produced in late 2017 to obtain further information from the community. The questionnaire was made available to every household in the Parish by either hard copy or on-line. Responses were received from over 370 residents and provided very clear direction for the Plan and the future of the Parish. A summary of the analysis was made available to every household through the Parish Web site.

Consultation events were held with young people in the community and theme groups were established to gather evidence and formulate draft policy ideas. These groups and the Advisory Committee met regularly reporting back to the Parish Council. A wide range of comments were made which have been taken into account when finalising the Neighbourhood Plan.

On 8 September 2018 an open event was held in the Parish Hall to allow parishioners to view draft policy statements and make their comments which contribute to the plan. A total of 107 people attended this session and a further 65 people completed an on-line survey making a total of 172 responses. Information that was made available on that day was provided for people who were unable to attend.



Throughout the process, people were kept informed by regular updates in the Parish newsletter, discussion at Parish Council meetings and through a dedicated Facebook page that shared information and invited comment.

The decision to review the Neighbourhood Plan was made by Sileby Parish Council on 20 May 2021 and communicated to the community via social media in August that year. The Advisory Committee was formally reinstated.

The Advisory Committee continued to meet throughout 2021 and into 2022 and agreed the amended policies and gathered together the evidence to support them.

A further open event was held on 7 April 2022 at which the updated policies were shared with the community. A total of 25 residents attended the event. There were over 500 views of the neighbourhood planning page on the Parish Council's Facebook page. Maps of the sites proposed to be allocated in the Review were provided and these were on display at the consultation event and comments sought.

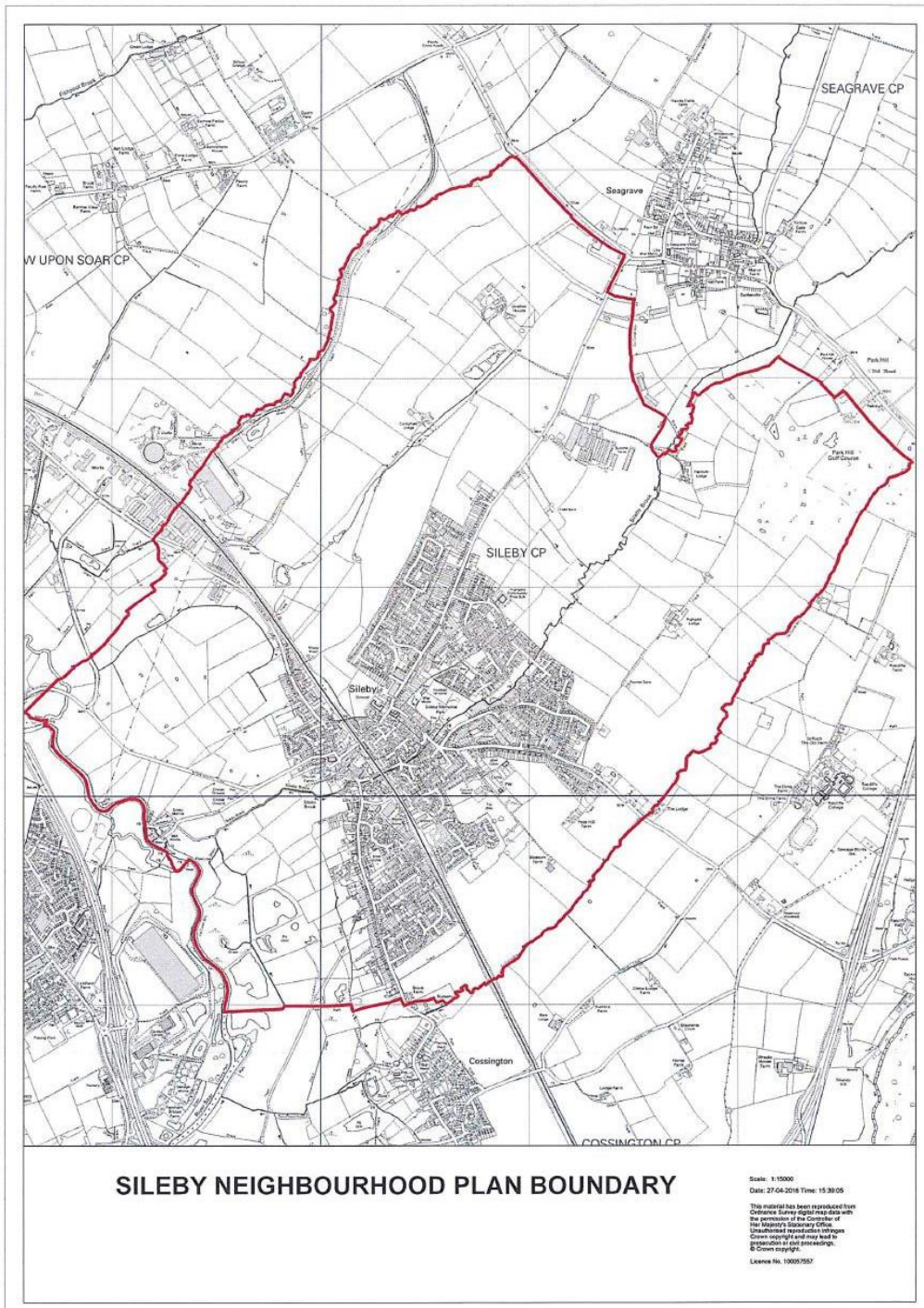


## 6. Our Parish

The Plan area comprises the whole of the Parish of Sileby, within the Borough of Charnwood, as shown in figure 1. High resolution versions of all figures are available in the supporting information.

The area was formally designated by Charnwood Borough Council on 10 February 2017.

Figure 1 – Parish of Sileby – Designated Area



## 6.1 History of Sileby

The current development of the proto-town of Sileby is a reflection of contemporary demands upon increased population and the need for housing, infrastructure and services. This is a far cry from the processes and events that allowed Sileby to evolve into its modern-day form.

The parish has produced evidence for human activity since at least the Mesolithic era and possibly earlier. Neolithic flint implements are found widely across the village. In 2011-12 early Iron Age structures were found in excavations off Seagrave Road. They were superseded by a small Romano-British settlement and roadway on the south westerly facing slope. Evidence for Roman occupation has been found elsewhere in the parish. There have been discoveries of various Anglo-Saxon and Viking artefacts in a number of places, but the evidence is slight.

Many former parish historians have firmly put the foundation of modern day Sileby to the Viking period. The word Sileby means 'Sighulf's village or estate'. Sighulf is a Viking personal name and has led many to assume that this is proof enough for the existence of a settlement. Others have taken this further and linked it to the Viking settlement of the East Midlands of about 840AD and given the village foundation date to this date. However, this evidence is highly circumstantial and even though Viking artefacts have been recovered no evidence has ever been found of a settlement, hamlet or village.

The first written record of the village occurs in the Domesday Book. It reveals that in 1066 Sileby was divided into three main landed estates, two of which were centred on former royal estate centres at Rothley and Barrow upon Soar. By 1086 the Normans had redistributed this land and Sileby's largest recipient and overlord was Hugh de Grantmesnil, with a man named Arnold as his tenant and Lord of the Manor.

In 1086 Sileby numbered at least a hundred people including a small core of sokemen (freeholders) which would have great implications for the later development of the village. By the mid-14th century Sileby manor had 22 freehold farms along with 43 customary smallholdings and a number of other cottages and tofts, suggesting a sizeable village population. In 1377 Sileby had the 5th highest recorded population in Goscote hundred, behind Loughborough, Ashby de la Zouch, Castle Donington and Barrow upon Soar.

Sileby's medieval economy revolved around its agriculture, especially in sheep rearing. In 1478 the common fields were named as Howefield, Welbeckfield, Candeby field and South field. Candeby or Canby field may have also been divided into two, making a total of five open fields.

No parish church was named at Domesday. There are hints to a church existing at Sileby during the late 11th century but the earliest reference to it is in 1220. Most of the current church dates from the late 13th and 14th centuries. Until 1450 the advowson (the right to present a priest) and tithes of Sileby parish church were held by the Lords of Sileby manor. On 3rd August 1450 John Mowbray, Duke of Norfolk and lord of Sileby manor appropriated the church and rectory at Sileby to Axholme Priory in Lincolnshire. After the dissolution of the priory in 1538 the advowson was sold off to laymen and this heralded a serious decline in the church for over 150 years.



In 1629 Sir Henry Shirley sold his manorial holdings to his tenants, effectively making Sileby a freehold or 'open' village. In essence, there was not one person in control and making decisions at the village level. Open settlements had comparative freedom to develop, tended to be more populous, had greater numbers of the poor, had nonconformist chapels, and a greater element of social laxity. Compare Sileby with its haphazard housing development, chapels, shops and pubs to the controlled 'closed' village of Cossington to see the difference.

By the early 18th century the change in village ownership of the previous century had started to transform Sileby. Stronger church leadership led to the appointment of vicars and a new vicarage was constructed. Many small farms had been sold to outsiders and Sileby saw the rise of the tenant farmer. The framework knitting industry had been established by artisan masters around 1700. This industry accounted for 66% of all new Sileby apprentices registered between 1710 and 1750. By 1831 over 50% of the working population was engaged in framework knitting, mainly in family orientated working teams and often poorly paid.

On the 3rd June 1760 Sileby's landowners enclosed the village common fields, ending the communal aspect of agriculture that had existed for hundreds of years. Over 55% of the land was owned by 7 people, 4 of which were non-resident. Most farms were still based in the village centre but some owners opted to construct farm units out in the midst of their new fields. Outlying farms such as Quebec, Hanover and Belle Isle were built in the half century after enclosure.



Crowds on Dudley's bridge with Brook Street in the background  
c.1913-4



Sileby had become an industrial village by the 1830s, with the first factory mentioned in 1860. Advances in transportation such as the Leicester Navigation (1791) and the Midland Counties Railway (1840) aided in the movement of goods and people. The hosiery industry was eclipsed by boot and shoe making in the latter part of the 19th century.

Industrial growth also led to a significant growth of population which in turn led to developments in services and infrastructure. Between 1801 and 1911, Sileby's population climbed from 1,111 to 3,082. Before 1914 Sileby could boast its own gas works, brewery, 4 brickworks, 3 schools, an adult school, 3 chapels, sewerage system, 2 political clubs, various sports teams, a library, railway station and 10 public houses or beerhouses!

Council house building was a feature of post first world war developments in the village with housing on Ratcliffe Road, Cossington Road and the Greedon estate constructed at this time. However, it was the industrial aspect of the village which still took precedence. Companies such as Harlequin, Excelsior, C. H Preston, Towles, Bradgate Textiles and others became major employers



locally. Nevertheless, it was shoe manufacturer Newbold and Burton who were to have the greatest impact. Over time their site expanded to take over a central swathe of the village, and post-1945 they also purchased local shoe firms Lawson Ward and Moirs.

From the 1960s tougher trading and economic conditions meant harder times for Sileby's industries. Closures started to occur from this period until by 1995 when all but a handful of factories had closed down or production had switched elsewhere.

The late 1960s also saw the growth of private housing estate development. Estates such as Heathcote Drive and Charles Street/Chalfont Drive added hundreds of houses to Sileby's housing stock and produced a suburban landscape out of the village fields. After 1995 the former factory brownfield sites also provided for private housing development with the Burton Road estate and Melody Drive resulting from this. This and current housing schemes on greenfield sites have all added to the suburban proto-town landscape that Sileby



has been forced to adopt under local housing targets and legislation. This in turn has put pressure on local infrastructure which has not kept up with the pace of development.

Today, Sileby is a far cry from its former agricultural and industrial roots. It is now a bustling commuter village with a population of 7,835 serving towns and cities further afield. However, it is proud of its independent spirit, its freeholder roots and the entrepreneurial drive and endeavour shown by its inhabitants. All this has moulded the cosmopolitan settlement we see today.

## 6.2 Sileby today

At the time of the 2011 Census, Sileby was home to around 7,835 residents living in 3,390 households. Analysis of the Census data suggests that between 2001 and 2011 the parish population grew by around 14% (958 people). During this period the number of dwellings rose by 18% (507). Furthermore, a more recent and alternative data source suggests the number of people living in the parish has continued to grow, increasing by around 270 between 2011 and 2014, representing a 3% population growth rate.

The area has a higher-than-average concentration of working age residents and school age children. There is evidence that the population is ageing and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

There is evidence of under-occupancy in the Parish and a predominance of semi-detached housing and low value council tax banded properties. There is evidence of some overcrowding in households with dependent children.

Analysis of Land Registry data shows indication of significant housing development with new build

residential sales representing 17% of all recorded residential sales between 1995 and 2015. Home ownership is relatively high and there is a particularly high share of households who own their homes with a mortgage or loan.



## 7. Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

### a) Social

We have sought, through the Neighbourhood Plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

### b) Environmental

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing historic character of the area in order to:

- Protect the village identity and conserve the rural nature of its surroundings;
- Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
- Provide for improved pedestrian facilities.

### c) Economic

Whilst the built-up parts of the parish of Sileby are primarily residential, there is a commercial element within the parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:

- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encourage start-up businesses and home working.

This document sets out local considerations for delivering sustainable development across Sileby Parish. The Site Sustainability Assessment (SSA) process adopted for the selection of sites for allocation is a methodology comparing housing land supply options to be used for plan making purposes. The aim of the SSA is that the least environmentally damaging and therefore the most environmentally sustainable locations are supported for potential residential development. Development proposals should meet the requirements of all relevant policies in the Local Development Plan.

## 8. Neighbourhood Plan Policies

### A. General policies

#### Limits to Development

The purpose of a Limits to Development (LtD) is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations within the parish that will meet the community's aspiration to avoid unwanted encroachment into the countryside.

Settlement Limits have been drawn by Charnwood Borough Council in the Adopted Local Plan (2011-2028) to define what has historically been seen as a suitable limit for local development. These Settlement Limits have been updated in preparation for the Local Plan update, but follow the principles contained within the Charnwood Settlement Limits to Development Assessment 2018. For Sileby, this is mainly in the built-up area of the village. It defines where development would not be acceptable, generally in the least sustainable locations such as the countryside. Such growth would risk the loss of separation of hamlets and settlements to the detriment of the community and visual amenity of the Plan area.

The Neighbourhood Plan designates a Limits to Development for the village which will update and supersede the existing Settlement Limits currently used by Charnwood Borough Council, as it takes into account recent development that has taken place since the Settlement Limit was introduced and also recognises additional allocation of land for development.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although all will be required to take into account the policies within this Plan.

Focusing development within the Limits to Development will help to support existing services within the village centre and help to protect the village's countryside setting, the natural environment and the remainder of the Neighbourhood Plan area from inappropriate development.

In statutory planning terms, land outside a defined Limits to development boundary, including any individual or small groups of buildings and/or small settlements, is classed as countryside.

It is national and local planning policy that development in the countryside should be carefully controlled. Development will only be allowed where it is appropriate to a rural location, such as for the purposes of agriculture, including (in principle) farm diversification, or if needed for formal sport and recreation uses or for affordable housing provision where there is a proven need. This approach to development in the open countryside is supported through the Neighbourhood Plan to help maintain the setting of Sileby and retain the countryside surrounding the village as an attractive, accessible, distinct and non-renewable natural resource. The Neighbourhood Plan Review has taken the opportunity to update the Limits to Development to reflect recent planning approvals.

## Methodology

The Limits to Development has been determined using the following criteria:

- a. The development sites with an extant planning permission for residential or employment land development on the fringes of the settlement as at 1<sup>st</sup> March 2022 have been incorporated within the boundary of the Limits to Development;
- b. The proposed residential site allocations within the Neighbourhood Plan have been included within the Limits to Development;
- c. Defined physical features such as walls, fences, hedgerows, woodland, gardens, streams, brooks, formal leisure uses and roads have been used as the defined boundaries;
- d. Non-residential land which is countryside, agricultural, paddock, meadow, woodland and/or another green-field use has been excluded;
- e. Sites with a strong historical heritage have been excluded;
- f. Open spaces and sports and recreational facilities which stand on the edge of the built form have been excluded;
- g. Isolated development which is physically or visually detached from the settlement has been excluded;
- h. Sections of large curtilages of buildings which relate more to the character of the countryside than the built form have been excluded;
- i. The curtilages of buildings which closely relate to the character of the built form and have enclosing features have been included.
- j. The site 'Land East of Cossington Road, Sibleby' received a planning consent at Appeal on 13 June 2022 and the built-up area from the Masterplan has been included in the Limits to development. Sites with an intention to permit but without a planning consent have been excluded.

### POLICY G1: LIMITS TO DEVELOPMENT

Development proposals within the Neighbourhood Plan area will be supported on sites within the settlement boundary as shown in Figure 2 (below) where the proposal complies with the policies in this Neighbourhood Plan.

Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

Appropriate development in the countryside includes:

- a) For the purposes of agriculture – including farm diversification and other land- based rural businesses;
- b) For the provision of affordable housing through a rural exception site, where local need has been identified;
- c) For the provision of a formal recreation or sport use or for rural tourism that respects the character of the countryside.



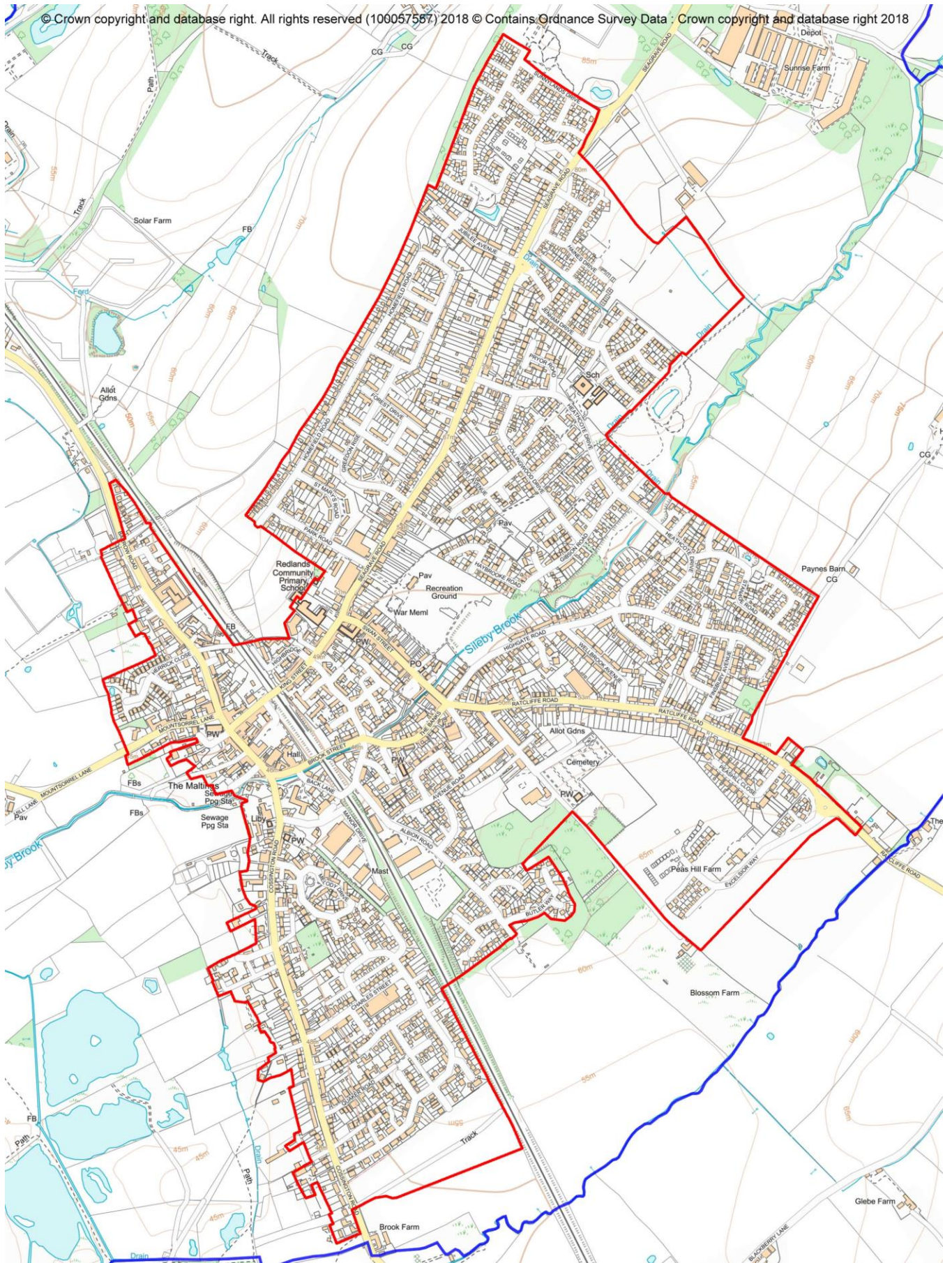


Figure 2 – Limits to Development



## Design Principles

Sileby has a long and interesting history, resulting in a wide array of heritage assets and a distinctive local character. The biggest challenge is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner to sustain the community and its facilities.

The aim is to protect Sileby so that it retains its character as a unique and distinctive place. This can be achieved using the planning system to respond sensitively to the range of historic buildings, structures, landscapes and archaeology situated within the Plan area. It is this variety that makes Sileby the place it is. These assets form many of the key characteristics of Sileby, and future development should seek to enhance, reinforce and preserve this distinctive historic environment. Repeated house styles taken from a standard template will not be acceptable.

The adoption of design principles will help to maintain the unique feel of Sileby as a place. In this section therefore, the Neighbourhood Plan sets out planning policies which seek to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Sileby. New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.



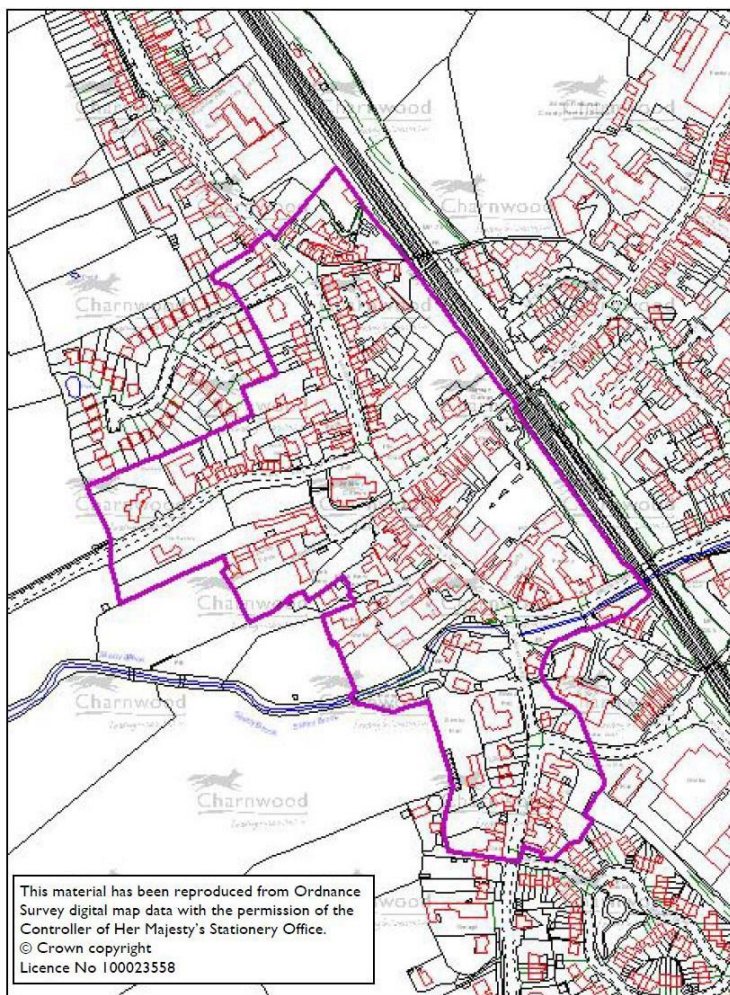
The Charnwood Borough Council Sileby Conservation Area Character Appraisal (March 2007) says the following about the Conservation Area 'The Conservation Area was designated in March 1988 and covers an area of about 11 hectares in the centre of the village to the west of the railway line. It is centred on St Mary's Church, which stands at the staggered crossroads between Barrow Road - High Street, running north south, and King Street -

Mountsorrel Lane, running east west. The boundary of the Conservation Area generally defines the settlement that existed in 1884 and includes a broad range of built development that is representative of the mediaeval and post mediaeval settlement. The Area does not generally include the Victorian industrialisation and urban expansion of the village that took place outside the historic core'.

New development proposals should be designed sensitively to ensure that the quality of the built

environment is enhanced wherever possible, particularly where schemes are located within or near the Conservation Area. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

Figure 3: Sileby Conservation Area



There is therefore no overall theme for design in Sileby. A recent development of the former Maltings in the centre of the village is of a high quality and aesthetically pleasing and whilst the Neighbourhood Plan does not seek to impose a design theme on development, this latest development does establish a standard for design which future developments should also meet or seek to emulate.

Additionally, the design of any new housing should be sympathetic to any neighbouring properties where development is within the settlement limits; where the development is outside the Limits to Development, or otherwise adjacent to open countryside, its effect on views into and out of the village will be an important factor. It may be possible to mitigate potential harm by careful consideration of height, siting and aspect and by appropriate screening.

Parking and vehicular movements are a particular issue in specific areas of the Plan area. A combination of older, terraced properties with no garages or off-road parking (particularly around the Village centre) and more modern houses with inadequate parking spaces to cater for larger



modern cars is adding to the street parking problem that is severe in key areas within Sileby. The roads themselves and the street pattern in Sileby has developed over many centuries and is not suited to modern traffic. There is a serious issue with parking on the narrow streets in Sileby with the consequent detrimental effect on pedestrian and road safety and the ease by which traffic, including emergency and service vehicles, can travel within Sileby. The Neighbourhood Plan supports measures to minimise the impact of new development on parking issues and Policy G2 c), by adding detail to the Leicestershire County Council parking standards, is intended to help ensure that new development does not make an already problematic situation worse.

#### POLICY G2: DESIGN

This policy will apply to all new commercial and residential developments, including one or more houses, extensions and replacement dwellings. The following criteria should be met:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area, and proposals should clearly show within a Design and Access Statement (where appropriate) how the general character, scale, mass, density, materials and layout of development are sympathetic to any neighbouring properties and the surrounding area. Development which would have a significant adverse effect on the street scene, or the character of the countryside will only be permitted where any harm is clearly outweighed by the wider benefits of the proposal;
- b) Design principles that apply to the Conservation Area should be applied where development is adjacent to the Conservation Area to help ensure a controlled transition between the Conservation Area and new development outside the Conservation Area
- c) Contemporary or innovative design will be encouraged and supported where it makes a positive contribution to the character of the area and is compatible with the surrounding historic context;
- d) Development proposals should aim to maintain and enhance biodiversity by preserving as far as possible existing trees, hedges and wildlife habitats. Where appropriate developments are encouraged to include measures to enhance biodiversity which may include:
- e) Providing roof and wall constructions that follow technical best practice recommendations for integral bird nest boxes and bat breeding and roosting sites;
- f) Providing hedges or fences with ground level gaps for property boundaries that maintain connectivity of habitat for hedgehogs;
- g) Ensuring that any intruder switched security lighting is not constantly switched on and that any other site or sports facility lighting meets the best practice guidelines in Bats and Lighting (ref LREC 2014);
- h) Development should ensure the appropriate provision for the storage of household waste and any recyclable materials;
- i) With the development of Hybrid and electric vehicles all properties should include infrastructure and the available power supply that will support the charging of electric vehicles. Where possible, this should be within the property boundary.

## B. Housing and the Built Environment

### Introduction

Sileby is a large village in Leicestershire which is defined in the Regulation 19 draft Local Plan as one of six Service Centres within the settlement hierarchy. Loughborough is the main social and economic focus for the Borough and performs an important role at the top of the hierarchy described as an 'Urban Centre', being the largest settlement, a market and university town and the only urban centre in the Borough. It provides accessible employment opportunities and higher order services to a wider area. Loughborough, along with Leicester City to the south of the Borough, provide the social and economic focus for residents in the Borough. The hierarchy identifies four settlements as 'Urban Settlements' in the Borough. Three of these settlements, Shepshed, Birstall and Syston have a population of more than 10,000 and therefore fall in the government's definition of an urban area (Rural Urban Classification 2011). The fourth, Thurmaston has a population of 9,668 (2011 Census) and with natural and planned growth in this area, is expected to have a population of over 10,000 by the next census.

Six settlements are identified as Service Centres; Anstey, Barrow Upon Soar, Mountsorrel, Sileby, Rothley and Quorn. These settlements are the Borough's largest villages and all have a population of more than 3,000 people and all have a range of services and facilities to meet most of the day to day needs of the community and good accessibility to services not available within the settlement.

The 2011 Census data shows Sileby had a population of 7835 residents which is 4.72% of the Charnwood total. The population has increased by 16.14% in the 16 years since the previous census in 1995 along with a 5% growth of the total of the share of Charnwood's population. In 2011 Sileby had a housing stock of 3390 houses which was 4.89% of Charnwood's total stock. This is slightly above the population share (houses divided by people) of 4.72%. At this time, Sileby had a housing to population percentage of 43.27% compared to a Charnwood proportion of 41.72% this has enabled future population growth to inform the future new build residential requirements.

The Made Neighbourhood Plan identified 6 Reserve Sites to help 'future-proof' the plan should housing need increase in the future and to continue to manage development. The Review Neighbourhood Plan allocates a single site for residential development to contribute towards the housing requirement for the parish and to secure the additional protections afforded neighbourhood plans through Paragraph 14 of the NPPF. 2 Reserve sites are retained.

### Setting a housing growth target for Sileby

The Regulation 19 Local Plan says 'We will continue to support neighbourhood planning groups that wish to meet more local housing needs. Where requested by a neighbourhood planning body, an indicative housing requirement figure will be provided taking account of the latest housing need and infrastructure evidence at that time, the delivery of allocated sites and the period that the neighbourhood plan would cover'.

Following an approach by Sileby Parish Council, a figure of 18 additional dwellings was identified by

Charnwood Borough Council as the indicative housing requirement for Sileby Neighbourhood Plan 2022 - 2037. This figure reflects the total allocations for the Neighbourhood Area in the Local Plan currently in Examination. A 5% buffer above the Local Plan allocations of 345 dwellings was suggested, equating to a figure of 18 dwellings. Against this total housing requirement it should be noted that a total of 49 dwellings have already received planning consents at the time of this Plan submission. Further, it is reasonable to assume that there will be additional 'windfall' housing sites within the Limits to Development - 42 completions on such sites of 9 dwellings or fewer are recorded as having been delivered between 2011 and 2021. The Sileby Neighbourhood Plan Review therefore supports sustainable development by containing policies and allocations to meet or exceed housing requirement identified by the local authority, thus meeting the expectation of NPPF (2021) Paragraph 14(b).

## Housing Allocations

The Sileby community questionnaire showed a generally negative perception towards extensive residential growth and in particular a fear that Sileby would "join up" with Barrow upon Soar, Seagrave and Cossington with further development on the outskirts of the village and lose its individual character and appeal. Substantial numbers of residential units have already been built.

To meet the indicative housing requirement assessed by Charnwood Borough Council, the Neighbourhood Plan allocates a single site for residential development having undertaken assessments of all identified potential residential site allocations through a thorough and comprehensive sustainable site assessment (SSA) process detailed in Appendix 1. The sites proposed for allocation and their locations were put on display at the public consultation event and comments sought. The community consultation showed that redevelopment of redundant 'brownfield sites' instead of building on greenfield sites should be a priority. The NPPF (Section 11) encourages the effective use of land by giving 'substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.'

### POLICY H1: RESIDENTIAL ALLOCATION

Development of a minimum of 18 dwellings at the site to the rear of 107 Cossington Road identified on Figure 4a will be supported subject to:

- a) The housing mix will accord with Policy H4;
- b) Affordable housing is to be provided in line with Charnwood Borough Council policies;
- c) Appropriate and safe vehicular access is provided into the site;
- d) The design and layout of the development and the materials used should be in accordance with the design quality principles included in Policy G2 of this Plan;
- e) An area of open space to meet the Local Plan requirements will be made available for recreation and natural boundaries will be retained wherever possible.



Figure 4a – Allocated site



## Reserve Sites

As set out above, the Parish has exceeded the agreed housing provision target required by Charnwood Borough Council through the residential allocation identified in Policy H1.

However, it is recognised that circumstances change and that there may be a need for additional new housing over the timeframe of the Neighbourhood Plan.

This has resulted in the identification of two Reserve Sites to come forward if required during the Plan period in the event that sites with planning permission are not able to be delivered during the



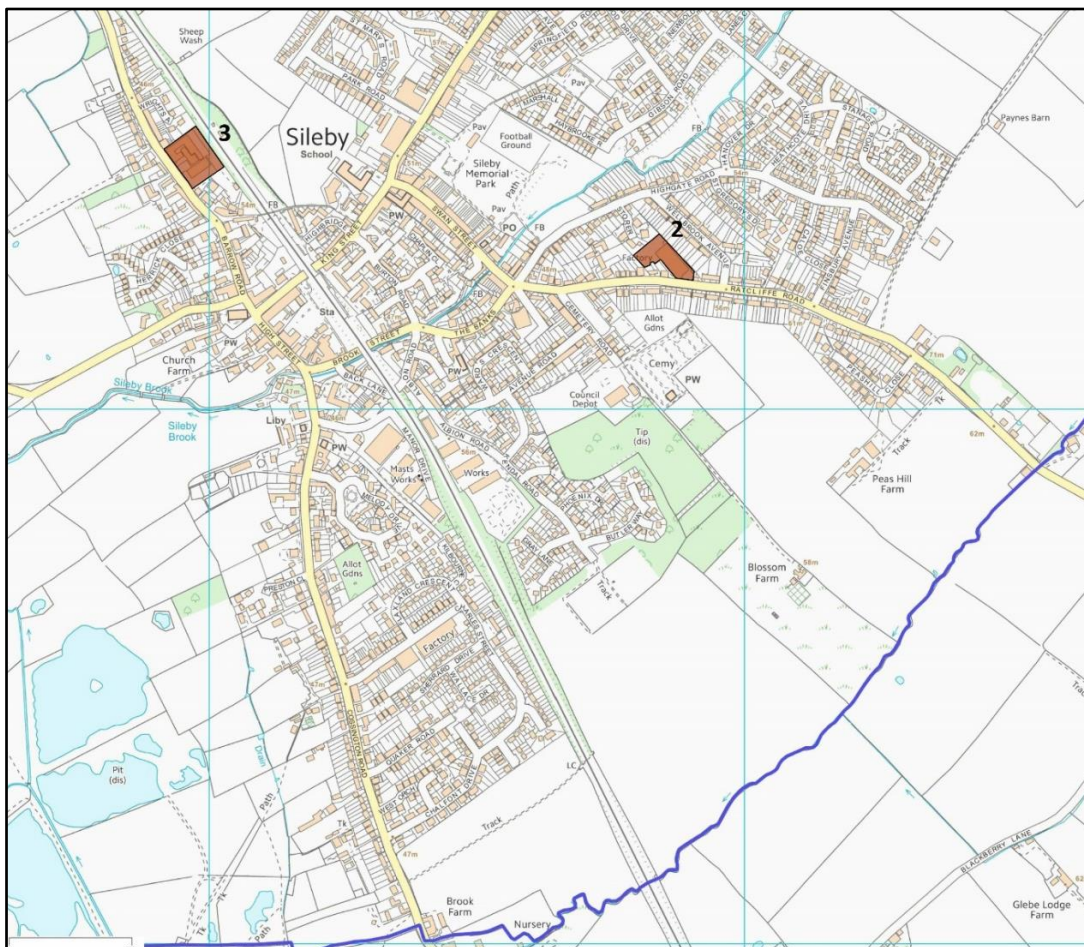
currency of the Neighbourhood Plan, the final agreed housing requirement for Sileby exceeds the commitments and completions already accounted for or there is a recognised increase in housing need over the period covered by the Neighbourhood Plan. The process has highlighted commercial sites which remain across the Neighbourhood Plan area and are suitable for development where landowners have indicated a desire to develop.

## POLICY H2: RESERVE SITES

Planning applications for residential development on the following sites (see Figure 4b) will be supported: The Oaks, Ratcliffe Road (Site 2 for around 11 dwellings); Barrow Road (Site 3 for around 12 units) if:

- a) The de-designation of these sites as protected employment sites, where appropriate, must accord with Local Plan policy.
- b) It is required to remediate a shortfall in the supply of housing land due to the failure of existing housing sites in Sileby to deliver the anticipated scale of development required;
- c) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Charnwood Local Plan Core Strategy; and
- d) Any business or community uses can be satisfactorily relocated or if the need for residential development clearly outweighs the loss of these uses.

Figure 4b: Reserve Sites



## Windfall development

Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document, such as this Plan or the emerging Charnwood Local Plan 2021-2037. These sites often comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up street scene.

Such sites have made a small but regular contribution towards the housing supply in the Parish for a considerable time. As there remain only limited opportunities for windfall development, there is evidence that windfalls will continue to make a contribution to housing provision in the Parish up to 2037.

The Neighbourhood Plan encourages windfall development to be 9 dwellings or less, as proposed by Charnwood Borough Council in the Regulation 14 comments submitted in the preparation of the now Made Neighbourhood Plan. Sileby has witnessed considerable development activity in recent years and in conjunction with the Local Plan allocations and the allocations made in the Neighbourhood Plan, further windfall development will add to the pressures on the road network which is already overburdened. 42 dwellings within sites of 9 or less have been approved in the 10-year period up to 2022 in Sileby Parish.

The NPPF recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area (paragraph 69) and that local planning authorities should support the development of windfall sites through their policies and decisions.

Appendix 2 of the NPPF notes that 'major developments' are those which consist of ten dwellings or more. It is reasonable therefore to conclude that 'small and medium' size developments include developments up to and including 9 dwellings.

### POLICY H3: WINDFALL DEVELOPMENT

Residential development on infill and redevelopment sites within the settlement boundary will be supported where the development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Sileby or where the site is closely surrounded by existing buildings;
- b) Respects the shape and form of Sileby in order to maintain its distinctive character and enhance it where possible; whilst appropriate consideration should be given to the size of an available site and its setting, there is a preference for developments of up to 9 new units;
- c) Retains existing important natural boundaries such as trees, hedges and streams;
- d) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling (s); and
- e) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise in line with Charnwood Borough Council Planning Guidance.

## Housing Mix

Home ownership levels are relatively high with around 76% of households owning their homes outright or with a mortgage or loan. This is above the district (72%), regional (67%) and national (63%) rates.

Data from the 2011 Census shows the Parish to have a higher-than-average concentration of semi-detached residential dwellings (43%) which is above the district (39%), regional (35%) and national (31%) shares. There is also a higher-than-average proportion of terraced housing accounting for over 27% of the housing stock against 19% for the district, 21% for the region and 25% nationally. Detached housing represents around 20% of residential housing stock which is close to the 22% national rate but somewhat lower than the district (30%) and region (32%) rates. Detached and semi-detached represent 63% of the total housing stock in the Sileby Parish whereas terraced housing and flats provide 37% of accommodation spaces.

An ageing population will further increase under-occupancy across the village and the Neighbourhood Plan will therefore encourage people to move out of the larger detached properties that are under-occupied into more suitable and age-appropriate housing.

A detailed analysis of the housing provision in the Parish is provided in Appendix 1.

In particular, people with personal mobility issues that cannot be ameliorated in their existing housing do not have accessible standard housing available and there is considerable pressure on the Local Authority to provide expensive retro-fitting using disabled facilities grants to improve accessibility. A majority of the major National housebuilders have recognised the importance of meeting this demographic trend towards requiring more accessible housing and now construct all of their new build units to a minimum of building regulations M2 standard. Based upon a comprehensive assessment of current and future production of housing the HEDNA survey of 2017 also set out the requirement for a minimum of 4% of all new housing to be built to M3, wheelchair accessibility standard housing.

Since the 2011 census there has been an increase in new detached houses being built with 65% of all completed units being detached, which brings the other dwelling types very close to the national averages as show below:

**Accommodation Type, 2017**

	Sileby		Change
	No	%	%
All household spaces (occupied + vacant)	3608	100.0	+6.4
Detached	829	22.92	+12.90
Semi-Detached	1495	41.43	-2.75
Terraced	944	26.16	-5.22
Flat, Maisonette or Apartment	321	8.89	-1.3
Caravan or Other Mobile or Temporary Structure	--	0.0	0.0

#### POLICY H4: HOUSING MIX

In order to meet the future needs of the residents of the Plan area, new housing development proposals:

- a) Should seek to create sustainable, inclusive and mixed communities by providing a mix of house types and size that reflect up to date published evidence of local need in Sileby, or, if this is not available a larger area including Sileby; and
- b) Are encouraged to construct to building regulations 2015 M4(2) “accessible housing” standard and, to include some housing at M4(3) “wheelchair housing” standard.

Additional development of smaller properties in the village centre or adjacent to it is a very well-favoured community approach which supports local traders and brings a vibrancy to the shared village centre facilities. A focus around centrally located bungalow / flats development where possible to enable a virtuous circle of population flow through the housing stock.

#### Affordable housing

The NPPF (2021) defines affordable housing as ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’. The definition goes on to list different types including affordable housing for rent (including social rent); starter homes, discounted market sale housing and other affordable housing routes to home ownership. The Government has subsequently introduced ‘First Homes’ as an Affordable Housing product.

Social rented properties account for 9% of tenure which is lower than the district (12%), region (16%) and England (18%) rates. Shared ownership housing is also lower than Charnwood as a whole. This is an area that we wish to address.

Policy CS3 of the Core Strategy indicates that 80% of affordable housing should be social rented and 20% shared ownership. Since then the definition of affordable housing has widened to include starter homes and discounted market sales housing.

Many people support the need for social housing but feel it suffers a bad reputation and that residents don’t always maintain the properties as they would their own. Partly this is from social units being placed together in a development creating a “Social housing centre”. Affordable housing provision should therefore be developed on-site in a pepper-potted fashion, in effect a tenure blind approach. This policy allows pepper-potting to be provided in clusters of 4 dwellings to aid the management of Affordable Housing units and to make the provision of Affordable Housing more attractive.



#### POLICY H5: AFFORDABLE HOUSING

To meet identified needs within the community at least 30% of all new housing developments of 10 units or more will be affordable housing. In any new development at least two thirds of the affordable housing will be social or affordable housing for rent, and the remainder First Homes and shared ownership housing.

The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as clusters of up to four dwellings dispersed throughout the development, subject to a registered provider being prepared to deliver the units if applicable.

The achievement of Lifetime Homes Standards for affordable housing will be supported.

## C. The Natural and Historic Environment

### Introduction

This section of the Plan deals with the environmental component of *sustainable development*, as described in the National Planning Policy Framework. It balances the requirement for appropriate development in Sileby against the value of environmental features that can be shown to be both significant (for wildlife and history) and appreciated, in their own right and as community assets, by local people. It also deals with the broader environmental issues of concern to the community, like access to the countryside and renewable energy generation.

The MAPS in this section have been reduced to fit the document page size.  
Full-size versions are available as *supporting documents*

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan's lifetime. Less than 11% of the area of open, potentially developable land in the parish has been earmarked for environmental protection.

Area of undeveloped land in Sileby	710ha
Area subject to environmental protection (all policies) in Sileby (includes sites with existing statutory protection and Open Spaces in the built-up area)	77ha (10.8%)

### Landscape, geology and setting

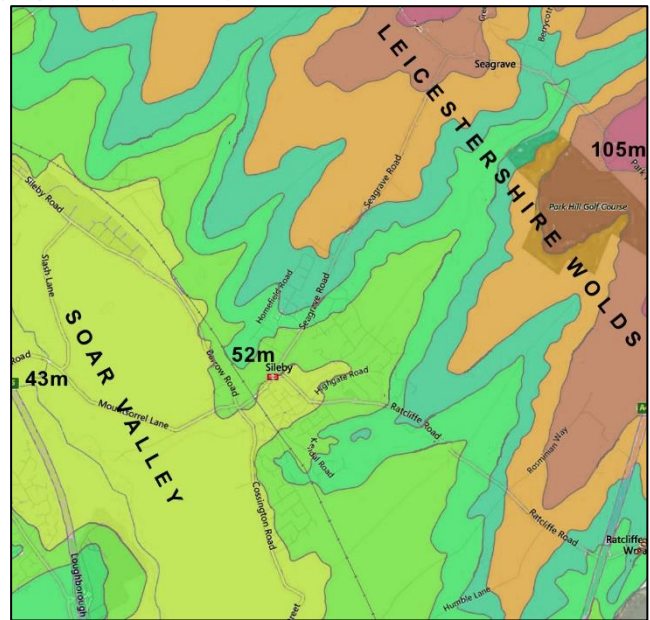
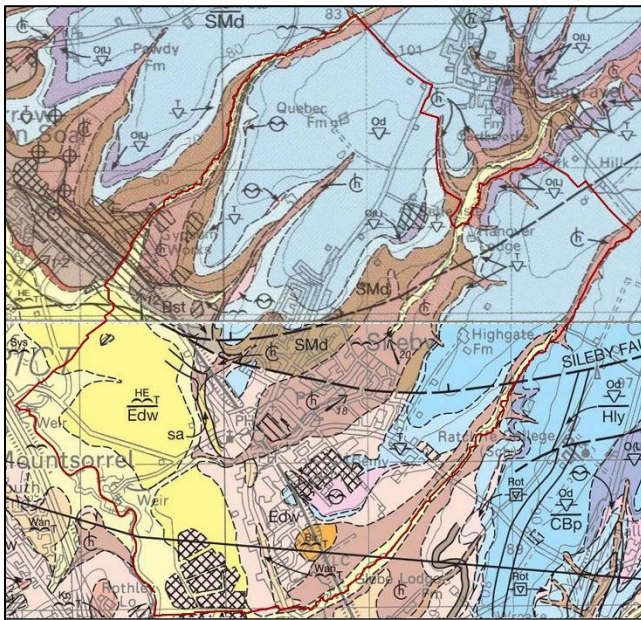
Sileby is located in a small tributary valley flowing southwest, off the high ground of the Leicestershire Wolds, into the wide vale of the river Soar. The northeast of the Plan Area is therefore open, with extensive westward views from a series of ridges formed by Sileby Brook (the village's own watercourse) and four other narrow valleys, while the southwest is a landscape of floodplain meadows and wetlands, with the meandering river Soar forming the parish boundary and the start of the distinctive landscapes of Charnwood Forest.

The Soar flows today in what was a 'braided' river valley during the ice ages; its floor is the gravel, sand and peat deposited by the many channels of the ice age river. The Wolds are formed by much older clays and limestones of Jurassic age – these are exposed in the beds of the Sileby and other brooks – covered by stony clay ('glacial till') left here by the ice sheets that covered the area some 300,000 years ago.

The highest parts of the Plan Area are at just over 100m above sea level while the lowest, at Sileby mill, is at 43m above sea level. Sileby village, at the boundary between Soar valley and Wolds, lies at 52m. The topographical amplitude combined with the parallel ridges and valleys of the Wolds gives Sileby a distinctive landscape, with views that are more impressive than the 60m height difference might suggest.

**Figure 5.1 (left): Geology of Sileby.** Browns: Jurassic clay and limestone; blue: Ice Age glacial clay, sand and gravel; yellow: Ice Age river sand, gravel and silt

**Figure 5.2 (right) Topography of Sileby**



## Historical environment

In heritage terms, it could be argued that Sileby has suffered a tarnished reputation due to its industrial past and its proximity to pretty ‘chocolate box’ villages such as Cossington and Seagrave. Unhelpful views such as that of venerable historian W. G. Hoskins who described the village as “one of the unloveliest villages one could find anywhere... red brick, dreary”, seriously detract from seeing the village in its true historical context.

Like other Leicestershire parishes, Sileby’s origins are ancient, with habitation known from the late prehistoric period, through the Roman occupation and on to the foundation of the present settlement in (probably) the 8<sup>th</sup> century; ‘Sileby’ (Sigulfr’s farm) is an Old Norse (Danish) placename. Later development, including the size and layout of the medieval village and its farmlands, are still represented by earthworks and other tangible evidence. However, what makes Sileby’s historic environment rich and characteristic is its ‘modern’ history. Although there are twelve Listed Buildings in the parish, this number is low when compared to Barrow upon Soar (26), Cossington (19), and other adjacent villages. This is because the recording and preservation of Sileby’s historic assets has been dominated by conventional historical thinking:



Barrow Road, Sileby. These 18<sup>th</sup> and 19<sup>th</sup> century workers’ cottages are significant local heritage assets

agricultural, medieval or culturally significant features are recognised, while industrial heritage, along with important large scale post-medieval infrastructure, has been largely ignored.

The Leicestershire & Rutland Historic Environment Record (HER) database has begun to correct this by recording these industrial and post medieval structures. This Plan continues with this objective, aiming to provide protection, at appropriate levels in the Planning system, for the most important features of Sileby's historic environment of all ages and types.

## Natural environment

Two millennia of settlement have had a profound effect on whatever native habitats existed here before the advent of agriculture. The surviving semi-natural areas are the result of the interaction between the changes wrought by Sileby's people and natural ecological processes over this timespan. Still remaining, and to be cherished, are a few areas of woodland, species-rich hedgerows, watercourses and ponds, disused gravel pits, and floodplain grassland of ecological value. Because these survivors are now few, and concentrated only a few areas of the parish, the community has come to realise that, if any biodiversity is to be maintained in the Plan Area (for its intrinsic value and for its contribution to residents' health and wellbeing), what remains should be protected and nurtured wherever possible.

## Existing environmental designations

The Plan Area is located in National Character Area (NCA) 94 *Leicestershire Vales*. NCAs are landscape areas defined by Natural England for Planning purposes. There are 13 areas of *Priority Habitat* (as defined by Natural England), together with six Local Wildlife Sites (LWS) designated by Leicestershire County Council ecologists and endorsed by Charnwood Borough Council. Cossington Meadows, the largest Wildlife Trust nature reserve in Leicestershire, lies partly in Sileby parish and includes an important area of floodplain grassland.

There are twelve Listed Buildings, 36 further sites and features of history significance (Leicester & Rutland Historic Environment Records), of which six are of relevance to the Neighbourhood Plan, and 10 non-designated historic buildings (Leicester & Rutland Historic Environment Records).

## Environmental inventory

An environmental inventory (Appendix 2) of Sileby was carried out between November 2017 and May 2018. The work comprised two elements:

- Review of all existing designations and available information, and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including: DEFRA, Natural England, Historic England, Leicestershire & Rutland Historic Environment Records, Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology), Environment Agency, British Geological Survey Old maps (Ordnance Survey, manuscript), British History Online, Local history and

archaeology publications, local knowledge.

Fieldwork reviewed all open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were checked.

These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework 2018*:

Figure 6 Environmental inventory scoring system used in the Plan

Criterion (NPPF 2021)	Score range			Notes
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – visible from public place – accessed via PRoW – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people e.g. via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Subjective, relative (give justification); use consultation map results
TRANQUILITY	0	1	2	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]	32			

## Site-specific policies

### Local Green Spaces

Of the approximately 170 inventoried parcels of open land in the parish, some 47 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the *National Planning Policy Framework 2018* (see Fig. 6 for the criteria and scoring system adopted for this Plan).

Two sites score 75% (24/32) or more of the maximum possible and meet the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF paragraph 102). Their statutory protection will ensure that these most important places in Sibley's



natural and human environment are protected.





Figure 7: Local Green Spaces  
Pink shading indicates existing (additional) statutory protection



### POLICY ENV1: PROTECTION OF LOCAL GREEN SPACE

The sites listed below and shown in figure 7 above are designated as Local Green Spaces, where development will only be supported in very special circumstances, unless it is consistent with the function of the Local Green Space.

- St Mary's churchyard
- Memorial Park

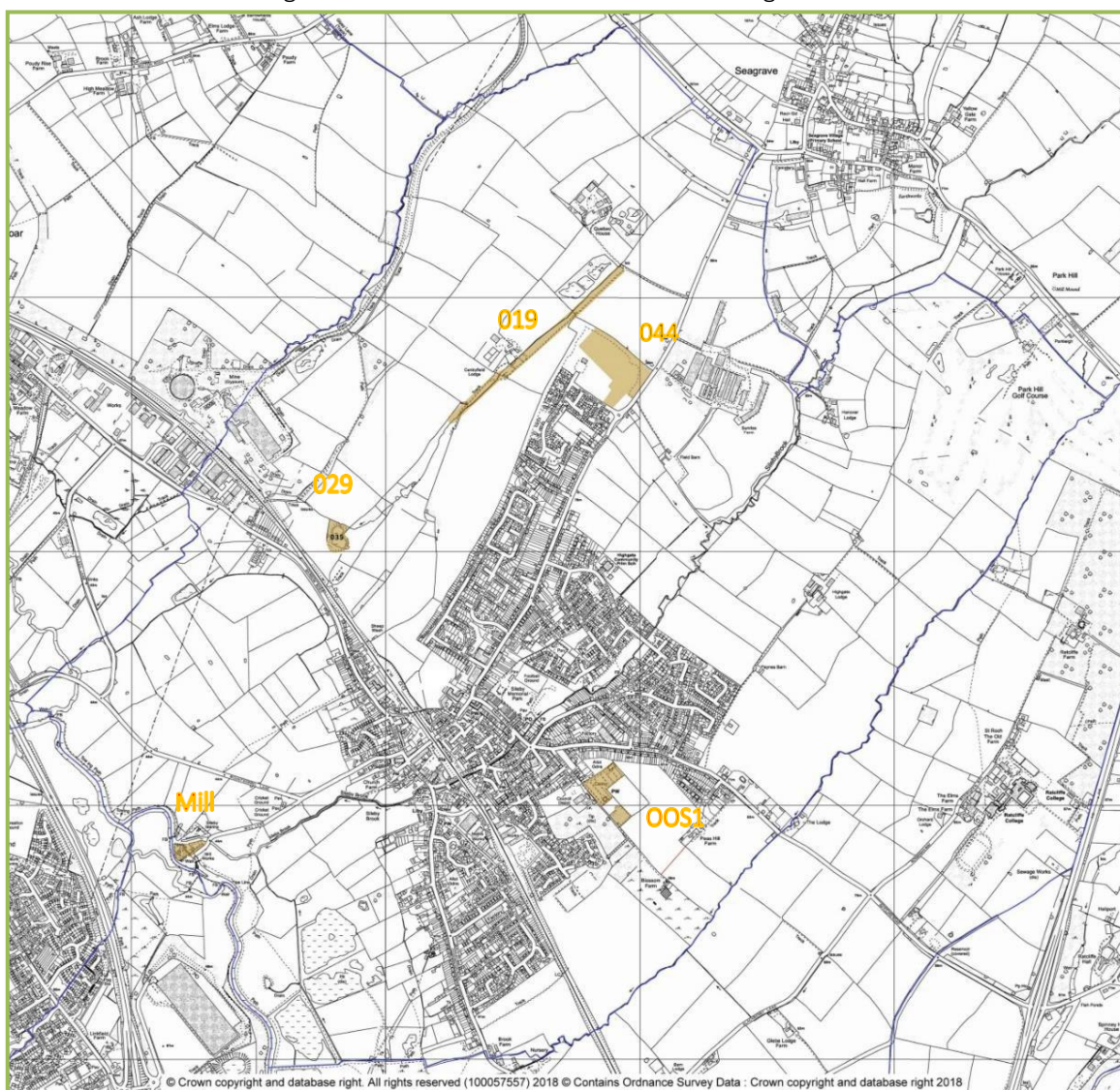
Ref.	EVIDENCE	NPPF (2021) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	Beauty/ Views /2	Tranq. /2	History /4	Wildlife /4	TOTAL
	<p><b>Memorial Park</b>  CBC Open Space (policies map)  A very well-used, multi-function public open space  Includes Sibley Brook (<b>part of wildlife corridor</b>)– mature trees lining bank.  Kingfishers and other birdlife. Modified stream profile, but retains some natural aspects. Small fish present.</p>	4	4	4	4	4	1	1	2	2	26
	 <p>Sibley Memorial Park, Summer 2017</p> 										
	<p><b>St Mary's churchyard</b>  Mounded site, likely to be on an early Christian or pre-Christian sacred site, with retaining stone walls. Setting for Listed Grade II* church (from c.1300, restored 19thC).  Part of a tranquil oasis close to the otherwise urban village centre.  Headstones include Swithland Slate (good late 18<sup>th</sup> century carving).  Mostly mown grass, some rougher areas, mature ornamental shrubs and trees including a large yew. Locally important for invertebrates, birds, bats, etc.</p>	4	4	4	4	2	2	2	3	3	28
	 <p>St Mary's churchyard, Sibley, Summer 2017</p> 										



## Sites of environmental significance

A group of inventory sites scores highly for 'history' and 'wildlife' (scoring at least 4 / 8 under these two criteria) but, because their community value scores are not high enough they are not eligible for Local Green Space designation and protection. The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix 2). The maps (Figures 8.1, 8.2) show their locations.

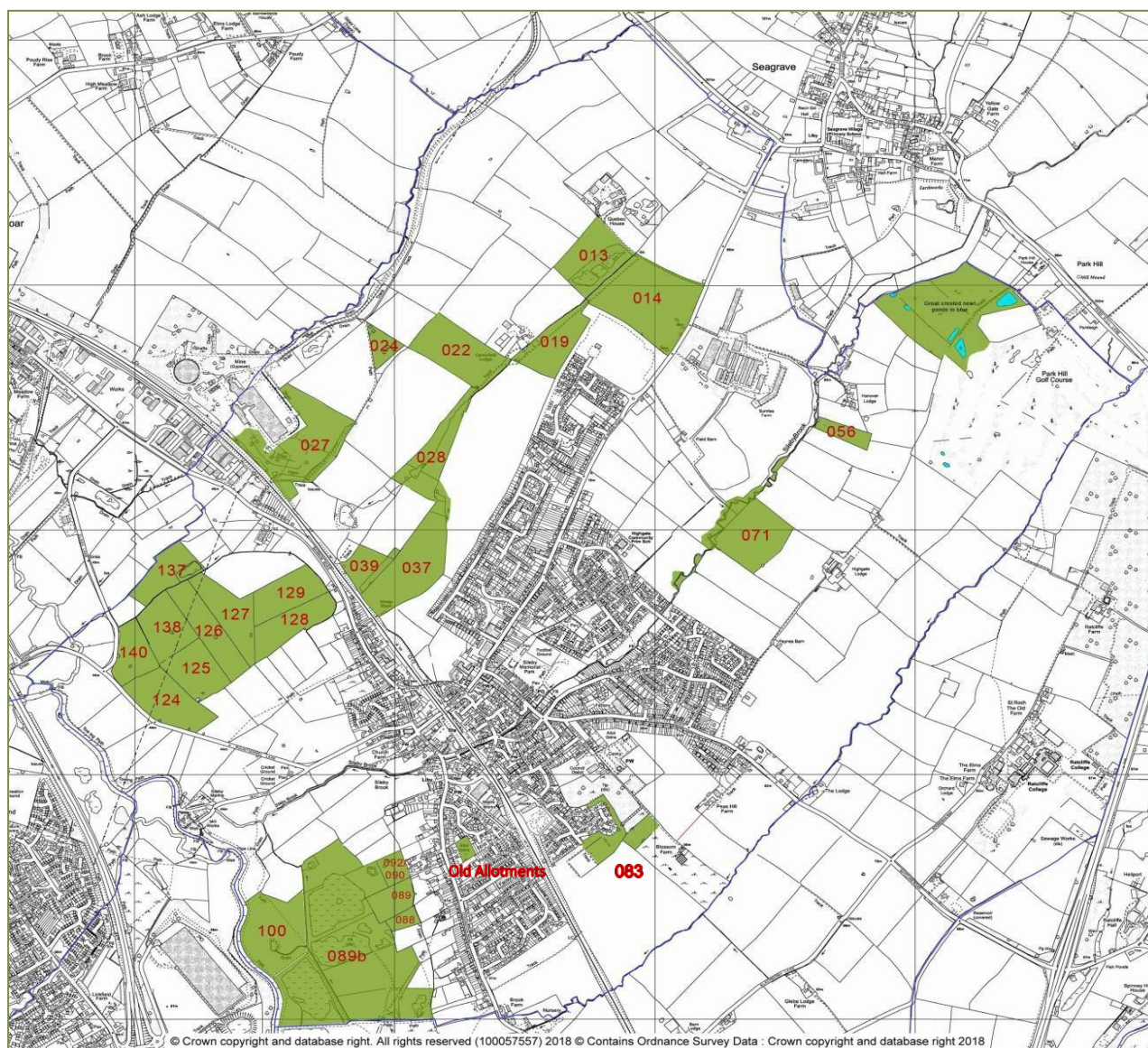
Figure 8.1: Sites of historical environment significance



The historical environment sites comprise a) sites with *extant and visible* archaeological or historical features recorded in the Leicestershire & Rutland Historic Environment Records database and mapped by Historic England, b) sites with proven buried archaeology and c) other sites of historical and social significance identified in local records and during the inventory process. Areas of ridge and furrow (medieval field systems) are also of high historic environment significance, but unless these sites coincide with other historic features they are covered by Policy ENV 5, while buildings and other built environment heritage features are dealt with in Policy ENV 4.



Figure 8.2: Sites of natural environment significance



The natural environment sites comprise a) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; b) sites identified as ecologically significant by Leicestershire County Council and Charnwood Borough Council, comprising *Local Wildlife Sites* and *Sites of Importance for Nature Conservation (SINCs)*, and c) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan area.

Destruction or significant harm to these sites, the loss of any of which would result in a reduction of the present already low level of biodiversity in the Plan Area, should be avoided; failure to do this would be effective non-compliance, at parish level, with the relevant sections of the *Wildlife & Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

It might be argued that parish-level biodiversity makes such a small contribution to national

biodiversity that it can be ignored when individual development proposals are under consideration, but the biodiversity of England consists *only* of the sum of all the wildlife sites in all its parishes. Destruction of any one of these sites in Sileby will reduce national, as well as local, biodiversity. The community is determined not to contribute inadvertently to loss of wildlife through inappropriately located development proposals.

POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE – The sites listed and mapped (figures 8.1, 8.2) are identified as being of local (or higher) significance for their natural and/or historical environment features. They are ecologically important in their own right, their historical features are extant and have visible expression, and they are locally valued.

Development proposals which would destroy or harm the species, habitats or features occurring on these sites should not be approved unless the need for and benefits arising from development adequately outweigh/compensate their damage/loss.

## Important Open Spaces

A group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records; a majority are existing Open Space, Sport & Recreation (OSSR) sites but some are newly proposed for designation in this Plan.

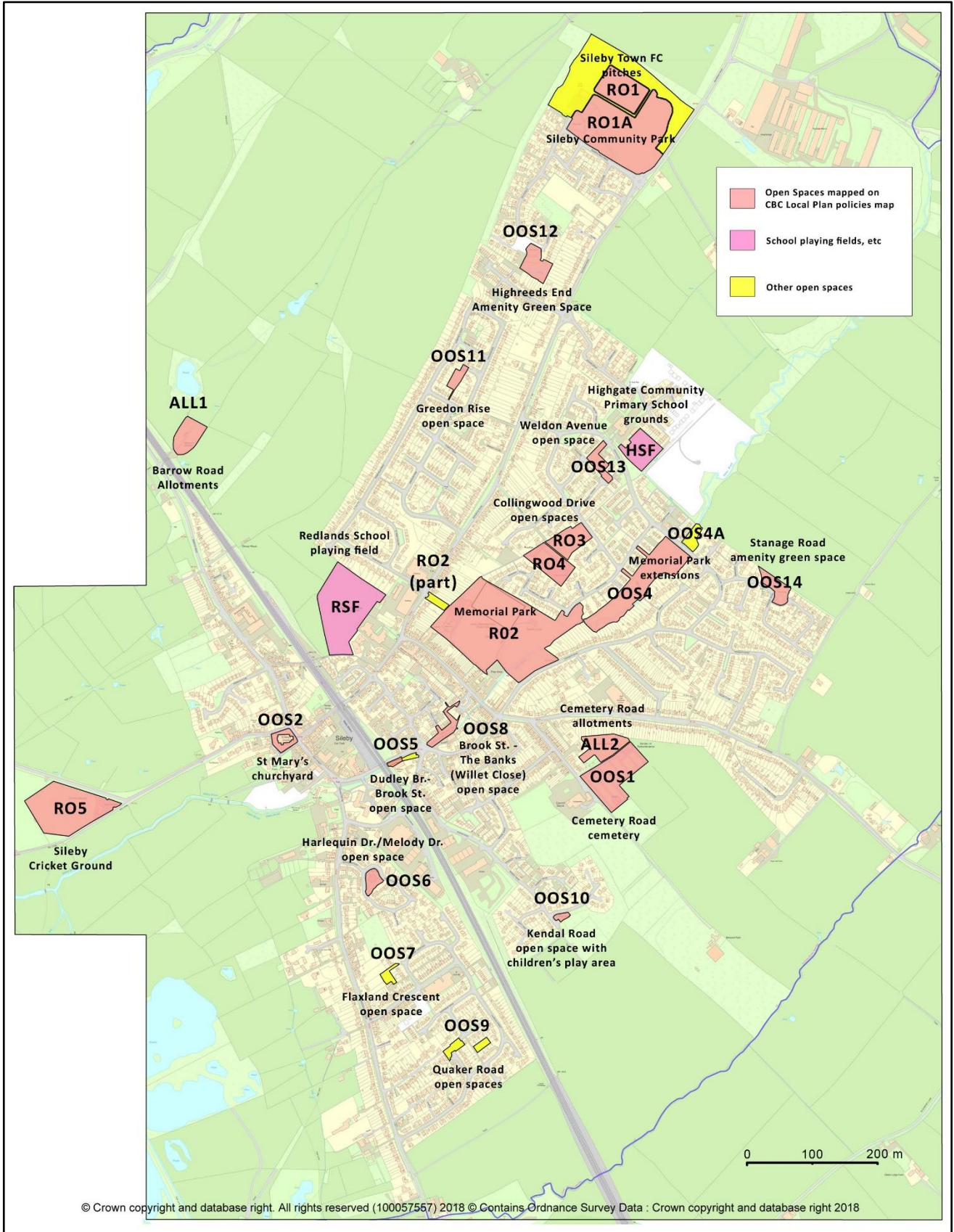
Applying CBC OSSR typologies in *Charnwood Open Space Strategy 2013 – 2028*) these sites comprise:

- Parks
- Natural and semi-natural open space
- Amenity Green Space
- Provision for Children and Young People
- Outdoor Sports Facilities
- Civic Spaces
- Cemeteries, disused churchyards and other burial sites
- Allotments
- Green Corridors

Charnwood Borough Council's *Open Spaces Strategy 2013-1028* identifies shortfalls in provisions of natural and semi-natural open space, outdoor sports facilities, allotments and cemeteries in Sileby. Their value as open space *within and close to the built-up areas* and/or their current, or potential, value, as community resources are recognised in this Policy.



Figure 9: Important Open Spaces



## POLICY ENV3: IMPORTANT OPEN SPACES

The following sites (listed below and mapped in Fig. 9) are of high value for sport, recreation, amenity, tranquillity or as green spaces within the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location; unless it can be demonstrated to the Parish Council that the open space is no longer required by the community or, in the case of the sites in part c), Policy CF4 applies.

### **a) 1. Charnwood Borough Council Open Space, Sport & Recreation sites in emerging CBC Local Plan**

As mapped at [Cadcorp Web Map Layers \(charnwood.gov.uk\)](http://cadcorp.webmaplayers.charnwood.gov.uk)

RO1 **New Sileby Town Football Club pitch.** Within RO1A. CBC Open Space [no parish ID]

RO1A **Sileby Community Park.** Includes Sunnylands Drive play area. CBC Open Space [no parish ID]

RO2 **Sileby Memorial Park.** CBC Open Space PSIL1 (part). Includes **old Sileby Town football pitch, Memorial Park extension** south of Sileby Brook and **Memorial Park ceremonial entrance** (not in PSIL1). See also OOS4

RO3 **Collingwood Drive open space.** CBC Open Space PSIL14B

RO4 **Sileby bowls and tennis club facilities.** CBC Recreation site PSIL14A

RO5 **Sileby Town Cricket Club ground.** CBC Outdoor Sports Pitches PSIL13

OOS1 **Cemetery Road cemetery.** CBC Cemetery PSIL11

OOS2 **St Mary's churchyard** CBC Cemeteries and churchyards PSIL10

OOS4 **Sileby Memorial Park extension to Heathcote Drive.** CBC Open Space PSIL1 (part)

OOS5 **Dudley Bridge to Brook Street open space.** Western10 part CBC Open Space PSIL18

OOS6 **Harlequin Drive / Melody Drive open space.** CBC Open Space PSIL4

OOS8 **Brook Street to The Banks (Willet Close) open space.** CBC Open Space PSIL26

OOS10 **Kendal Road Open Space with children's play area.** CBC Open Space PSIL3

OS11 **Greedon Rise open space.** CBC Open Space PSIL23

OS12 **Highreeds End amenity green space.** CBC AGS/Open Space [no parish ID]

OOS13 **Weldon Avenue open space.** CBC Open Space PSIL20

OOS14 **Stanage Road amenity green space.** CBC Open Space PSIL28

ALL1 **Barrow Road allotments.** CBC allotments PSIL7

ALL2 **Cemetery Road allotments.** Parish Council owned. CBC allotments PSIL8

### **2. Important Open Spaces, Sileby Neighbourhood Plan**

RO1A **Sileby Community Park.** Areas not included in *CBC Open Space* [no parish ID], see above

OOS4A **Memorial Park extension northeast of Heathcote Drive**

OOS5 **Dudley Bridge to Brook Street open space** (eastern part, not in CBC PSIL18)

OOS7 **Flaxland Crescent open space**

OOS9 **Quaker Road open spaces**

### **3. Open space on educational sites**

RSF **Redlands School playing field and grounds.**

HSF **Highgate Community Primary School grounds.**



## Buildings and structures of local significance

### LISTED BUILDINGS

Twelve buildings and structures in the Plan Area have statutory protections through Listing at Grade II or II\*. The Neighbourhood Plan lists them for reference and to note that new development will be required to take into account their *settings* (Figure 10) as defined, on a case by case basis, by Historic England. Their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions contributes to these sites' evidence of significance.

Figure 10: The settings of Listed Buildings in Sileby  
Circles and polygons are individual structures' indicative settings



### Listed Buildings in the Plan Area

#### CHURCH OF ST MARY

List Entry Number: 1230687  
Grade: II\*

#### WAR MEMORIAL AT SILEBY MEMORIAL PARK

List Entry Number: 1278459  
Grade: II

#### 13 AND 15, BARROW ROAD

List Entry Number: 1278496  
Grade: II

#### FREE TRADE INN PUBLIC HOUSE

List Entry Number: 1278497  
Grade: II

#### 35 AND 37, COSSINGTON ROAD

List Entry Number: 1230686  
Grade: II

#### POUNDSTRETCHER

List Entry Number: 1230689  
Grade: II

7, KING STREET  
List Entry Number: 1230690  
Grade: II

33, LITTLE CHURCH LANE  
List Entry Number: 1230691  
Grade: II

35, LITTLE CHURCH LANE  
List Entry Number: 1230693  
Grade: II

QUEBEC HOUSE FARMHOUSE, SEAGRAVE ROAD  
List Entry Number: 1230695

Grade: II

BARN AND TWO OUTBUILDINGS AT QUEBEC  
HOUSE FARM, SEAGRAVE ROAD  
List Entry Number: 1230696  
Grade: II

THE MALTINGS, HIGH STREET  
List Entry Number: 1392226  
Grade: II

Source:  
<https://www.historicengland.org.uk/listing/the-list/>

## LOCAL HERITAGE LIST

The Neighbourhood Plan identifies a number of other buildings and structures in the built environment of Sileby that are considered to be of local significance for architectural, historical or social reasons (details in Appendix 3). Their inclusion here records them in the Planning system as non-designated *heritage assets*.

### POLICY ENV4: BUILT ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS

The structures and buildings listed here (figure 11, below) are non-designated local heritage assets. Development proposals that affect an identified non-designated building or structure of local historical or architectural interest or its setting will be expected to conserve or enhance the character, integrity and setting of that building or structure. The benefits of a development proposal, or of a change of land use requiring planning approval, will need to be balanced against the significance of the heritage asset and any harm that would result from the development.

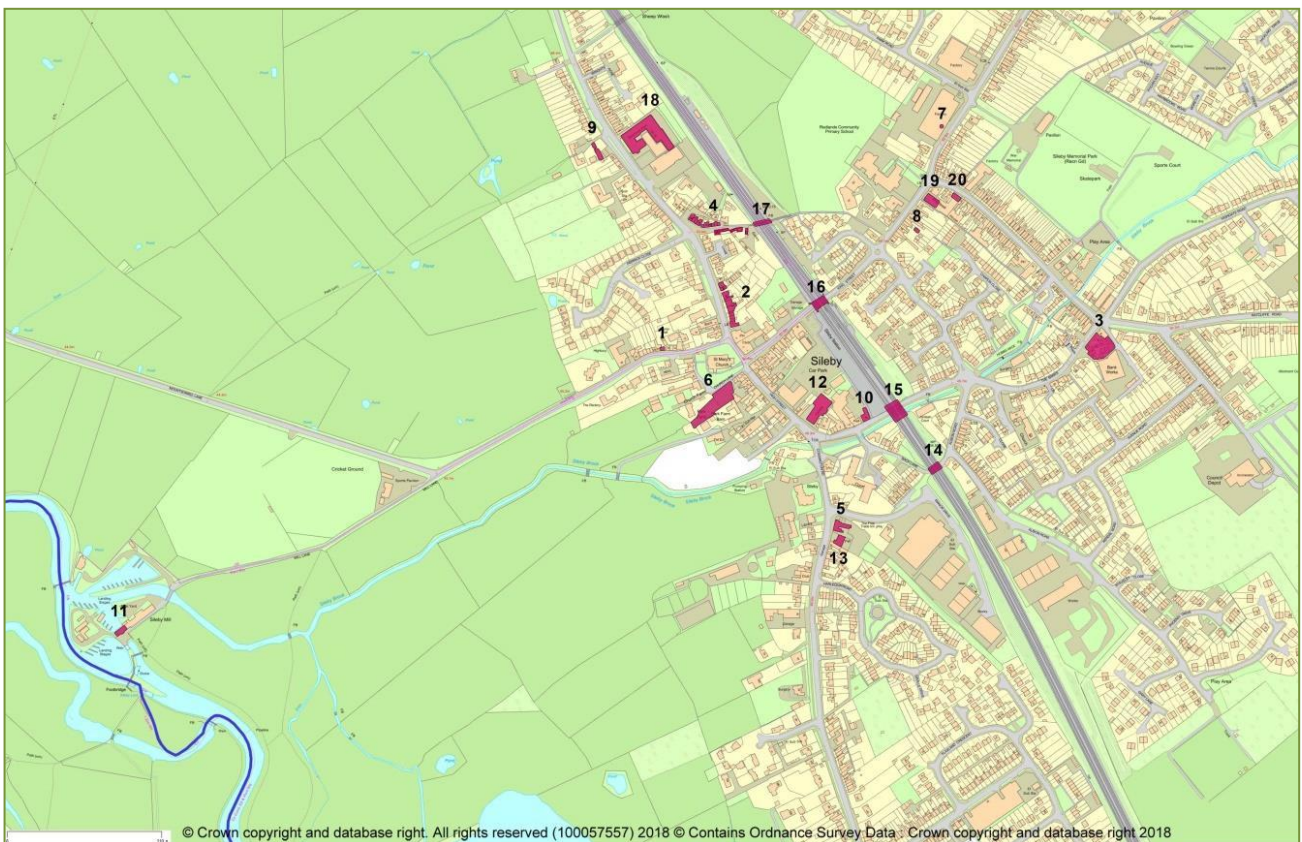
- 1. Site of former non-conformist chapel, Mountsorrel Lane**
- 2. Barrow Road façade**
- 3. The Banks**
- 4. Underhill, Barrow Road**
- 5. Chine House at Sileby Hall, 12 Cossington Road**
- 6. The Angel Yard, Little Church Lane**
- 7. Ladkins chimney, Seagrave Road**
- 8. Workshop/factory at rear of 100 King Street**
- 9. Goose Green farmhouse, 69 Barrow Road**
- 10. Former Bellringers' Arms public house, 11 Brook Street**
- 11. Sileby Mill**
- 12. Community Centre, High Street**
- 13. General Baptist Chapel, Cossington Road**
- 14. Back Lane bridge**
- 15. Brook Street bridge**
- 16. King Street bridge**



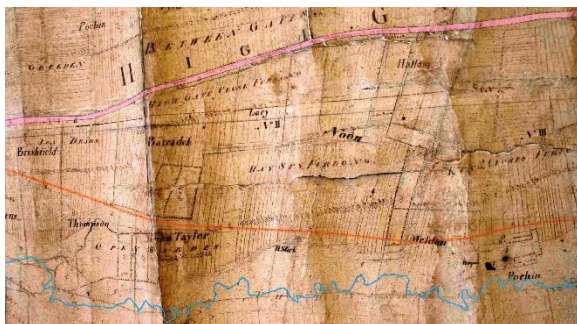
- 17. Underhill bridge**
- 18. Old hosiery factory, Barrow Road**
- 19. Sileby Primitive Methodist Chapel, King Street**
- 20. Methodist Chapel Sunday School, Swan Street**

For details of buildings and structures in the Local List of non-designated heritage assets see Appendix 3.

Figure 11: Local Heritage List for Sileby  
Buildings and structures of local significance (non-designated *heritage assets*)



## Ridge and furrow



Highgate Field, mapped in 1758 just before Enclosure, showing furlongs (plough strips)

Like other parishes in the English Midlands, Sileby was farmed using the open field system from (probably) around 800AD. The rotation system used in Sileby allocated about three-quarters of the parish for arable, in three large 'fields', along with some areas of permanent pasture, especially a substantial strip in the floodlands of the Soar valley. Centuries of

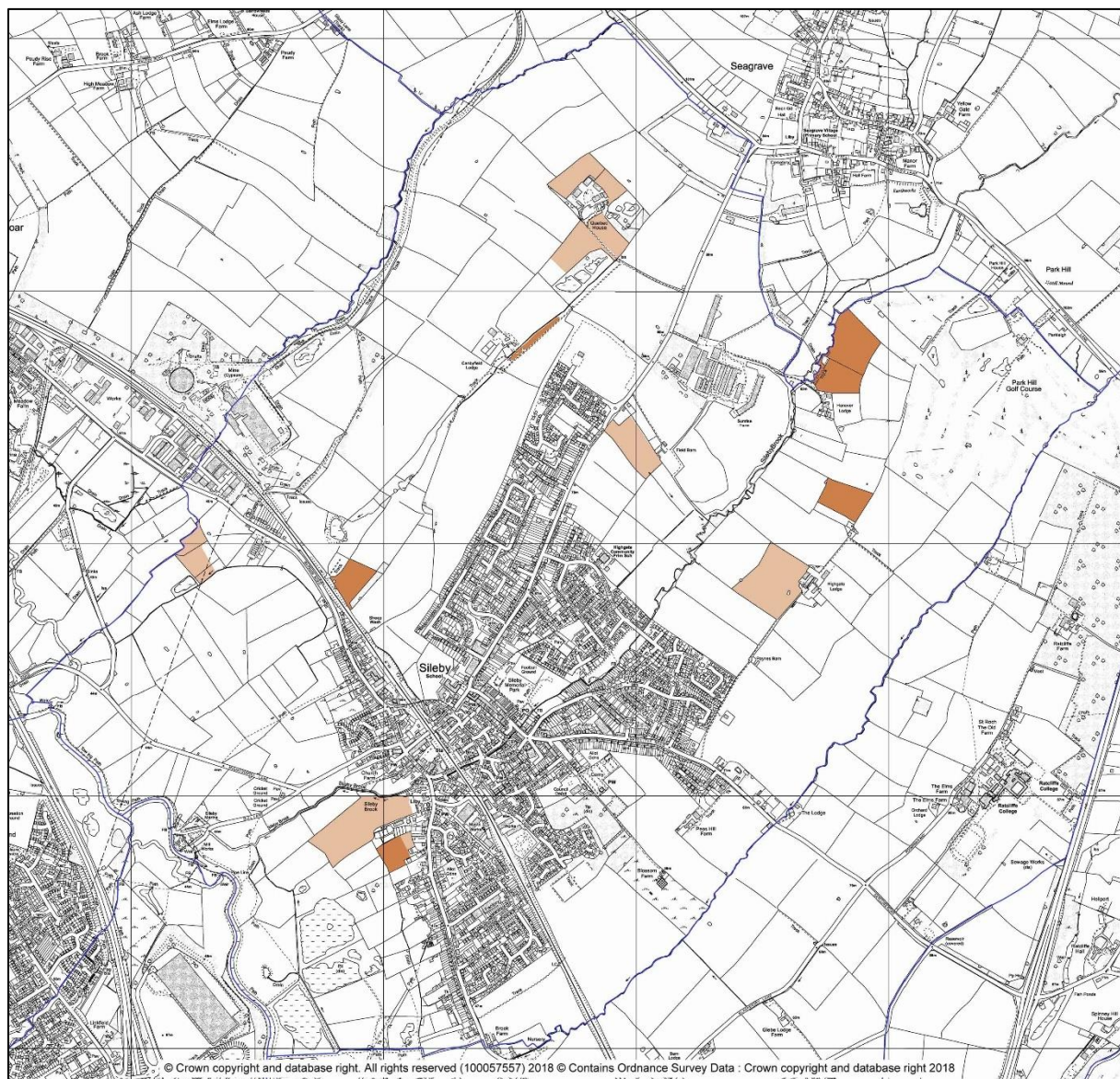
ploughing of the arable lands, using ox-teams and non-reversible ploughs, produced deep furrows with ridges between them. When these fields were

'Enclosed' – in Sileby's case in several stages, culminating in the Parliamentary Enclosure Award of 1760 – to be taken out of cultivation in favour of permanent grass for more profitable livestock, the ridges and furrows were 'fossilised' to form a record of a medieval way of village life. This ridge and



furrow then survived until the mid-20<sup>th</sup> century, when expansion of the village as a small industrial centre plus a combination of intensive arable production with sand and gravel quarrying resulted in the destruction of most of this feature of Sibley's history. In most English parishes the loss has been between 70% and 90% since 1950. In recognition of the threat to what still remained, English Heritage (now Historic England) instigated a mapping programme, beginning in 1995, and made recommendations for protection of ridge and furrow via the Planning system (see *Turning the Plough Update Assessment*, English Heritage, 2012). The situation in Sibley is that only 15 fields (23 ha, just 3.2% by area of the open land) still show any trace of ridge and furrow, and that of these only five have reasonably well-preserved features.

Figure 12: Surviving ridge and furrow in Sibley  
Dark brown: reasonably well-preserved; pale: visible but low relief features



Following Historic England's recommendation and practice, this Plan recognises all of these survivors as *non-designated heritage assets*. Every effort should be made to ensure that new development is located so that none of these few surviving areas is damaged or destroyed.



## POLICY ENV5: RIDGE AND FURROW

The areas of ridge and furrow earthworks mapped above (Figure 12) are local non-designated *heritage assets*.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided unless it is unavoidable to achieve sustainable development; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets and the significance of any loss or damage.

## General policies

### Biodiversity, hedges and habitat connectivity

Sileby's history and location means that, from an ecological point of view, it has only a small amount of the Plan Area available for wildlife. Of the (approximately) 925 hectares, 230 is housing, commercial and industrial development, 500 is intensively managed farmland, golf courses and other sports facilities, and 150 is floodplain (grazing meadows and open water). The latter includes areas of acknowledged county- and local-level biodiversity importance, but otherwise this is a parish with relatively few sites of biodiversity value. The community recognises three opportunities, in conformity with the letter and spirit of relevant sections of the *Wildlife & Countryside Act 1981*, the *Conservation of Species and Habitats Regulations 2010* and European Council Directive *92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*, for improving this situation:

- Conserving the remaining areas of natural and semi-natural habitat
- Welcoming local farmers' adoption of diversification, lower-intensity management regimes and Countryside Stewardship agreements
- Encouraging and taking part in biodiversity enhancement through habitat creation
- Protecting the wildlife corridor across the parish and through the built-up area provided by Sileby Brook

Policy ENV6 deals with biodiversity protection and enhancement, protection of the most ecologically significant hedgerows in the parish, and protection of habitat connectivity (wildlife corridor)

The Parish lies within Natural England *Natural Character Area 94 Leicestershire Vales*. The *Character Area Profile* for NCA 94 (which is a DEFRA guidance document for local Planning in England) includes the following *Statement of Environmental Opportunity*:

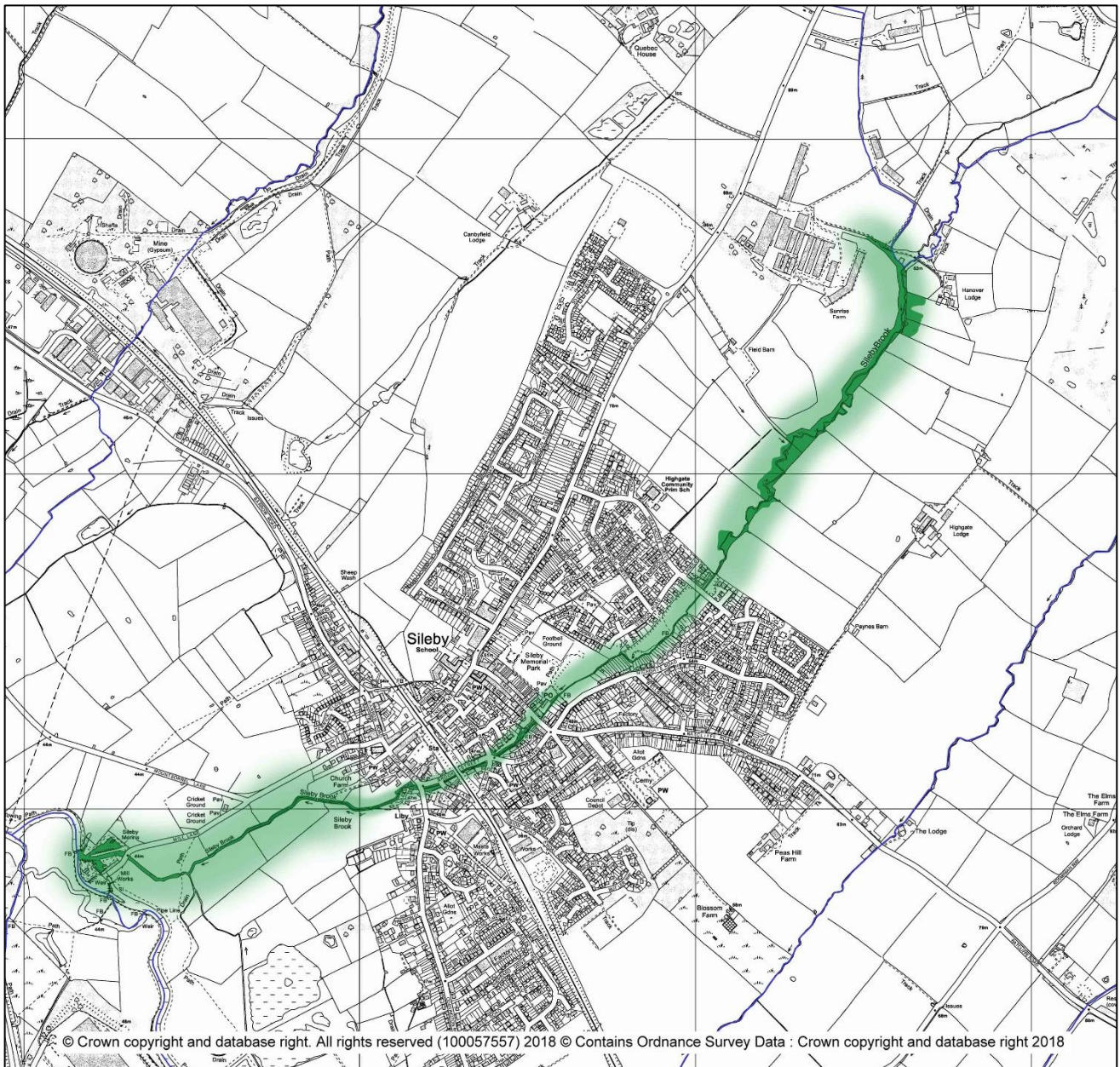
*Manage, conserve and enhance the woodlands, hedgerows, streams and rivers – particularly the river Soar [ ... ] – in both rural and urban areas, to enhance biodiversity and recreation opportunities; improve water quality, flow and availability; benefit soil quality; and limit soil erosion.*

As a response to this statement of opportunity, Community Action ENV 1 records a community aspiration to protect and enhance local biodiversity in the longer term, in ways that are not currently covered by site-specific planning policy and decisions. It is based on ecological data held by and





Figure 14: Wildlife corridor



## Important Views

Consultation during the Neighbourhood Plan's preparation identified a widely-held wish to protect what remains of Sileby's rural setting, and its relationship with the surrounding landscape, including its position in a narrow tributary valley, at the edge of the Leicestershire Wolds, overlooking the wide Soar valley.

One of the main ways in which residents expressed this wish was by describing a number of highly-valued views within and around the village and toward it from the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed that five of the described views were of high landscape value and were accessible from public spaces, roads or rights of way (below, figure 15).

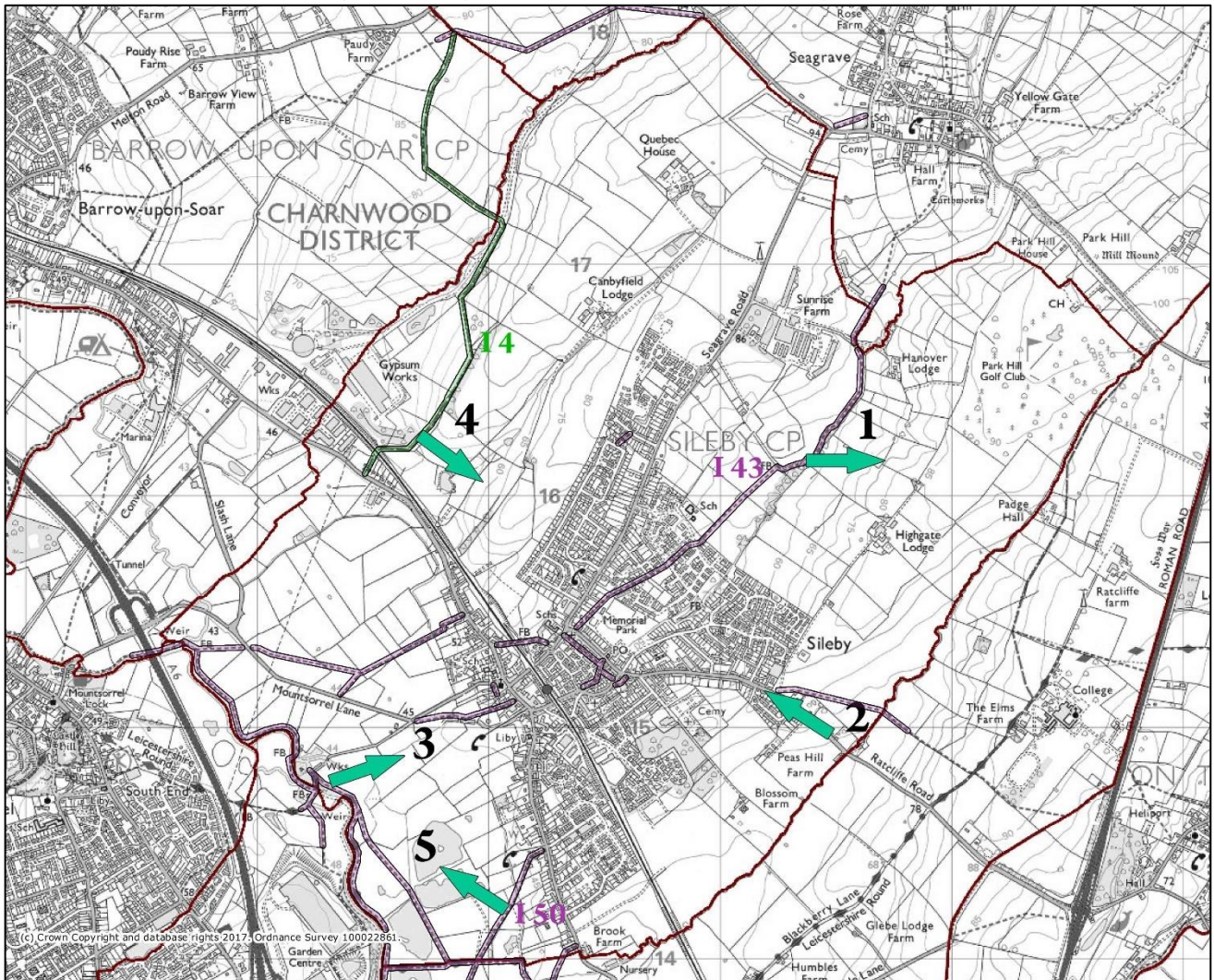
1. From footpath I 43 east across the wooded defile of Sileby Brook and up the hillside toward the



mainly pastoral fields surrounding Hanover and Highgate Lodges.

2. From the top of Peas Hill on Ratcliffe Road, northwest down the hill into Sileby village.
3. From Sileby Mill east toward Sileby village over the northern section of Cossington Meadows.
4. From bridleway I 4 on the valley-side spur in the area of good wildlife habitat beside the gypsum works, southeast over the picturesque valley leading from Canbyfield Lodge (this is the route of an ancient trackway).
5. From footpath I 50 northwest over Cossington Meadows nature reserve.

Figure 15: Important views. See text for descriptions



#### POLICY ENV7: PROTECTION OF IMPORTANT VIEWS

Development proposals must consider, assess and address, with mitigation where appropriate their impact on the important views listed below and illustrated in figure 15.

### Building for biodiversity

Residents in the Plan Area want their communities to play their part in the sustainable development of Charnwood Borough. As noted in the National Planning Policy Framework, Planning Authorities

should, through their policies, contribute as fully as possible to the aims of *Biodiversity 2020* DEFRA, 2011. New multiple housing development in Sileby should be designed to incorporate the current (at time of every Planning Application best practice standards and methods for biodiversity protection and enhancement.

#### POLICY ENV8: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT

Proposals for new development (two or more houses) should incorporate measures for the protection and enhancement of local biodiversity, as follows:

Where there is evidence of the significance of the location as a foraging area for bats, site and sports facility lighting should be switched off during 'curfew' hours between March and October, following best practice guidelines in *Bats and Lighting* (Leicestershire & Rutland Environmental Record Centre 2014). Maximum light spillage onto bat foraging corridors should be 1 lux.

Existing trees and hedges of ecological or amenity value on and immediately adjacent to new development sites should be retained and protected whenever possible. Where this is not demonstrably practicable, the developer should be requested by means of a planning condition or obligation to plant and maintain replacement trees and shrubs on at least a one for one basis. The replacement planting should be either on-site or in suitable locations within the plan area, using where practicable, native tree and shrub species that have been grown entirely within the UK.

Sustainable Drainage and landscaping schemes should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features.

Major developments will be required to provide a biodiversity net gain of at least 10%.

COMMUNITY ACTION ENV 1: BIODIVERSITY – The Parish Council/another delivery organisation in conjunction with other bodies will maintain the environmental inventory list of known sites of biodiversity interest prepared for this Plan.

The Parish Council/another delivery organisation will work with community groups, landowners, funding bodies and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land, and particularly to:

- Increase the quantity of suitable breeding and terrestrial habitat for great crested newts in the western part of the parish.
- Increase woodland cover in the eastern part of the parish.
- Create, improve and manage habitats adjacent to existing watercourses and local wildlife sites





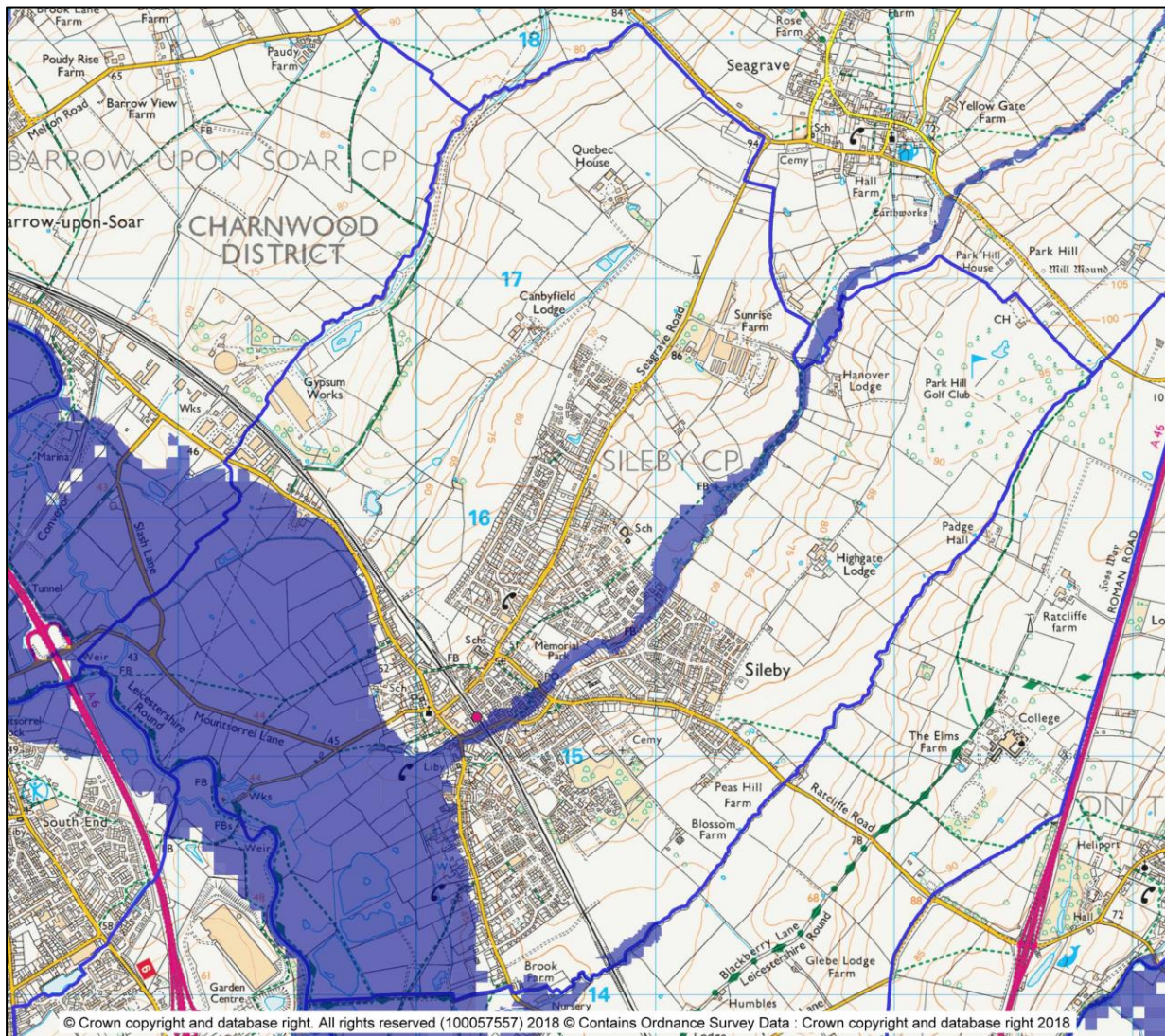


## Flood risk

The whole of the Soar valley, including the open countryside immediately adjacent to the Limits to Development specified in this Plan (see figure 2) is in flood risk zone 3, as is a narrow strip, including in the centre of the village, along the course of Sileby Brook. The village section of the latter benefitted from mitigation works by the Environment Agency in the early 2000s, but it is recognised that, as flood risk increases in response to the effects of climate change, further works (combined with re-wilding, upstream and in areas where flooding does not affect infrastructure or properties) will be necessary.

National regulations require the planning of new development to apply sequential and exception tests and to avoid areas of high flood risk (Zone 3). They also clarify the circumstances in which site-specific flood risk assessments may be required. Much of the development envisaged in the Neighbourhood Plan is likely to be on brownfield sites where high rates of run off are likely unless measures to mitigate them are included in the proposal.

Figure 17: High flood risk areas in Sileby





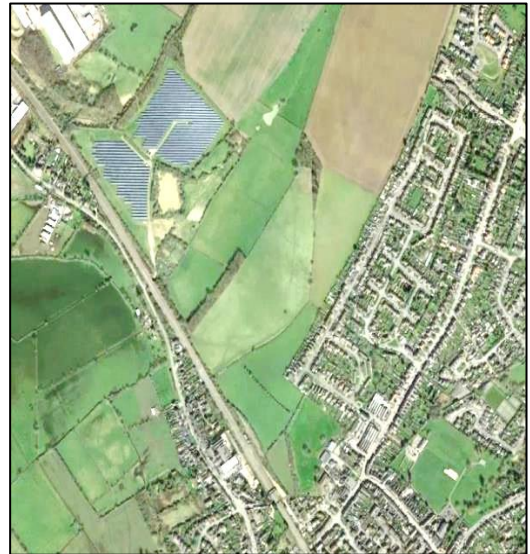
POLICY ENV10: FLOOD RISK AND BROWNFIELD SITES

Development proposals on brownfield sites should include measures to reduce the surface water run-off rates to as close to the pre-development (greenfield) rate as possible having regard to the viability of the development and the implications for sustainable development

## Renewable energy generation infrastructure

A large solar energy generation array already exists in the northwest of the Plan Area, and two large wind turbines are located within sight of many areas of the parish with extensive landscape viewpoints. Local opinion is that no further large-scale energy generation infrastructure should be required in the parish; moreover, it appears that there are few, if any, remaining locations where such developments would be technically practicable.

The following policy is in conformity with Charnwood Borough Council Local Plan (2011-2028) Policy CS 16, which supports renewable energy development ‘having regard to the impact on the ... landscape, biodiversity, the historic environment ... and other amenity considerations’, while ‘wind energy development [will only be permitted] if the site is in an area identified as suitable ... in a Neighbourhood Plan’.



Solar farm at the western edge of the Plan Area

POLICY ENV11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE

Proposals for small-scale renewable energy generation and energy storage facilities will be considered favourably, on their merits, providing that conditions regarding habitats and species, heritage assets, landscape character, noise and visual impact are in place

## D. Community Facilities and Amenities

Villagers place widespread importance on Sileby having its own range of affordable and accessible indoor and outdoor community facilities and amenities. There is a heightened desire to see village facilities and amenities protected, improved and new ones introduced to address supply and demand challenges that have resulted from the cumulative impact of rapid housing growth in the village, changing lifestyle needs, aspirations and technological advances.

Consultation findings from the village questionnaires overwhelmingly show widespread support for age specific facilities (76%), sports hall (65%) and to a slightly lesser degree (but which was identified as high priority by some sports clubs) an all-weather pitch (43%). This level of support is especially strong when considering that a portion of those responding will potentially not benefit from them directly.



Village concerns are consistently targeted at the piecemeal approach to village infrastructure by housing developer contributions, such as 1) small dispersed play areas rather than pooling developer contributions into a more major scheme, 2) formula-based contributions for minor extensions to existing infrastructure such as schools and GP surgeries as opposed to pooling developer contributions and other strategic investment into more visionary provision of a new school or health & wellbeing centre.



Often small design considerations to new places and the enhancement of existing places will lead to improved community environments and opportunities. Achieving as many of The Ten Principles of Active Design (see supporting information) will be welcomed, as these will optimise opportunities for active and healthy lifestyles.

A more satisfactory approach for delivering the needed and wanted future infrastructure in Sileby will be through joined up master planning between developers and statutory providers, involving extensive community engagement. A village community facilities options appraisal will be delivered to provide the local detail and preferred facility solution(s), guided by the Local Authority strategies for indoor and outdoor provision across the Charnwood borough, and the local sports profile covering insights on sports participation, facilities, health economic and demographics.

## Retention of Community Facilities

The important village requirements that are consistently highly prioritised in community consultations are: GP surgeries (97%), surrounding environment (91%), local schools and nurseries (84%), dog waste bins (51%), upkeep of significant buildings (77%) and library (70%).

Responses to community consultations offer a good insight into the concerns, aspirations and creative thinking of Sileby Parishioners.

### POLICY CF1: RETENTION OF COMMUNITY FACILITIES AND AMENITIES

Development leading to the loss of an existing community facility or which detrimentally impacts on the function and value of a facility to the community will not be supported unless it can be demonstrated that:

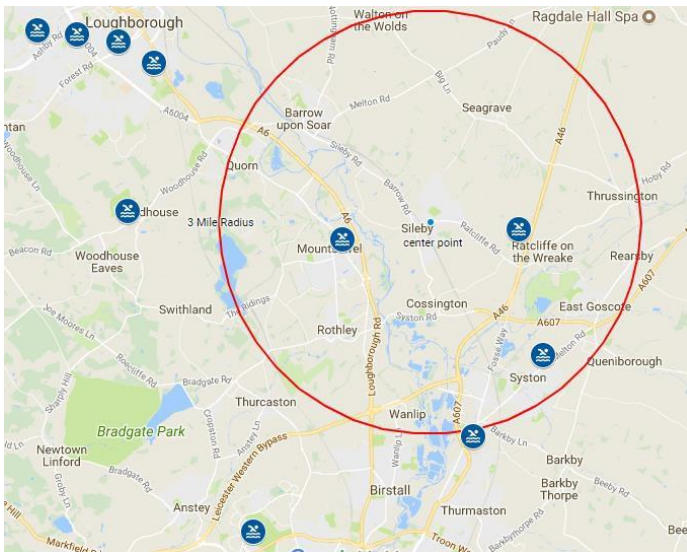
- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is no longer economically viable; or
- c) The proposal makes alternative provision for the relocation and wherever possible, enhancement of the existing community facility to an equally or more appropriate and accessible location within the village which complies with the other general policies of the Neighbourhood Plan.

Important existing facilities include: primary schools, the Community Centre, the Library, allotments and other significant community buildings.

## New and Improved Community Facilities

There is a wealth of ideas about developing more opportunities on the Memorial Park, parking solutions, leisure facilities, shops, opportunities for children and young people, public toilet facilities, public transport and community events. Every opportunity to widely consult and engage the community will be welcomed.





Through the improvement of community facilities, we want to encourage fit for purpose spaces for a wider range of groups and activities for all ages. The storing of equipment for all current activities at the community centre and Pavilion is limited. Although a swimming pool has historically been wanted by villagers, and in recent surveys has repeatedly been referred to, there exists an adequate supply of pools to meet demand pool within a 3-mile radius, at centres in both Syston and Mountsorrel.

The questionnaires sent out to residents, local clubs and community groups also highlighted the need for improved facilities, more availability and storage access. 76% of the respondents want more age-related facilities and the needs assessment survey will identify the age groups as lacking. This could be solved by the other need requested by 65% of respondents which was a Sports Hall, the benefits of investing in this type of building can expand the number of sports clubs to include hockey, 5 a side football, netball, basketball, dancing, gymnastics etc. The engagement evening that was had with members of the Guides confirmed that some children take part in numerous activities within other towns and villages similar and that there are even more that are unable to have the same access or opportunities. A sports hall can be complemented by having all weather pitches available, this was only supported by 43% of respondents but having a combined facility increases the capacity of the village for sports throughout the year and expands the types of activities and number of sessions for all demographics.

The village severely lacks in facilities that can support the needs of those with any form of disability and many of the buildings are not accessible. The theme group has assessed the limitations currently seen by the local GP's and advocate preventative forms of health care, having adequate sporting facilities will only serve to reduce the strain on health care and allow more members of the community to live happier and healthier lifestyles.

People with dementia are a large and growing group and their need for a clear and legible environment is generally consistent with the needs of other people with disabilities.

#### POLICY CF2: NEW AND IMPROVED COMMUNITY FACILITIES

Proposals that improve the quality and range of community facilities will be supported where the development:

- a) Meets the design criteria in policy G2;
- b) Will not result in unacceptable traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties
- c) Will not generate a need for additional parking which cannot be catered for within the

curtilage of the property;

- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle;
- e) Takes into account the needs of people living with both physical and mental disability. This includes people living with dementia.

Community Action CF 1 – The Parish Council/another delivery organisation will use the findings from the Village Needs Assessment for Community and Sports Facilities to negotiate with key stakeholders including CBC, Sport England and Parishioners to consider ways to address any shortcomings that are identified.

## Assets of Community Value

The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development. In addition, if an asset is 'Listed' the Parish Council or other community organisations will then be given the opportunity to bid to purchase the asset on behalf of the local community, if it comes up for sale on the open market.

The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future". The Localism Act states that "social interests" include cultural, recreational and sporting interests.

To date, no community facilities have been formally designated as Assets of Community Value. However, through the consultation process, a few community assets have been identified which are considered important for community life. The Parish Council therefore intends to use the mechanism of designating them as Assets of Community Value to further ensure that they are retained.

The inclusion of a specific policy in a Neighbourhood Plan with respect to Assets of Community Value provides the opportunity to give it formal recognition in the planning system. It ensures that the Listing' of an Asset of Community Value is a material consideration (i.e. it must be taken into account) when a planning application is being considered that may affect the Listed Asset.

### POLICY CF3: ASSETS OF COMMUNITY VALUE

Development that would result in the loss of or has a significant adverse effect on a designated asset of community value will not be permitted unless in special circumstances, such as the asset is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that it is not viable or is no longer needed.

## Schools

Sileby has two Primary Schools (Redlands Primary School and Highgate Primary School) and a small specialist College (Homefield College) that supports individuals with Learning disabilities. Both Primary schools have relatively new Headteachers who are bringing bold and progressive changes to the schools and looking to work more collaboratively for the benefit of students of Sileby. The schools are the only secure community infrastructures where resources for sports and creative arts can preside. Each Primary school is expanding its services and will achieve a maximum capacity of 420 pupils and doing so will require further investment in order to provide the high level of quality education our children deserve in Sileby.

The Neighbourhood Plan encourages the opening up of school sports facilities to the wider community, when they are not required by the school, by a Community Use Agreement to be a planning condition attached to any successful planning application for school expansion or replacement.

### POLICY CF4: SCHOOLS

Proposals for the expansion of existing schools in the village are supported where it can be demonstrated that:

- a) It would have appropriate vehicular access, and does not taking, account of appropriate mitigation measures, have a severe impact upon traffic circulation;
- b) It would not result in an unacceptable loss of recreational space available to the school; and
- c) The development would not result in an unacceptable loss of amenity to residents or other adjacent users.

Proposals for the creation of a new school would be supported where it can be demonstrated that the development:

- a) Would be safely accessible for pedestrians and cyclists, and is well related to bus routes and/or there is adequate provision for waiting school buses to park;
- b) Has appropriate vehicular access, and does not taking, account of appropriate mitigation measures, have a severe impact upon traffic circulation; and
- d) Would not result in an unacceptable loss of open space, amenity to residents or other adjacent users.
- e) The use of a Community Use Agreement will be required to prevent facilities being underused and to help ensure a viable and sustainable business model over the longer term.

Community Action CF 2: The Parish Council/another delivery organisation will continue the dialogue with both schools to discuss what facilities that they are able to accommodate if the village is



identified to be lacking certain facilities or services from feedback on the Village needs appraisal.

## Health and Wellbeing

Currently Sileby has two Medical Centres and the equivalent of less than 4 full time GP's between them. Both practices are situated in buildings in locations where they have restricted planning. Generally, Residents of Sileby are very satisfied with the level of service provided, however there are already legitimate concerns over appointments and availability of GPs.

The first purpose-built health centre was The Banks Surgery built in 1979 and extended in 1984. Highgate surgery was built in 1998 to cope with a further increase in the population to 6,805 in 1991 when life expectancy was 73.7.

The population of Sileby is now 10,000 people with a life expectancy of 80+ and yet there has been no increase in the number of GPs or provision of additional premises to cope with the growing population number or the demands of complex medical conditions being cared for in the community (ref 3). The demands of technological advances i.e. Skype consultations, increased telephone consultations, advances in screening requirements or the predicted increased life expectancy of the patient population will also impact on future healthcare provision and will need to be accommodated in any future planning (ref 4).

### POLICY CF5: HEALTH AND WELLBEING

Proposals for additional GP premises that increase the accessibility of health and wellbeing services for residents living in Sileby will be supported providing that the development:

- a) Would not lead to an unacceptable impact on highway safety or the free flow of traffic, taking account of any mitigation measures and would not cause unacceptable disturbance to residential amenity in terms of noise, fumes or other disturbance; and
- b) Will include adequate parking provision.

Community Action CF 3: Discussions with CBC & CCG around brand-new medical centre to provide more preventative services locally, due to restrictions on current medical centres ability to increase capacity. (See supporting information).

The Parish Council/another delivery organisation will continue the dialogue with the existing Medical Centres to ensure Sileby residents have access to 'Care Closer to Home' (reference: <https://www.gov.uk/guidance/moving-healthcare-closer-to-home>) and provide more high-quality services within their current infrastructure.

The Parish Council/another delivery organisation will arrange meetings with Key Stakeholders to propose and agree potential solutions for the lack of flexibility the current infrastructure has and its impact on providing high quality of healthcare services for the next 70 years.

The Parish Council/another delivery organisation will meet with the Pharmacy providers within the village to discuss service provision matters identified by residents with a view to improving existing services including technological advances to meet future demands.

## Parks and Play Areas

Sileby has three smaller children's parks and one larger Memorial park. The Memorial park currently has a recently extended skatepark, mini enclosed basketball court and is currently used as a pitch for five a side football by the Sileby Juniors. This space is widely under used particularly the open space as it is prone to flooding. Through consultation with the village it was identified that Sileby would benefit from an all-weather pitch supported by 76% and a sports hall supported by 65%. The current Pavilion is used by the local college and the junior football team. A current space which is under used. After conversations with the schools they were interested in wanting to enable their students to access community sports facilities including fields and areas for forest school.

The results of the questionnaire demonstrated that 76% felt that age related facilities for under 12's at parks was important. In the comments of the survey villagers also felt that there was not provision for older children. After surveying the local parks, the age range of facilities Sileby doesn't cater for are the 8-11 and 12-16 age brackets. Consultation identified that enhancement of the play parks was strongly supported, and additional play equipment would be welcomed.

Community Action CF 4: The Parish Council/another delivery organisation will task the Parks working group to seek support towards utilising the full potential of the Sileby's Parks for the benefit of all demographics.

## Noisy Sports

The Parish is popular for sporting and recreational activities. The vast majority of these activities can be undertaken in the Parish without issue. There have been some concerns that the enjoyment and the quality of the countryside and in some instances residential amenity can be spoilt by noise and other disturbance from some sporting and recreational activities where for example they involve (though not exclusively) loud team sports activities and gun sports – often known as 'noisy sports'. It is important that such noise generating sports are situated in appropriate locations and designed, so that they do not affect noise sensitive development, unless the noise impact can be minimised to an acceptable level.

### POLICY CF6: NOISY SPORTS

Proposals for the permanent use of land for noisy sport will be supported provided that:

- a) Their noise impact on noise sensitive development or areas valued for their tranquillity can be adequately mitigated through a scheme of noise mitigation measures; and
- b) They would not result in excessive noise levels at the boundaries of noise sensitive development.

## E. Transport and Road Safety

### Parking

#### Village Centre Parking Problems

Sileby continues to suffer from a shortage of vehicle parking spaces in the village centre. The NP consultation surveys and questionnaires highlight that the lack of car parking is of major concern to residents. Two thirds of questionnaire respondents expressed concerns about off-street or on-street car parking.



The King Street carpark is well established and provides suitable access and good connections to the village centre. It is predominantly owned and managed by Charnwood Borough Council and provides free parking for 93 spaces; 5 of which are designated as disabled parking spaces. A survey conducted by the NP Transport Theme Group showed that during most weekdays the King Street carpark will be full; with peak occupancy tending to coincide with play group start and finish times.

Also, the Transport Theme Group survey shows that business owners believe they are losing significant business because centre parking is difficult and unpredictable. Further the survey indicates that typically 15 of the 55 all day parking spaces are occupied by train users, who take advantage of the free car parking. This causes frustration to residents and businesses in the village centre. That said, many village centre business owners and their employees use this car park for long stay parking; from our theme group survey we observed that typically 41 cars belonging to centre businesses.

Additionally, the King Street carpark has a variety of other long and short duration users; including clients of the shops, hair and beauty salons, takeaways, nurseries, The Horse and Trumpet, Sileby Liberal and Working Men's Club, The Green Place, Sileby Community Centre, St Mary's Church, offices and The Banks Doctors' surgery, as well as residents of the flats above the businesses. As Sileby has a range of shops, people from the nearby villages (particularly Cossington, Seagrave, Walton on the Wolds, Wymeswold and Burton on the Wolds) use these facilities where they are not available in their own village.

In theory the Pavilion carpark has some potential to solve Sileby car parking problems. This park has 43 spaces and is owned and administered by the Sileby Parish Council. However, it is consistently identified as being underutilised because (1) it is located approximately 650m from the centre of the village and (2) it only opens during day light as it is unlit. Consequently, many potential users tend not to consider this a public car park suitable for short stay, village centre access.

A report commissioned by CBC in 2015 recommended that an additional 10-20 spaces of village centre car parking will need to be provided by 2025. This forecast was made by anticipating strategic

growth in the Borough in line with the current CBC Core Strategy (2011- 2028) and the Regulation 19 Local Plan. However, by first quarter 2018 the then planned housing development for Sileby had already exceeded the 2025 CBC strategic target of at least 3,000 new dwellings across the Borough. Indeed, since April 2014 planning consents for Sileby alone have been granted for an additional 496 dwellings. What is more, ongoing updating of the CBC strategy may well necessitate further new houses within the Borough by 2035; and this almost certainly will lead to more vehicles and greater parking needs near to the village centre.

Increased demand for Sileby car parking will also be influenced by other new developments situated at the edge of the village, consequent upon residents from outlying villages (Quorn, Mountsorrel, Cossington, Seagrave, Walton and Rothley) accessing the Sileby shops and business and using the train station for access to Leicester, Loughborough and other destinations. In addition, possible impacts on Sileby of the major Leicester City Football Club development proposal at Park Hill Seagrave, are not yet known, although it is acknowledged that the club are taking these issues into account through their transport assessment.

In summary therefore: the status quo on parking in Sileby is highly troublesome and this has raised significant concerns to the Parish Council. This inadequate parking situation is set to become far worse in the wake of new housing and business development planned, both for Sileby and other nearby sections of the Soar valley. In this challenging climate of housing growth, the NP Transport Theme Group have considered multiple stages of car park improvement, namely with potential to address (A) the current lack of suitable parking spaces and (B) stages of additional vehicle use that will naturally follow planned stages of CBC housing and business development

The Neighbourhood Plan supports the recommendations of the Charnwood Borough Council Car Park Deliverability Report for the provision of an additional 10 parking for the King Street carpark following removal of the current public toilets and the recycling area; thereby introducing a new element of short stay spaces along with a ticketing machine to assist with enforcement. In tandem we support the recommendation for improved lighting, security and signage for the Pavilion carpark on Seagrave Road as a secondary long stay car park; also, thereby increasing its availability via 24-hour opening. Subsequently, as the demand for additional spaces grows over time, we recommend that the Pavilion carpark should provide additional car parking targeted at long stay spaces, well suited to commuters. This recommendation is based upon the fact that there is sufficient land to the north-east of the Pavilion site to extend Sileby vehicle parking to accommodate on going population growth as new housing developments come on stream and conditional on the availability of s106 monies (£88,000) allocated from the Peashill Development.

Local businesses have indicated their support for this proposal, and also promise to support the imposition of a maximum stay of 4 hours to allow for appointments. Business owners also support our proposal of a 'scheme of permit parking for businesses' along with our proposed 'ticketing of short stay parking'.

**POLICY T1: PUBLIC CAR PARKING** The extension and improvement of existing off-street car parks to provide additional spaces and cycle parking to serve the Village Centre will be supported. The

loss of Village Centre car parking will not be supported unless it is replaced by equivalent or better car parking provision in terms of quality, quantity and location.

New developments within the limits to development are to incorporate additional car parking spaces in accordance with the LCC Highways standards for residential and commercial development

The following Community Actions will be pursued in support of improved off-road car parking provision in Sileby:

Community Action CF5: The Parish Council/another delivery organisation will work with LCC/CBC Car Parking to carry out the following improvements to the King Street Car Park: the marking of at least 50 short stay parking spaces; enforcement of short stay parking; support for allocated permit parking for central village businesses and to improve signage for additional car parking spaces at The Pavilion Car Park.

Community Action CF6: The Parish Council/another delivery organisation will work with LCC/CBC to deliver 24-hour parking at The Pavilion Car Park; improve access; lighting, safety and surveillance of the Pavilion Car Park.

Community Action CF7: The Parish Council/another delivery organisation will work with CBC, LCCHA and East Midlands Railways to monitor on-going car parking demands and assess future needs.

## Sileby Roads and Traffic issues

Sileby's principal road system is formed around and within 5 Radial roads and a central square of 4 streets. These carriageways are all about 7 metres wide except for the busiest, 30-metre-long section, which is only 5.6 metres wide (More of this later). All the radial roads and three of the central streets are beset with permitted on-street parking which reduces the carriageway to single vehicle width, and which causes annoyance to villagers and motorists alike. Seagrave and Cossington roads and Swan Street suffer the most from this with several parking sections extending for over 100 metres without any cleared passing spaces. Most of the on-street parking is unavoidable as housing there is generally terraced and/or with no garage or off-street space. There is often room on the other side of Seagrave and Cossington roads to put inset parking space which could partly alleviate the issues.

The most difficult part of the road system and in effect the "Choke" of the village however is the 30-metre section of road, only 5.6 to 5.9 metres in width, at the meeting of High Street and Barrow Road and between their junctions with King Street and Mountsorrel Lane. All traffic from South and East Sileby which is travelling North, together with traffic from villages to the East of Sileby (Ratcliffe on the Wreake, East Goscote, Rearsby, Thrussington, Cossington, etc) going towards Barrow upon Soar, Mountsorrel and Loughborough must also use this section.

The geometry of the junctions also causes extreme difficulties and danger. A driver on King Street or Mountsorrel lane cannot see any traffic on High Street or Barrow road until he/she is at the front of the queue. (thus forming enforced stop-start for each vehicle in the queue). A driver on King street,

wishing to turn right onto Barrow road, can only estimate safety by seeing if there is no reflection of a vehicle in a window further down High street.

There are often near accidents at these two junctions. However, traffic realises it has to move slowly ...2 cars can pass each other with care but HGVs and Busses can only go through singly and cars do not often risk trying to pass them. Rush hour traffic is in excess of 850 vehicles per hour and is divided between 12 routes through the junctions, 10 of which are conflicting movements.

Pedestrians also have difficulty crossing any roads in this section and during rush hours do so largely by courtesy of drivers. For children it is too dangerous. Wheelchair users cannot use the footpath on this section.

Queues in 2018 on King Street in the morning rush hour extended to 29 vehicles and the tail vehicle took five and a half minutes to clear the junction. On Mountsorrel Lane, queues in the evening rush hour were up to 30 vehicles long but it is more difficult to assign delay to the junction as there is also a Traffic Calming system about 150m before the junction with priority to vehicles leaving the village.

This situation is going to get worse with an additional c600 houses built, building or already planned since 2018. There is no simple solution as even if the road section could be widened (difficult as it involves clearing consecrated ground), the corners out of King street and Mountsorrel lane would remain just as difficult and dangerous.



The one ameliorating action would be to install traffic lights at the junctions. These need only function between 7.00 and 9.00am and 4.00 and 6.00pm They should be movement sensitive to be aware of no vehicles waiting and be paired so that the Southern pair follow each other, thus minimising the need for delay in follow-on traffic. Similarly, the Northern pair. These would speed the movement of all vehicles in the queue as they could follow each other out of the junction without looking to see if the road is safe to access.

LCC/HA is aware of the capacity issues at the Choke but is limited from installing traffic lights/control systems unless vehicle accidents occur too frequently.

There are several other locations with significant capacity issues:

- a. Heathcote Drive at the East end
- b. Finsbury avenue at junction with Ratcliffe road  
(Both caused by cars parked continually up to the junctions)
- c. Cemetery Road, where significant additional houses are under construction.



Road flooding is also a major issue through this Choke. When Slash Lane is closed, there is a regular, though limited increase in traffic, but when the road at Rothley and Mountsorrel Lane is closed, traffic queues may build back into Sileby from Barrow road bridge.

Heathcote Drive/Highgate Road (picture right): the Junction of Heathcote Drive and Highgate Road is complicated by the fact that Heathcote is only c6m wide at this point for about 100 metres and has on street parking right up to the junction on the North side. This is further aggravated by the fact that busses turning from Highgate Road into Heathcote Drive have to swing out in Highgate to negotiate the entry into Heathcote. If they have to wait for traffic coming towards them out of Heathcote and this traffic wishes to turn South onto Highgate road, that traffic will be unable to pass the rear of the bus as that is now obstructing their way past it, thus causing a perfect blockage. The bus stop at this point is about 30 yards into Heathcote and thus further traffic movement is prevented until the bus has moved on.



Finsbury Avenue at junction with Ratcliffe Road (picture left): Finsbury Avenue has become a short-cut for vehicles wanting to leave the village from the Heathcote Avenue area to access the Fosse (A46) for journeys into Leicester, to the M1 and M69 and to the northeast. The Avenue is only c5m wide along its whole length and on street parking is permitted and is routine. If more than two vehicles are exiting Finsbury onto Ratcliffe and a car wants to turn into Finsbury from Ratcliffe, the latter normally has to wait till the Finsbury vehicles have exited.... In the evening rush hour a queue can quickly build up coming down (westwards) Ratcliffe until the delay is cleared. This queue can be a bit dangerous as vehicles coming over the brow of the hill on Ratcliffe Road have short notice of the stationary vehicles. An amelioration could be that Finsbury Avenue is made One-Way, Southbound onto Ratcliffe Road and Wellbrook Avenue is made One-Way, Northbound from Ratcliffe Road through to Highgate Road

Cemetery Road - Here the number of houses is about to double and what is slightly restrictive at the moment is bound to become more so. The junction of Cemetery Road and Avenue Road is becoming blocked by cars parking on both sides of the corner onto Avenue Road. This makes pedestrian crossing difficult and even a White Van Man has difficulty in negotiating the junction. "No Parking" restrictions are needed on this junction.

Policy T2: Highway Safety - With particular regard to the highway network of the Parish and the need to minimise any increase in vehicular traffic, all housing and commercial development must

be located so as to minimise additional traffic generation and movement through the Village.

The following Community Actions will be pursued in support of improving the road network in Sileby:

Community Action CF8: The Parish Council/another delivery organisation will work with LCC/HA and LCC/CBC to devise and implement improved on-street parking schemes which reduce the obstructions to traffic flows through the Sileby road network.

Community Action CF9: The Parish Council/another delivery organisation to work with LCC/HA to provide in-set parking spaces on Cossington Road and Seagrave Road

Community Action CF10: The Parish Council/another delivery organisation will work with CBC to ensure that restricted parking zones are enforced and the problem of 'on-pavement parking' is addressed.

Community Action CF11: The Parish Council/another delivery organisation LCC and CBC ensure increased enforcement of parking restrictions.

Community Action CF12: The Parish Council/another delivery organisation, Charnwood Borough Council, Leicestershire County Council and local business should work together to encourage residents and employees out of their cars by using the footpaths and cycle ways and be more proactive in promoting their use, including promoting more cycle parking facilities

Community Action CF13: The Parish Council/another delivery organisation will undertake further surveys, including specific junction modelling, and will use the information gained to assess the impact of future development and potential mitigations.

Community Action CF14: The Parish Council/another delivery organisation will liaise with the Leicestershire County Council Highways Department to consider the reduction of speed limits on King Street, Heathcote Drive and Swan Street and the provision of parking restrictions in the area of the Schools, alongside identifying alternative ways of bringing children into school.

## Rail

Sileby railway station is located on the Midland Mainline between Leicester and Loughborough. The station was reopened in 1994 as part of phase one of the Ivanhoe Line. The station is served Monday to Saturday by East Midlands Railways who operate local services from Leicester to Nottingham and Lincoln via Loughborough. There is no Sunday service. The last train out of Leicester is at 22.51 Mondays to Fridays. Annual rail passenger usage has increased significantly over recent years – increasing in Sileby from 74,769 in 2005/6 to 127,642 in 2018/19. This has shrunk to 28,462 in 2020/21 with Covid impact. (Network Rail figures). The service is used by school children to access secondary education at Barrow upon Soar and Tertiary students in Loughborough. The train service is used by residents from other villages in the Soar valley who take advantage of the free car parking available in the adjacent car park.

The station has a ticket purchasing machine. Rail travellers make extensive use of the other spaces in this car park. The station is only accessible by many steps, so it is unsuitable for people with mobility problems.

The questionnaire survey invited residents to identify measures that would encourage greater use of local rail services.

#### POLICY T3: SILEBY RAILWAY STATION

Improvements to off-street car parking, access and facilities at Sileby Railway Station are supported.

The following Community Actions will be pursued in support of improving the railway service in Sileby:

Community Action CF15: The Parish Council/another delivery organisation will work with East Midlands Railways Community Rail Team to ensure the available funding for secure cycle parking for Sileby Station.

Community Action CF16: The Parish Council/another delivery organisation and Leicestershire County Council will work with Community Rail Team to improve the station appearance, possible addition of lighting under the bridge on King Street and on the High Bridge Public Footpath.

Community Action CF17: The Parish Council/another delivery organisation, MP, Leicestershire County Council and community groups will lobby for a late extension on a Saturday and a Sunday service at the next consultation.

### Bus Service

The village is served by the Kinch Bus Number 2 route linking the village to Cossington, Barrow on Soar, Quorn, Loughborough, Birstall and Leicester. This was a 30-minute interval, Monday to Saturday daytime service and buses run hourly during the evenings, Sundays and Bank Holidays. Currently, with the impact of Covid, the service is generally hourly. The last bus at night departs both Leicester and Loughborough at c11.05pm. Roberts coaches operates the no 27 service approximately every 75 minutes linking the village to Loughborough, Walton and Seagrave, Monday to Saturday daytime. (One morning and one evening service extends to Mountsorrel, Rothley, Syston and Thurmaston) The service is sparsely used at the Sileby end, is fully subsidised by Leicestershire County Council and its long-term future is uncertain.

Our survey shows a fairly high level of usage of the Kinch 2 service, including use by schoolchildren to access secondary education in Barrow on Soar, Quorn and Loughborough. It also showed that people would like to see more frequent and cheaper bus services with improved shelters and service information. Some would like to see the bus stops being better located with routes extended to serve the new outlying Sileby estates and Loughborough University and College. There are suggestions for a late-night service link to the Skylink Service.

**POLICY T4: BUS TRANSPORT** - Where appropriate, development proposals shall include layouts that provide safe and convenient routes for walking and cycling and access to public transport that connect to other developments and to key destinations such as the village centre, GP surgery and schools.

The following Community Action will be pursued in support of improving the bus service:

Community Action CF18: The Parish Council/another delivery organisation will liaise with Leicestershire County Council Highways Authority and transport operators to maintain the current level of bus services and to encourage better availability and promotion of public transport in the evenings and at weekends.

## Walking and Cycling

Feedback from the questionnaire indicated that 70% of respondents considered the existing footpath provision in the village was adequate. A quarter of the survey respondents walk to work.

The village centre is criss-crossed with jitties running between roads. These are narrow in places and poorly lit. Pavements in the village centre also vary in width with narrow areas around the village centre at King Street junction and Brook Street junction with the High Street.

The bridleway from Barrow Road Sileby to Waltham on the Wolds provides a good link with the Wolds villages to the north and west but relies on use of existing congested roads to connect with a circular route.

The Grand Union Canal towpath is underutilised as a connective route to Mountsorrel or Cossington and the national cycle route.

There are good opportunities in Sileby to make walking and cycling more attractive alternatives to the car and link into the existing cycle routes linking Leicester and Loughborough.

There are concerns about cycle safety on the links to Mountsorrel and Quorn where the road is narrow and unlit and Barrow Road which is also narrow and subject to speeding motorists.

The Neighbourhood Plan will promote, encourage and support sustainable modes of transport through the maintenance, upgrading and, where appropriate, creation of new footpaths and cycleways that extend and enhance the existing networks.

## POLICY T5: WALKING AND CYCLING

New development should retain, and where appropriate incorporate, linkages to the Public Rights of Way network and key destinations such as the village centre, GP Surgeries, leisure facilities and neighbouring villages.

The following Community Actions will be pursued in support of improving walking and cycling in Sileby:

Community Action CF19: Working with SuSTRANS, Leicestershire County Council and Charnwood Borough Council, the Parish Council/another delivery organisation will seek to improve the provision for off-carriageway cycling and cycle parking in appropriate locations.

Community Action CF20: The Parish Council/another delivery organisation will pursue the Leicestershire County Council and Charnwood Borough Council to ensure that public footpaths and pavements are well maintained, have adequate drainage and are well lit.

Community Action CF21: The Parish Council/another delivery organisation in conjunction with Leicestershire County Council and Charnwood Borough Council to improve directional signage for pedestrian routes within the village

## Canal



The Soar River and Grand Union Canal have provided links between the industrial areas and the centres of commerce but now are used mainly for recreation. The close proximity of the river to Sileby regularly causes the major routes serving the village to flood. Boat hire from the Sileby Mill provides water transport and recreational opportunities. The old towpath links the neighbouring villages of Cossington and Mountsorrel.

### POLICY T6: CANAL

Development proposals affecting the biodiversity, historic heritage or setting of the canal will be required to protect or enhance those features. Developers will be required to support the objectives of the river Soar & Grand Union Canal Strategy and any related community initiatives.

The following Community Action will be pursued in support of improving Canal in Sileby:

Community Action CF22: Working with SuSTRANS, Leicestershire County Council and Charnwood Borough Council, the Parish Council/another delivery organisation will seek to improve the towpath connectivity to the Soar Valley, Loughborough and Leicester even in flood conditions.

The range of evidence relating to transport studies is available on the neighbourhood plan evidence webpage.







## F. Business and Employment

### Existing and New Employment

Sileby is a semi-rural parish with limited employment opportunities and close to the significant employment centre of Loughborough and the cities of Leicester, Nottingham and Derby.

Supporting the economy through growth of small businesses in the Parish is therefore an important theme of the Neighbourhood Plan. Respondents to the questionnaire felt that any new business should be in keeping with and not in detriment to the rural, traditionally industrial and residential nature of the Parish.

As small businesses and start-ups expand, they will need space that can only be found elsewhere. In the Questionnaire, 81% of respondents were in favour of affordable premises for start-ups and 65% of respondents were in favour of a small business park or new office units which would include shared office facilities and resources through which a small number of local employment opportunities would be created. Cost-effective centralised facilities located outside the residential area, would reduce any conflict between business activity and residential housing.

#### POLICY E1: EMPLOYMENT

Development proposals for new employment related development or the expansion of existing employment uses will be supported where it can be demonstrated that it will not generate unacceptable impacts (including noise, fumes, smell and vehicular movements); they respect and are compatible with the local character and surrounding uses and where appropriate protect residential amenity.

Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be permitted unless:

- a) It can be demonstrated that the site or building is not viable for employment uses and has been marketed for this purpose at a price which reflects the market value for at least a year; or
- b) In the case of sites identified for housing in Policy H1, there is a demonstrable need for housing which outweighs the value of the sites for employment purposes, or the existing employment uses can be satisfactorily relocated.

### Farm Diversification

There are several working farms in the Parish, managed directly or farmed on a contract basis. Given potential challenges facing the agricultural economy, the Neighbourhood Plan will seek to support farming businesses within the Parish as they are considered essential to maintaining a balanced and vibrant rural community.

The conversion of farm buildings can enable diversification through sustainable re-use to provide opportunities for new businesses which can generate income and offer employment opportunities for local people. Subject to the proper consideration of residential amenity, visual impact on the countryside, heritage, environmental and highway safety issues, Neighbourhood Plan policies will support farm businesses by:

- Promoting a sustainable farming and rural economy in Sileby Parish;
- Promoting the diversification of rural businesses;
- Encouraging businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish;
- Maintaining and enhancing the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.



#### POLICY E2: FARM DIVERSIFICATION

The re-use, conversion and adaptation of rural buildings and the construction of well-designed new buildings for commercial use will be supported where:

- a) The use proposed is appropriate to the rural location and respects the local character of the surrounding area;
- b) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- c) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- d) There is no significant adverse impact on neighbours – e.g. through noise, light or other pollution, increased traffic levels or flood risk

## Homeworking

The benefit of supporting home working is that it helps to promote local employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish. However, people may not have a suitable space within their home from which to run a business, or they may wish to distinctly separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported to maximize the opportunities for entrepreneurial activity and employment in Sileby Parish.

### POLICY E3: HOMEWORKING

Proposals for the use of part of a dwelling for office and/or light industrial uses, and for the erection of small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

## Broadband Infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement for commonly adopted and effective working practices. The internet is driving business innovation and growth, helping people access services, opening up new opportunities for learning and defining the way businesses interact with and between their employees, with their customers and with their suppliers.

This is particularly important in rural settings such as Sileby where better broadband will enable home working, reduce dependence on the car, enable small businesses to operate efficiently and compete effectively in their markets, improve access to an increasing number of on-line applications and services provided by the public and private sector to help to reduce social exclusion. It is also important for the successful functioning of the schools and health facilities.

The 2011 Census highlights how people are working differently to a generation ago.

In Sileby Parish only 2.4% of people work from home compared to 3.2% across the Borough. This demonstrates the shortcomings of the current level of service. Conversely, 8.5% are self-employed, higher than district levels (6.4%). This community needs to have access to the highest levels of

connectivity. The need for high-speed broadband to serve Sileby is therefore very important.

#### POLICY E4: BROADBAND INFRASTRUCTURE

Proposals to provide access to a super-fast broadband service for new development (of at least 30mbps) and to improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape

## Tourism and Visitor Economy

**Services:** Sileby has emerging tourist services throughout the village. Sileby Mill and Boat Yard based on the River Soar and Grand Union Canal offer narrow boat hire. A café operates at the mill yard during the summer months. Sileby has takeaway restaurants and serves the wider area. In recent years three additional cafes have opened in the village centre and the existing café has been refurbished, all are proving popular with residents. There are five local pubs, The Swan, The Freetrade, The Horse and Trumpet, Sileby Working Men's Club and Sileby Cons Club.

**Attractions:** Over the past few years a vibrant music scene has emerged in Sileby, which includes The Sileby Summer Jam Weekend, Sileby Winter Jam and Music at The Green Place. The Green Place also provides open-air film nights, craft weekends and children's themed weekend and holiday events. Historically Sileby was renowned for its Gala Day when local organisations and businesses prepared floats that toured the streets and congregated on the Memorial Park. In recent years the Gala has been revived but has struggled to take off due to Committee capacity. The bonfire night celebrations hosted by Sileby Cricket Club and Redlands School are very popular local events and draw large crowds.

There are many local tourist attractions within ten miles of the village, including the National Space Centre and Richard III Visitor Centre in Leicester, Bradgate Park, Beacon Hill and Swithland Woods in Charnwood Forest. The only National Trust property in Leicestershire is located at Stoneywell. The Great Central Railway is the premium tourist attraction in the locality (see Go Leics). The stations at Loughborough and Quorn, are accessible from Sileby using public transport. Additional heritage attractions include Mountsorrel Railway Project and the proposed National Railway Museum attraction on the Great Central Line at Birstall. Leicester festivals such as Diwali are easily accessible from Sileby using public transport. Nottingham and Newark are 30minutes away by car and can also be reached by rail. Loughborough is promoting tourism with recent events including the Edible Forest Festival and Loughborough Arts Event.

**Limited Accommodation for Tourists:** There is limited official accommodation in Sileby with only one self-catering cottage (Canbyfield Lodge) listed. However, properties are listed on AirBNB which suggests an emerging market for tourism. The closest B&B Accommodation is on the A46 at Thrussington or the Hunting Lodge at Barrow on Soar. There is just one Caravan and Motorhome Certified Location (Meadow Farm View) whilst Barrow on Soar provides sites at Barrow Marina,

Pillings Lock and Proctors Park.

Leicestershire's tourism strategy recognises the importance of tourism in providing 'sustained and sustainable growth and playing an increasingly significant role in the success of the economy, creating a strong sense of place and improved quality of life for Leicestershire people' (tourism strategy for Leicestershire, 2016). This is also in accordance with Paragraph 84 of the NPPF (2021) which encourages planning policies that support sustainable rural tourism.

POLICY E 5: TOURISM AND VISITOR ECONOMY

Development proposals will be supported where they do not have adverse unacceptable residential or visual amenity impacts. The loss of tourism and leisure facilities will not be supported unless they are no longer viable or alternative provision is made available

## 9. Infrastructure Requirements

All development has the potential to impact on the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate against any adverse impacts on infrastructure.

The Local Plan says ‘We expect all of our communities to benefit from a wide range of infrastructure, at the right time and in the right place. We want developments to create places that residents can be proud of’.

This is not only to ensure that the new development is properly served in respect of essential day-to-day infrastructure required by the occupants of any new development but also to minimise the impact upon existing infrastructure.

However, the NPPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance (PPG 46) also recognises the ability of Neighbourhood Plans to identify the need for new or enhanced infrastructure but requires the Plan to prioritise the infrastructure requirements.

Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a wide range of potential infrastructure requirements through its production.

Funding for new infrastructure is currently provided through a legal agreement (often referred to as a Section 106 Agreement) between the Borough Council and the applicant, along with other parties involved in the delivery of the specific infrastructure improvement. CBC is considering the introduction of what is known as a Community Infrastructure Levy (CIL) where charges will be applied according to the scale and type of development, and these funds used to pay for the infrastructure requirements, subject to CIL tests.

The provision of these diverse elements of infrastructure needs to be timely if deficiencies are to be avoided.

### POLICY INF 1: DEVELOPER CONTRIBUTIONS –

The following projects are identified as priorities for investment in local community infrastructure:

- a) Diverted footpaths should recreate its previous character ((e.g. historic village footway (‘jitty’), green lane) by the use of appropriate materials and landscaping). (Policy Env 9).
- b) Sports hall and all-weather pitches and facilities that can support people with a physical and mental disability, including those with dementia (Policy CF2).
- c) The extension and improvement of existing off-street car parks to provide additional spaces and cycle parking to serve the Village Centre (Policy T1).



d) Traffic management measures to improve vehicular and pedestrian safety and movement, especially along and around known hot spots, that will be exacerbated by further development as highlighted in Section E. Transport and Road Safety above.

Developments should meet the infrastructure requirements arising from them provided either on site or through contributions towards new or improved facilities in the locality, secured through legal agreements

## 10. Monitoring and Review

The Neighbourhood Plan covers the period up to 2037. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Sileby Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan in 2025 or to coincide with the review of the Charnwood Local Plan if this cycle is different.

**Sileby Neighbourhood Plan Review**

**May 2022**

**1. Executive summary**

Having followed a detailed site assessment process, 2 sites, sites 1 and 21 were proposed for allocation within the Neighbourhood Plan.

Subsequently, the owners of site 1 withdrew their support for the proposed allocation leaving site 21 as the allocation within the Neighbourhood Plan.

Two sites, sites 22 and 23 are included in the Neighbourhood Plan as Reserve Sites which will come forward for development should further housing be required within the Parish over the Plan period.

**2. Delivering the growth strategy through a plan led approach**

The Site Sustainability Assessment (SSA) process is a best practise methodology comparing housing land supply options to be used for plan-making purposes. The level of information provided is appropriate for this purpose and is proportionate to the requirements of the NDP. Through delivering the results of the (SSA's) the least environmentally damaging and therefore the most environmentally sustainable locations are supported for potential residential development. Working in partnership with landowners has enabled a positive SSA process that will deliver the residential site allocations that meet the minimum housing provision target and affordable housing requirements in CBC's Local Plan. The SSA reports have been circulated to the landowners and updated accordingly with the additional information provided.

The Sileby exercise has been complicated by the housing allocations already made by CBC, in particular sites 12 and 16 scored badly in the SSA exercise.

The scoring matrix adopted by the group was as follows:

### Sustainable Site Assessment (SSA) matrix – Sileby 2021

<b><u>Criteria</u></b>	<b><u>Green</u></b>	<b><u>Amber</u></b>	<b><u>Red</u></b>
1. Site capacity	Small capacity up to 10 dwellings	Medium capacity of between 11-24 dwellings	Large capacity of more than 25 dwellings
2. Current Use	Vacant	Specific existing use needs to be relocated (not land)	Loss of an 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	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated or unmade land
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. Good Quality Agricultural Land ( Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)
7. Site availability – Individual single ownership or multiple ownership	Individual single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape Character Assessment and Visual Impact Assessment (LVIA) or a NDP protected view	No harm to quality.	Less than substantial harm to quality.	Substantial harm to quality.
9. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)

10. Relationship with existing pattern of built development	Land visible from a small number of residential properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve
11. Ridge and furrow	None or grade 1	Grade 2 or 3	Grade 4
12. Local Biodiversity score#	A score of 1	A score of 2-3	A score of 4-5
13. Listed Building or important heritage or built asset and their setting	No harm to existing	Less than substantial harm	Substantial harm
14. Impact on the Conservation Area or its setting	No harm	Less than substantial harm	Substantial harm
15. Safe pavement access to and from the site	Existing pavement linked to the site	No pavement but can be easily created with significant improvements	Third party consent required or no potential for pavement
16. Impact on existing vehicular traffic	Impact within village minimal	Medium scale impact within village	Major impact on village
17. Safe 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 or requires third party consent
18. Safe access to public transport (specifically a bus stop with current 7 day service)	Direct distance of 250m or less	Direct distance of 251-500m	Direct distance of greater than 501m
19. Distance to designated village centre (Church) and junction	Direct distance of 250m or less	Direct distance of 251 – 500m	Direct distance of greater than 501m
20. Distance to GP/Health Centre	Direct distance of 250m or less	Direct distance of 251 – 500m	Direct distance of greater than 501m

21. Distance to Primary School.	Direct distance of 250m or less	Direct distance of 251- 500m	Direct distance of greater than 501m
22. Distance to rail station.	Direct distance of 250m or less	Direct distance of 251- 500m	Direct distance of greater than 501m
23. Distance to formal recreation use	Direct distance of 250m or less	Direct distance of 251- 500m	Direct distance of greater than 501m
24. Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
25. 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
26. 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
27. 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
28. Any nuisance issues - light pollution, noise pollution, odour/noxious smell.	No nuisance issues	Mitigation may be necessary	Nuisance issues will be an ongoing concern
29. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
30. 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
31. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.



The SSA's and the actions recommended are shown below in the following table.

SSA number and Site Location	SHELAA reference	Estimated number of units	RAG SCORE	Comments
1. <b>Factory – corner of Park and Seagrave Road</b>	PSH 111	11 units	Green 20	<b>Initially allocated in the Neighbourhood Plan before being withdrawn by the landowners.</b>
2. Adjacent 245, Ratcliffe Road	PSH 150	23 units	Red -3	Not proceeding.
3. Rear of 41 Barrow Road	PSH179	16 units	Amber	Not proceeding.
4. Under construction.				N.A.
5. Land off Homefield Road.	PSH261	44 (or 55) units	Green 3	Allocated for residential use in the CBC local plan, HA54.
6. Land off 115 Barrow Road	PSH262	11 units	Green 2	Not proceeding.
7. Blossom Farm	PSH318	120 units	Red -5	Not proceeding.
8. Peashill farm extension	PSH346	145 units	Amber	Not proceeding.
9. Land to the rear of the Maltings	PS353	13 units	Green 15	Allocated for residential use in the CBC local plan, HA55.
10. and 11.	Planning consents granted			N.A.

Appendix 1

12. Land off Barnards Drive.	PSH439	226 units	Red - 2	Allocated for residential use in the CBC local plan, HA53.
13. Cossington infill, off Cossington Road.	PSH474	176 units	Amber	Not proceeding.
14. Under construction				N.A.
15. Payne's farm expansion	PSH493	675 units	Red -6	Not proceeding.
16. Land off Kendal Road	PSH 64	32 units	Red -5	Allocated for residential use in the CBC local plan, HA56.
17. and 18.	Planning consents granted			N.A.
19. Number 36 Charles Street	SH129	11 units	Green 19	Allocated for residential use in the CBC local plan, HA57.
20. Land rear of 9 King Street	SH132	14 units	Green 12	Allocated for residential use in the CBC local plan, HA58.
<b>21. Land rear of 107-109 Cossington Road</b>	<b>SH135</b>	<b>18 units</b>	<b>Green 17</b>	<b>Allocate site for development in the NDP.</b>
<b>22. The Oaks business centre</b>	<b>SH136</b>	<b>11 units</b>	<b>Green 16</b>	<b>Potential reserve site. Owner not keen to develop immediately.</b>
<b>23. Barrow Road</b>	<b>SH138</b>	<b>12 units</b>	<b>Green 14</b>	<b>Potential reserve site. Owner not keen to develop immediately.</b>

**YourLocale Sileby 1 – Factory corner of Seagrave and Park Road (SHLAA Ref – PSH111)**

**1. Executive Summary**

**A very high green scoring site that should be allocated for residential use in the NDP (subsequently withdrawn).**

**Planning conditions to be agreed with the owner.**

**2. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**3. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

Appendix 1

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

4.

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

Site - Details	
<b>Site reference :</b>	SHELAA Ref PSH111 CBC state “no irresolvable environmental/physical constraints”.
<b>Site name and address:</b>	Factory corner of Seagrave and Park Roads.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Site area and capacity:</b>	An area of 0.37HA – approximately 11 new build units as per the SHELAA.	Amber
<b>Current Use:</b>	The factory is a current employment site, a factory building with an “interesting saw tooth roof”.	Red
<b>Adjoining Uses:</b>	The site is on the edge of the village centre with residential units to three aspects and another factory on the opposite side of Park Road.	Green
<b>Topography:</b>	A flat site with no apparent issues with ground levels or unmade ground.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Greenfield or Previously Developed Land?</b>	The whole of the land is a brownfield site in current economic use.	Green
<b>Good Quality Agricultural Land?</b>	The whole site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single ownership.	Green
<b>Landscape character &amp; Visual Impact Assessment (LVIA)</b>	The factory is within the built form of the village centre and is owned by a long established local employer. Development would cause no harm to the landscape quality, probably enhancing the attractiveness of the predominantly residential street scene to nearby residents.	Green
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	No important trees or ancient hedgerow within the site, a few self-set, small trees on the curtilage and these can be retained or easily replaced.	Green
<b>Relationship with existing pattern of built development?</b>	In the central part of the existing built up area so a very sustainable location to develop residential property, a careful design is required to maintain local residents amenity due to the distances involved.	Amber
<b>Ridge and furrow?</b>	None is possible in this location.	Green
<b>Local biodiversity score?</b>	The whole site is a series of car parks and buildings so no meaningful wildlife present.	Green
<b>Listed Building or important heritage or built assets and their setting?</b>	No local landmarks are on the site or within view of the factory so development would cause no harm.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its existing use as a factory, conversion to residential will enhance its overall setting.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe pavement access to and from the site?</b>	Existing pavement provision on Seagrave Road and Park Road bounding the site so access is already provided for pedestrians with excellent connectivity to the village centre and amenities.	Green
<b>Safe vehicular access to and from the site?</b>	Two small pavement cross-overs are found on two opposite sides of the site. The entrance on Park Road should be able to secure a safe highways access with adequate visibility splays, due to the nearness to the road junction highways authority advice will be required. The site is well connected to the current traffic movement system.	Amber
<b>Impact on existing vehicular traffic?</b>	A minimal impact from this small number of units.	Green
<b>Distance to public transport (bus stop with service)?</b>	A bus stop is found nearby on the other side of Seagrave Road.	Green
<b>Distance to designated village centre, the church?</b>	A walking distance of about 350m.	Green
<b>Distance to GP/Health Centre.</b>	A walking distance of about 480m to the Sileby medical centre (Storer Close).	Amber
<b>Distance to Primary school.</b>	Sileby Redlands Community Primary school is less than a 110m walk from the centre of the site.	Green
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this private industrial location.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site, although given its location an archaeological survey might be required through the planning process.	Green
<b>Any public rights of ways/bridle paths?</b>	Two public footpaths bound the site and these will continue to be needed and would be retained.	Green
<b>Gas, oil, pipelines and networks &amp; electricity</b>	A utility cable is in place and will require resiting.	Amber



Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
transmission network (not sewage)?		
Any nuisance issues light pollution, noise pollution, odour/noxious smell?	None identified.	Green
Any contamination issues?	Given the current industrial use a professional assessment is required and this may recommend remediation measures.	Amber
Any known flooding issues?	The site is in flood zone one and due to its small size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations are required.	Green
Any drainage issues?	No drainage issues identified, surface water drains through the public sewer network.	Green
	<p><b>Red - 1</b></p> <p><b>Amber - 7</b></p> <p><b>Green – 21</b></p>	<p><b>A VERY HIGH GREEN SCORING SITE OF 20.</b></p>

**YourLocale Sileby 2 – Adjacent to 245 Ratcliffe Road (SHLAA Ref PSH150)**

**1. Executive Summary**

**A negative scoring site so no further action required.**

**2. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**3. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

Appendix 1

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
<b>Site reference :</b>	SHLAA Ref PSH150 CBC state “no irresolvable physical/environmental constraints”.
<b>Site name and address:</b>	Land adjacent to 245, Ratcliffe Road

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Site area and capacity:</b>	An area of 0.88HA – approximately 23 new build units (three bed houses)	Amber
<b>Current Use:</b>	Currently a residential cottage with frontage along Ratcliffe Road with stables and a menage to the rear, a large garden/paddock is found to the rear and sides of the property. It is possible that aspects of the front elevation might need to be preserved and important land uses will be lost.	Red
<b>Adjoining Uses:</b>	The site is almost on the edge of the parish boundary, an unsustainable walking distance from the centre of the current built form and village envelope, with open space to one side and a residential property to the other side of the cottage.	Red
<b>Topography:</b>	A flat and gently undulating site that can be readily mitigated.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Greenfield or Previously Developed Land?</b>	A mixture of greenfield and brownfield sites, housing an “in use” cottage that would have to be demolished to achieve the maximum density of build on the site, brownfield use is about a third of the whole.	Amber
<b>Good Quality Agricultural Land?</b>	The site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single owner.	Green
<b>Landscape character &amp; Visual Impact Assessment (LVIA)</b>	The cottage is in good condition and the garden and paddock are well maintained, bushes, shrubs and trees provide gaps and a window to a long distance view. The setting is very good and it is a place with a medium to high LVIA.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several large mature trees are found within the site, hedgerows are in continuous sections to all boundaries - all of these will need to be fully protected. Development would certainly require removal of both mature trees and/or ancient hedgerows.	Red
<b>Relationship with existing pattern of built development?</b>	The location is completely detached from the village and is surrounded by open countryside on three boundaries with no pedestrian connectivity. Although the site is adjacent to a desirable residential property it does not have a close link with the village centre.	Red
<b>Ridge and furrow?</b>	None identified.	Green
<b>Local biodiversity score?</b>	Nesting birds, small mammals, moths and butterflies.	Amber
<b>Listed Building or important heritage built assets and their setting?</b>	None within a sight line of the land.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its existing residential use development would cause a less than substantial harm upon its setting.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe pavement access to and from the site?</b>	A path is in place although it is a very long walk and an unsustainable distance to the village centre.	Green
<b>Safe vehicular access to and from the site?</b>	A small driveway acts as the entrance to the cottage, this is not adequate for 23 dwellings and a secure and safe highways access with adequate visibility splays is required, given the 60mph speed limit is less than 50m away this might be impossible to achieve under current highways policy and safety standards. The site is very poorly connected to the current traffic movement system.	Red
<b>Impact on existing vehicular traffic?</b>	A medium to high impact from this number of units in this very sensitive location.	Red
<b>Distance to public transport (bus stop with service)?</b>	The nearest bus stop is a very long walk on Highgate Road, about a 900m walk.	Red
<b>Distance to designated village centre, the church.</b>	A walking distance of over a 1000m.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of more than 800m to the Sileby medical centre (Storer Close).	Red
<b>Distance to Primary school.</b>	Sileby Redlands Community Primary school is more than a 1200m walk from the centre of the site.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	The menage and stables are in private ownership and operated commercially, open to the public.	Amber
<b>Ancient monuments or archaeological remains?</b>	None found on the site, given its location and current previous use it is unlikely to require further investigations.	Green
<b>Any public rights of ways/bridle paths?</b>	None identified.	Green
<b>Gas, oil, pipelines and networks &amp; electricity</b>	A telephone cable is in situ in to the site and this will require re-siting.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
transmission network?( not sewerage).		
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	Noise from the speeding traffic entering and leaving the town will. Require planting or noise attenuation measures.	Amber
<b>Any contamination issues?</b>	A spoil-tip and bonfire seat is found within the site, a professional assessment is required and this will could recommend remediation measures.	Amber
<b>Any known flooding issues?</b>	The site is in flood zone one and will not require further investigations, unless demanded by CBC or the Environment Agency.	Green
<b>Any drainage issues?</b>	A small amount of pooling identified, straight forward to remediate.	Amber
	<p><b>Red - 10</b></p> <p><b>Amber - 12</b></p> <p><b>Green – 7</b></p>	<p><b>A RED SCORING SITE OF NEGATIVE 3.</b></p>



**Sileby site 3 – Rear of 41 Barrow Road (SHELAA site – PSH179)**

**4. Executive Summary**

**An amber scoring site so no further action required.**

**5. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**6. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

Appendix 1

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref PSH179, CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	Land rear of 41 Barrow Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	1.21HA – in total, approximately 0.5HA developable. About 14 new build units SHELAA states 16 (3 bed houses)	Amber
Current Use:	Two small fields used for grazing, this farm use needs to be relocated.	Amber
Adjoining Uses:	The site is on the boundary of the current built form at the rear of Herrick Close. Residential units are in situ to two elevations with open fields to the remaining two elevations.	Amber
Topography:	An undulating site with minor mitigation measures required for development to proceed.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Good Quality Agricultural Land?</b>	The developable section of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Family ownership.	Amber
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The whole site has wide open views across the countryside, the location is of a very rural character and is of a high LVIA quality. The site is bounded on two sides with hedgerow with open vistas to two aspects. Development would cause substantial harm to the quality and amenity of adjoining residents and would extend Sileby further in to the surrounding open countryside.	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several mature trees are dotted around the site but significant sections of hedgerow would have to be grubbed out to allow development to proceed, these features cannot be protected.	Red
<b>Relationship with existing pattern of built development?</b>	On the boundary of the existing built up area so extends the built form in to the countryside further in an unsustainable manner.	Red
<b>Ridge and furrow?</b>	None identified.	Green
<b>Local biodiversity score?</b>	Nesting birds, small mammals, badgers, butterflies and moths.	Amber
<b>Listed Building or heritage or important built assets and their setting?</b>	No local landmarks are within view of the site.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its distance from it, development would cause a less than substantial harm upon its setting.	Amber
<b>Safe pavement access to and from the site?</b>	Existing provision on Barrow Road bounding the site so access already provided for pedestrians but with very poor connectivity to the village centre due to the long distance involved.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe vehicular access to and from the site?</b>	A small access is in place and it appears relatively straightforward to provide vehicular access in to the site with substantial additional works.	Amber
<b>Impact on existing vehicular traffic?</b>	A small to medium impact from this number of units, although given the distance to the village centre this is amplified.	Amber
<b>Distance to public transport? (bus stop with service)?</b>	A bus stop is found very nearby on Barrow Road.	Green
<b>Distance to designated village centre, the church.</b>	A walking distance of more than 250m.	Amber
<b>Distance to GP/Health Centre.</b>	A walking distance of more than 800m to the Sileby medical centre (Storer Close).	Red
<b>Distance to Primary school.</b>	Sileby Redlands Community Primary school is about a 350m walk from the centre of the site.	Amber
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this private location.	Green
<b>Ancient monuments or archaeological remains?</b>	Although no finds to date on the site, given its location it is within the “archaeological alert zone”.	Amber
<b>Any public rights of ways/bridle paths?</b>	None identified.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	A telephone cable will require resiting.	Amber
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	No issues identified.	Green
<b>Any contamination issues?</b>	Small tips identified on site, further investigations required but no major issues apparent.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any known flooding issues?</b>	The site is adjacent to flood zone 3b (the functional flood plain) and is nearly all in flood zone 3a, so further investigations and a hydrology survey are required. The site may not pass the “sequential test” for development.	Red
<b>Any drainage issues?</b>	Severe issues with drainage due to the flood category and the low level of the land.	Red
	<p><b>Red - 7</b></p> <p><b>Amber - 15</b></p> <p><b>Green – 7</b></p>	<b>AN AMBER SCORING SITE.</b>

## **Sileby site 5 – Land off Homefield Road (SHELAA Ref PSH 261)**

### **7. Executive Summary**

**A low green scoring site, as several SIGNIFICANTLY higher scoring green sites are available no further action is required.**

### **8. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

### **9. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.



Appendix 1

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref PSH 261, CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	Land off Homefield Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Approximately 1.47HA – Yield of about 44 units (3 bed houses). Reduced in size from original 2018 proposal of 3.4HA and 64 units. Planning application with a higher yield of 55 units submitted.	Red
Current Use:	The site comprises of three small fields used for grazing, these farming uses would need to be relocated as agricultural land is a finite resource that cannot be replaced once used.	Amber
Adjoining Uses:	The site sits in open Countryside and is surrounded on one side by an arable field in current use, a railway line, a residential use and a school to the final side. The Eastern site boundary adjoins the current village envelope.	Amber
Topography:	A severely sloping site that falls away to the valley floor, will require substantial mitigation. The highest point on this side of the village.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Greenfield or Previously Developed Land?</b>	A greenfield site.	Red
<b>Good Quality Agricultural Land?</b>	The site is classified as grade 3 (good to moderate quality) agricultural land by Natural England.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single ownership.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The view from the highest elevation of the site is of a unique quality, the location is rural in outlook and is of a very high LVIA quality. The site is bounded by trees and hedgerow some of which is listed, with open long distance vistas to one aspect. Development would cause a less than substantial harm to the quality and the amenity of this edge of the town and to adjoining residents.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Hedgerows are in continuous sections around the whole site and sections would have to be removed from within the middle section of the site to allow development to take place, all of these will need to be fully protected. Development would certainly harm or require the removal of mature trees and/or ancient hedgerow.	Red
<b>Relationship with existing pattern of built development?</b>	Although very small sections of the site are adjacent to current residential use the site acts as an area of open countryside to the North and would cause an unsustainable incursion in to open countryside buffer.	Red
<b>Ridge and Furrow?</b>	Heavily denigrated R and F in one field.	Amber
<b>Local biodiversity score?</b>	Nesting birds, small mammals, butterflies, badgers and moths.	Red
<b>Listed Building or heritage use or important built assets and their setting?</b>	Several important landmarks are nearby and within view of the site, not seriously affected.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Impact on the Conservation Area or its setting?</b>	Although the whole site is outside of the Sibleby conservation area a development of this scale , in this nearby location, would have a negative but less than substantial detrimental impact upon its setting.	Amber
<b>Safe pavement access to and from the site?</b>	No current provision to the land although a footpath is found fairly nearby on Homefield Road so it can be created.	Amber
<b>Safe vehicular access to and from the site?</b>	No current provision although a hammerhead is found nearby on Homefield Road, access is likely to require the active support of a third party landowner. Access appears feasible with significant additional works.	Amber
<b>Impact on existing vehicular traffic?</b>	A large impact from this number of units in this sensitive highways location upon the existing residents nearby and the village centre.	Amber
<b>Distance to public transport?(bus stop with service)?</b>	A bus stop is found fairly nearby on Homefield Road.	Green
<b>Distance to designated village centre, the village hall.</b>	A lengthy walking distance of over 450m to the village centre community facilities.	Amber
<b>Distance to nearest Primary school. (2)</b>	Redlands Community Primary school is less than a 100m walk from the centre of the site.	Green
<b>Distance to GP/Health Centre.</b>	A walking distance of about 400m to the health centre.	Amber
<b>Current existing informal/formal recreational opportunities on site?</b>	The site has historically been used for sledging, although there is no sanctioned public access to this privately fenced off site.	Amber
<b>Ancient monuments or archaeological remains?</b>	None found on the site.	Green
<b>Any public rights of ways/bridle paths?</b>	A right of way is found in the bottom corner of the site, this would need to be protected in a good design solution with additional works being required.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Gas, oil, pipelines and networks &amp; electricity transmission network? (not sewerage).</b>	A telephone cable is in situ near to the boundary of the site and this may require re-siting.	Amber
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	The railway line is directly on the edge of the site and although this creates excessive noise the principle of development has been agreed by CBC's environmental health team. A planting/noise attenuation bund will be required to mitigate this feature and this nuisance will remain an ongoing concern.	Amber
<b>Any contamination issues?</b>	No issues identified.	Green
<b>Any known flooding issues?</b>	The site is in flood zone one and due to its size a sustainable urban drainage scheme (SUDS) will be required, further investigations are required.	Green
<b>Any drainage issues?</b>	A significant pooling issue identified, significant remediation is required.	Amber
	<b>Red - 4</b> <b>Amber - 14</b> <b>Green - 7</b>	<b>A GREEN SCORING SITE OF 3.</b>

**YourLocale Sileby 6 – Land off 115 Barrow Road (SHELAA site – PSH262)**

**10. Executive Summary**

**No further action required as ineligible for second stage assessment due to being in the area of separation with Cossington and only a low green scoring site.**

**11. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**12. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

Appendix 1

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
<b>Site reference :</b>	SHLAA Ref PSH262, CBC state “no irresolvable physical/environmental concerns”.
<b>Site name and address:</b>	Land off 115, Barrow Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Site area and capacity:</b>	0.5HA – in total, approximately 0.4HA developable. Approximately 11 new build units (3 bed houses), SHELAA states 10 units.	Amber
<b>Current Use:</b>	Currently a detached house with a large garden/paddock attached, the existing uses will need to be relocated.	Amber
<b>Adjoining Uses:</b>	The site is on the edge of the current built form being the last house on the left of Barrow Road. Residential units are found to two elevations with open fields to the remaining two.	Amber
<b>Topography:</b>	A relatively flat site with no apparent issues with ground levels.	Green
<b>Greenfield or Previously Developed Land?</b>	A combination site, mainly greenfield with an existing residential unit (therefore brownfield) in situ.	Amber



<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Good Quality Agricultural Land?</b>	The site is classified as a mixture of grade 4 land (poor) and grade 3 land (good to moderate) quality by Natural England.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single owner.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The house overlooks the flood plain to the rear with wide open views across the countryside, the location is of a very rural character and is of a very high LVIA quality. The site is bounded on one side by trees with open vistas to two aspects. Development would cause substantial harm to the quality and amenity of adjoining residents and would ruin the “feel” of this village entrance, extending Sileby further in to the countryside.	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	A small stand of trees is on the edge of the site and there are sections of good quality ancient hedgerow in place, all of these features need to be protected.	Amber
<b>Relationship with existing pattern of built development?</b>	On the edge of the existing built up area so extends the built form in to the countryside further in an unsustainable manner. The land is within the adopted area of separation so this is a RED FLAG in policy terms and development cannot be considered further.	RED FLAG
<b>Ridge and Furrow?</b>	None identified.	Green
<b>Local biodiversity score?</b>	Great crested newts, bats, small mammals, badgers, butterflies and moths.	Red
<b>Listed Building or heritage or important built assets and their setting?</b>	No local landmarks are within view of the site.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its distance from it, development would cause a less than substantial harm.	Amber
<b>Safe pavement access to and from the site?</b>	Existing provision on Barrow Road bounding the site so access already provided for pedestrians but with very poor connectivity to the village centre due to the lengthy distance involved.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe vehicular access to and from the site?</b>	An access is in place although this is inadequate for eleven units at present it appears straightforward to provide access in to the site with substantial additional works. A dialogue with the highways authority is advised.	Amber
<b>Impact on existing vehicular traffic?</b>	A small impact from this small number of units, although given the distance to the village centre these additional traffic movements are amplified.	Amber
<b>Distance to public transport?(bus stop with service)?</b>	A bus stop is found very nearby on Barrow Road.	Green
<b>Distance to designated village centre, the church?</b>	A walking distance of more than 1000m.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of less than 1000m to the Sileby medical centre (Storer Close).	Red
<b>Distance to Primary school.</b>	Sileby Redlands Community Primary school is about a 510m walk from the centre of the site.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this private fenced off location.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site, given its location an archaeological survey will probably not be required.	Green
<b>Any public rights of ways/bridle paths?</b>	None identified.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	A telephone cable will require resiting.	Amber
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	Minor traffic and railway noise but this can be ameliorated with sound attenuation measures and/or a planting bund.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any contamination issues?</b>	None identified.	Green
<b>Any known flooding issues?</b>	The site is adjacent to flood zone 3b (the functional flood plain) and is nearly all in flood zone 3a, so further investigations and a hydrology survey are required. The site may not pass the “sequential test” for development.	Red
<b>Any drainage issues?</b>	Severe issues with drainage due to the flood category.	Red
	<p><b>Red - 8</b></p> <p><b>Amber - 11</b></p> <p><b>Green – 10</b></p>	<p><b>A LOW GREEN SCORING SITE OF 2.</b></p>

**Sileby site 7 – Blossom Farm (SHELAA Ref PSH 318)**

**13. Executive Summary**

**A red scoring site so no further action required.**

**14. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**15. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

Appendix 1

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref PSH 318. CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	Blossom Farm.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of 6.38HA yielding approximately 120 units (3 bed houses).	Red
Current Use:	The site comprises of two fields used for grazing, these existing uses would need to be relocated as agricultural land is a finite resource.	Amber
Adjoining Uses:	The site sits in very open Countryside and is surrounded on all sides by arable or grazing fields in current use. Although the site does not yet adjoin the current village envelope along one boundary it has a planning consent granted for residential development. A very rural, open countryside aspect with panoramic open vistas to all elevations.	Red
Topography:	A gently sloping and undulating site with ground levels that will require minor mitigation.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Good Quality Agricultural Land?</b>	The majority of the site is classified as grade 3 land, this is land of a good to moderate quality in the Natural England classification.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single ownership.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The view from the top elevation of the field is very good, the location is highly rural in character and is of a high LVIA quality. The site is within the Soar Valley Landscape Character Area and half of the site is currently covered by trees and hedgerow, with open vistas to all aspects. Development would cause substantial and irreversible harm to quality.	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	About half of the site is woodland and many mature trees are dotted within and around the boundaries, ancient hedgerow bounds the whole site in continuous sections - all of these will need to be fully protected. Development would certainly harm or require removal of a significant number of mature trees and/or ancient hedgerow.	Red
<b>Relationship with existing pattern of built development?</b>	The site is adjacent to an existing planning consent for residential use but it currently “feels” distant from the built up central area of Sileby. The land is visible from a range of sources although this could be mitigated with adequate planting bunds and careful elevational treatments.	Amber
<b>Ridge and furrow?</b>	None identified.	Green
<b>Local Wildlife considerations?</b>	Nesting birds, small mammals, butterflies, badgers, hares and moths.	Red
<b>Listed Building or heritage or important built assets and their setting?</b>	Cemetery buildings are located close by, development causing a less than substantial harm.	Amber
<b>Impact on the Conservation Area or its setting?</b>	Although the whole site is outside of the Sileby conservation area and would have no direct visual impact upon its setting, a large scale development of this size would negatively alter the character of the village in a less than substantial manner.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe pavement access to and from the site?</b>	The site is currently landlocked and no apparent access is in place or looks readily achievable without the active support of a third party landowner.	Red
<b>Safe vehicular access to and from the site?</b>	The site is currently landlocked with no adequate vehicular access, it may be possible to extend the track on Cemetery Road with substantial and significant improvements – although this will require the active support of a third party landowner. The advice of the highways authority is recommended.	Red
<b>Impact on existing vehicular traffic?</b>	A very major impact from this large number of units in this particularly sensitive location on the existing built up area.	Red
<b>Distance to public transport?</b>	A very lengthy walking distance of over 800m from the centre of the site to the nearest bus stop on Cossington Road.	Red
<b>Distance to designated village centre, the church.</b>	A lengthy walking distance of over 1000m to the village centre community facilities.	Red
<b>Distance to nearest Primary school. (2)</b>	Redlands Community Primary school is an unsustainable walk of more than 1,200m from the centre of the site.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of about 760m to the health centre.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site and given the land use no thought likely.	Green
<b>Any public rights of ways/bridle paths?</b>	None found, formal or informal.	Green
<b>Gas, oil, pipelines and networks &amp; electricity</b>	None identified.	Green



<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>transmission network?(not sewerage).</b>		
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	The rail line is fairly nearby and does cause minor ongoing noise concerns. Planting and/or sound attenuation bunds will probably be required.	Amber
<b>Any contamination issues?</b>	No concerns identified.	Green
<b>Any known flooding issues?</b>	In flood zone 1, with no previous flooding or major issues identified.	Green
<b>Any drainage issues?</b>	A brook is found along the Southern boundary and pooling identified so further investigation is required.	Amber
	<p><b>Red - 13</b></p> <p><b>Amber - 8</b></p> <p><b>Green - 8</b></p>	<p><b>A RED SCORING SITE of NEGATIVE 5.</b></p>

## **Sileby site 8 – Peashill Farm expansion SHELAA Ref PSH 346**

### **16. Executive Summary**

**An amber scoring site, as several SIGNIFICANTLY higher scoring green sites are available no further action is required.**

### **17. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

### **18. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

Appendix 1

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	CBC SHELAA Ref (PSH 346) – CBC state “no known irresolvable physical/environmental constraints”.
Site name and address:	Peashill Farm Expansion

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of 7.7 HA – yielding about 145 units (3 bed houses).	Red
Current Use:	The site comprises of one and a half large arable fields, these uses would need to be relocated as agricultural land (particularly arable) is a finite resource.	Amber
Adjoining Uses:	The site sits in semi-open Countryside and is surrounded on three sides by fields in current use, with a Davidsons construction site adjacent. The location retains an open countryside aspect with panoramic open vistas to the Southern, Western and Eastern elevations.	Amber
Topography:	A sloping and undulating site with ground levels that will require minor mitigation.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Good Quality Agricultural land?</b>	The whole site is classified as grade 2 agricultural land by Natural England, this is agricultural land of a very good quality. Some local plans prohibit the development of grade 1 or 2 land as it is such a scarce National resource.	Red
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single ownership.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The view from the top elevation of the field is good, the location feels rural in character and is of a high LVIA quality. The site is within the Soar Valley Landscape Character Area and is bounded by trees and hedgerow, with open vistas to two aspects. Development would cause a less than substantial harm to the edge of the built form and the quality and the amenity of nearby residents.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several mature trees are dotted around the boundaries, ancient hedgerows are in continuous sections and a stand of trees is within the site - all of these will need to be fully protected. Development will require a sensitive design solution and mitigation measures to minimise any loss of trees and/or hedgerow, this appears feasible.	Green
<b>Relationship with existing pattern of built development?</b>	The site is adjacent to land that is currently under residential construction. It will be difficult to improve this prominent visibility, although it is possible that additional planting would help to mitigate this loss of amenity.	Amber
<b>Ridge and Furrow?</b>	None identified.	Green
<b>Local biodiversity score?</b>	The EIA regulations were amended in May 2017 and it is believed no recent detailed assessment has taken place since that time. Nesting birds, small mammals, butterflies, badgers, bats, barn owls, hares and moths all evidenced on the site.	Red
<b>Listed Building or heritage or important built assets and their setting?</b>	Although Ratcliffe college is visible from the site the substantial distance and the intervening hedges and trees mean that no harm will be caused.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Impact on the Conservation Area or its setting?</b>	The site is outside of the Sileby conservation area and of limited ecological value, but development of this large scale would have a less than substantial impact upon its overall setting.	Amber
<b>Safe pavement access to and from the site?</b>	No current provision serves the site although a footpath is found nearby on Ratcliffe Road and in the site under construction so fairly straightforward to add an additional footway to ensure pedestrian connectivity with the village centre, although a long distance.	Amber
<b>Safe vehicular access to and from the site?</b>	It appears feasible that vehicular access can be provided from the phase 1 site subject to the agreement of highways. The additional large developments already planned for Sileby have placed the parish on a list requiring substantial highways improvements through a road action plan. It is possible to obtain vehicular access and this has been confirmed as existing, substantial improvements are required.	Amber
<b>Impact on existing vehicular traffic?</b>	A very major impact from this large number of additional units in this sensitive location on the existing village centre.	Red
<b>Distance to public transport? (bus stop with service)?</b>	A very walking distance of over 800m from the centre of the site to the nearest bus stop on Highgate Road.	Red
<b>Distance to designated village centre, the church.</b>	A lengthy walking distance of over 1000m to the village centre community facilities.	Red
<b>Distance to nearest Primary school. (2)</b>	Highgate Community Primary school is about a 1,300m walk from the centre of the site.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of about 650m to the health centre.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	Dog walkers use the site informally and this is accepted to be without the owners' consent. The shooting of game and controlling vermin is undertaken (usually by lamping) by the landowner.	Amber
<b>Ancient monuments or archaeological remains?</b>	None found on the site.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any public rights of ways/bridle paths?</b>	None found, formal or informal.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	A utility cable is found within the site and this will require re-siting.	Amber
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	Slight traffic noise from Ratcliffe Road as traffic speeds downhill out of the village centre and from the nearby A46, this can be easily mitigated through planting bunds or sound attenuation measures.	Green
<b>Any contamination issues?</b>	No concerns identified.	Green
<b>Any known flooding issues?</b>	The site is within flood zone 1 although the nearby Cossington Brook floods.	Green
<b>Any drainage issues?</b>	Yes, the presence of wells and limestone may indicate that there is a natural aquifer in the hills above the site. In addition, Cossington Brook has flooded and surface water builds up forming pools and saturated clay, further detailed hydrology investigations are required.	Amber
	<b>Red - 9</b> <b>Amber - 11</b> <b>Green - 9</b>	<b>An AMBER scoring Site.</b>

**Sileby site 9 – Land to rear of Maltings – High Street (SHELAA REF PS353)**

**19. Executive Summary**

**To be allocated in the NDP for residential use.**

**Need to attempt to discuss planning conditions with the owner.**

**1. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**20. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.



Appendix 1

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
<b>Site reference :</b>	SHELAA Ref PS353 - CBC state “no known irresolvable physical/environmental constraints”.
<b>Site name and address:</b>	Land to rear of the maltings – High Street.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Site area and capacity:</b>	Area of 0.47HA – Approximately 13 new build units – (three bed houses). NB - Allocated in the local plan as a residential development site HS60.	Amber
<b>Current Use:</b>	A vacant plot that has been fenced off, deliberately allowing self-setting and scrubland to develop as a re-wilding of the site.	Green
<b>Adjoining Uses:</b>	The site is next to a car park that serves the Maltings behind the High Street in the village centre, with residential use adjacent and commercial use to the Northern boundary.	Amber
<b>Topography:</b>	A relatively flat site that will require very minor remediation measures to proceed.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Greenfield or Previously Developed Land?</b>	A brownfield site.	Green
<b>Good Quality Agricultural Land?</b>	The site is classified as grade 4 agricultural land by Natural England, this is agricultural land of a poor quality.	Green
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single ownership.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The land overlooks the river soar valley and is within the Soar Valley Landscape Character Area and is bounded by informal trees and hedgerow, with some open vistas. Development would cause a less than substantial harm to the edge of the built form and the quality and the amenity of nearby residents.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several shrubs are located within the site, these will require removal for development to proceed, a hedgerow is within the site and will be retained.	Amber
<b>Relationship with existing pattern of built development?</b>	In a central location within the existing built up area so a careful design solution is required to maintain access and not “sterilise” adjacent parcels of land.	Green
<b>Ridge and furrow?</b>	None on this vacant site.	Green
<b>Local biodiversity score?</b>	No significant wildlife present.	Green
<b>Listed Building heritage or important built assets or their setting?</b>	The Maltings is a grade two listed building and it is fairly close to the church, development of this site would not undermine the setting of the church., causing a less than substantial harm.	Amber
<b>Impact on the Conservation Area or its setting?</b>	A section of the site is within the conservation boundary of the village, development could undermine the integrity of the conservation area and a careful design solution is required.	Red
<b>Safe pavement access to and from the site?</b>	Existing provision is found on the High Street bounding the site so direct access is already provided for pedestrians with excellent connectivity to the village centre.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe vehicular access to and from the site?</b>	The current access off the High Street has a width of entrance that would be able to secure a safe highways access with adequate visibility splays to meet minimum safety requirements. The site is well connected to the current traffic movement system.	Green
<b>Impact on existing vehicular traffic?</b>	A relatively minor impact from this small number of units in this central location, although less traffic movements and more walking and cycling would ameliorate this.	Green
<b>Distance to public transport?</b>	A bus stop is found on the other side of the High Street.	Green
<b>Distance to designated village centre, the church.</b>	A walking distance of less than 100m.	Green
<b>Distance to GP/Health Centre.</b>	A walking distance of about 420m to the Banks medical centre.	Red
<b>Distance to Primary school.</b>	Sibley Redlands Community Primary school is about a 480m walk from the centre of the site.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this location.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site, given its central location an archaeological survey might be required.	Green
<b>Any public rights of ways/bridle paths?</b>	A public footpath is found to the Northern boundary of the site, development would not undermine the integrity of this setting.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	None found.	Green
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	None identified.	Green
<b>Any contamination issues?</b>	None identified.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any known flooding issues?</b>	Although the site is wholly in flood zone one the Southern section of the site abuts an area of flood zone 3 so further investigations are required.	Amber
<b>Any drainage issues?</b>	The Sibley Brook forms the Southern boundary of the site and minor pooling in the bottom section of the site was recorded, so further investigations are required.	Amber
	<p><b>Red – 3</b></p> <p><b>Amber – 7</b></p> <p><b>Green – 19</b></p>	<p><b>A VERY HIGH GREEN SCORING SITE OF 16.</b></p>

**Sileby site 12 – Barnards Drive Extension (SHELAA Ref PSH 439)**

**21. Executive Summary**

**A low red scoring site so no further action is required.**

**As SIGNIFICANTLY higher scoring sites are available this site will not be progressed.**

**22. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**23. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

Appendix 1

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
<b>Site reference :</b>	CBC SHELAA Ref (PSH 439) – CBC state “no known irresolvable physical/environmental constraints”. CBC draft local plan allocation HS64.
<b>Site name and address:</b>	Land off Barnards drive.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Site area and capacity:</b>	An area of 11.6HA – yielding about 226 units (3 bed houses).	Red
<b>Current Use:</b>	The site comprises of two large arable fields, these uses would need to be relocated as agricultural land (and particularly arable) is a finite resource that needs to be replaced.	Amber
<b>Adjoining Uses:</b>	The site sits in open Countryside and is surrounded on two sides by arable fields in current use, the third side is a new country park. The location retains a rural, open countryside aspect with panoramic open vistas to the Northern, Western and Eastern elevations.	Amber
<b>Topography:</b>	A sloping and undulating site with ground levels that will require mitigation.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Greenfield or Previously Developed Land?</b>	A greenfield site.	Red
<b>Good Quality Agricultural land?</b>	The majority of the site is classified as grade 2 agricultural land by Natural England, this is agricultural land of a very good quality.	Red
<b>Site availability – Individual single ownership or multiple ownership?</b>	Multiple ownership.	Amber
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The view from the top elevation of the field is good, the location feels rural in character and is of a high LVIA quality. The site is within the Soar Valley Landscape Character Area and is bounded by trees and hedgerow, with open vistas to two aspects. Development would cause a less than substantial harm to the edge of the built form and the quality and the amenity of nearby residents.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several mature trees are dotted around the boundaries, ancient hedgerows are in continuous sections - all of these will need to be fully protected. Development will require mitigation measures to minimise any loss of trees and/or hedgerow.	Amber
<b>Relationship with existing pattern of built development?</b>	This is complicated as several nearby sites have a planning consent with extensive land already under construction. On balance, this site is extending the built form in a realistic manner in planning terms and a good design with adequate legal safeguards should avoid the problems of overlooking ect	Green
<b>Ridge and Furrow?</b>	Heavily denigrated but still in place.	Amber
<b>Local biodiversity score?</b>	The EIA regulations were amended in May 2017 and it is believed no recent detailed assessment has taken place since that time. Nesting birds, small mammals, butterflies, badgers, bats, barn owls, hares and moths all evidenced on the site.	Red
<b>Listed Building or heritage or important built assets and their setting?</b>	None identified nearby.	Green



<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Impact on the Conservation Area or its setting?</b>	Although the site is outside of the Sileby conservation area over-development on this scale would have an impact upon its setting, but a less than substantial harm in planning policy terms.	Amber
<b>Safe pavement access to and from the site?</b>	No current provision serves the site although a footpath is found nearby on Ratcliffe Road so fairly straightforward to add an additional footway to ensure pedestrian connectivity with the village centre, although a long distance. Other options are also readily available.	Amber
<b>Safe vehicular access to and from the site?</b>	It appears possible to access the site from the existing road infrastructure and the active support of a third party landowner has been confirmed by the developer. The large residential developments already planned for Sileby have placed the parish on a list requiring substantial highways improvements through a road action plan so further work is required on this matter.	Amber
<b>Impact on existing vehicular traffic?</b>	A very major impact from this large number of additional units in this sensitive location on the existing village centre.	Red
<b>Distance to public transport? (bus stop with service)?</b>	A walking distance of over 250m from the centre of the site to the nearest bus stop on Heathcote Drive.	Red
<b>Distance to designated village centre, the church.</b>	A lengthy walking distance of over 1300m to the village centre community facilities.	Red
<b>Distance to nearest Primary school.</b>	Highgate Community Primary school is about a 400m direct distance from the centre of the site.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of over 800m to the Highgate medical centre.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	Dog walkers use the site informally.	Amber
<b>Ancient monuments or archaeological remains?</b>	None found on the site.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any public rights of ways/bridle paths?</b>	None found, formal or informal.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	A utility cable is found within the site and this will require re-siting.	Amber
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	None identified.	Green
<b>Any contamination issues?</b>	No concerns identified.	Green
<b>Any known flooding issues?</b>	The site is adjacent to flood zone 3 (the functional flood plain) although the actual land is in flood zone 1, so further investigations and a hydrology survey have been completed.	Green
<b>Any drainage issues?</b>	Minor pooling identified on site, easily remediated.	Amber
<b>Summary</b>	<b>Red - 9</b> <b>Amber - 13</b> <b>Green - 7</b>	<b>A LOW RED SCORING SITE OF NEGATIVE 2.</b>

**Sileby site 15 – Paynes Farm expansion (SHELAA PSH493)**

**24. Executive Summary**

**A high red scoring site so no further action required.**

**25. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**26. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

Appendix 1

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHELAA Ref PSH493, CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	Paynes Farm expansion, off Ratcliffe Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Area of 52.4HA – Approximately 675 units (3 bed houses).	Red
Current Use:	The site comprises of a series of very large arable fields, these uses would need to be relocated as agricultural land (arable especially) is a finite resource.	Red
Adjoining Uses:	The site sits in very open Countryside and is surrounded on three sides by arable fields in current use. Although the site adjoins the current village envelope along one boundary it has a very rural, open countryside aspect with panoramic open vistas to the Northern, Southern and Eastern elevations.	Amber
Topography:	A gently sloping and undulating site with ground levels that will require minor mitigation.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Good Quality Agricultural Land?</b>	The majority of the site is classified as grade 2 agricultural land by Natural England, this is agricultural land of a very good quality, and many local planning authorities do not allow development on grade 1 or 2 land as it is a rare National asset. Another section of the site is grade 3 land of a good to moderate quality.	Red
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single ownership.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The view from the top elevation of the field is very good, the location is highly rural in character and is of a high LVIA quality. The site is within the Soar Valley Landscape Character Area and is bounded by trees and hedgerow, with open vistas to three aspects. Development would cause substantial harm to the quality and the amenity of adjoining residents and harden this edge of the settlement boundary.	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	A large stand of trees is found on the Western boundary and several mature trees are dotted around the boundaries, hedgerow bounds the whole site in continuous sections - all of these will need to be fully protected. Development would harm or require removal of mature trees or hedgerow.	Red
<b>Relationship with existing pattern of built development?</b>	The site is adjacent to an existing residential area that “feels” distant from the built up central area of Sileby. The land is visible form a range of sources and this could be mitigated with adequate planting bunds and careful elevational treatments, such as further single storey development as is found adjacent.	Amber
<b>Ridge and furrow?</b>	None identified.	Green
<b>Local biodiversity score?</b>	Nesting birds, small mammals, butterflies, badgers, hares and moths.	Red
<b>Listed Building or important heritage or built assets or their setting?</b>	None identified.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Impact on the Conservation Area or its setting?</b>	Although the whole site is outside of the Sileby conservation area and would have no direct visual impact upon its setting, a massive over-sized development of this size would negatively alter the character of the village.	Amber
<b>Safe pavement access to and from the site?</b>	No current provision although a footpath is found a lengthy distance away on Ratcliffe Road, access may require the active support of a third party landowner. Impossible to ensure pedestrian connectivity with the village centre due to the distances involved.	Red
<b>Safe vehicular access to and from the site?</b>	The site is landlocked although an access to Ratcliffe Road may be feasible, no access is likely from the adjoining development on Stanage Road. A farm machinery access gate and roadway is already in place near to the site, this will require significant widening to meet highways visibility splay requirements but vehicular access should be possible with significant improvement.	Amber
<b>Impact on existing vehicular traffic?</b>	A very major impact from this large number of units in this particular location on the existing village centre.	Red
<b>Distance to public transport?</b>	No, a long walking distance of over 850m from the centre of the site to the nearest bus stop on Highgate Road.	Red
<b>Distance to designated village centre, the church.</b>	A lengthy walking distance of over 1000m to the village centre community facilities.	Red
<b>Distance to nearest Primary school. (2)</b>	Highgate Community Primary school is about a 1,150 walk from the centre of the site.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of about 450m to the health centre.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any public rights of ways/bridle paths?</b>	None found, formal or informal.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	A utility supply cable is found within the site and this will require re-siting.	Amber
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	Noise form the railway line and/or the A46 will be felt within parts of the site so remediation measures such as planting bunds or sound attenuation barriers will be required.	Amber
<b>Any contamination issues?</b>	No concerns identified.	Green
<b>Any known flooding issues?</b>	Although the site is within flood zone 1 it has a history of fairly extensive flooding, the margins with the brook will require a professional hydrology survey.	Amber
<b>Any drainage issues?</b>	Minor pooling on site, Sileby Brook runs along the boundary and requires further investigations.	Amber
	<b>Red - 13</b> <b>Amber - 9</b> <b>Green - 7</b>	<b>A RED SCORING SITE of NEGATIVE 6.</b>



**YourLocale Sileby 16 – Land of Kendal Road (Butler Way) (SHELAA site – PSH64)**

**27. Executive Summary**

**A high red scoring site so no further action required.**

**28. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**29. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

Appendix 1

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref PSH64, CBC state “possible ransom strip and no access to highway”.
Site name and address:	Land off Kendal Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	An area of 1.3HA about 32 new build units (3 bed houses)	Amber
Current Use:	An orchard, storage and a small field, important orchard use will need to be relocated as it is a finite resource.	Amber
Adjoining Uses:	The site is on the boundary of the current built form to the South of Butler Way, residential units to the North with an arable field to the other elevations.	Amber
Topography:	A slightly undulating site with minor mitigation measures required for development to proceed.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Good Quality Agricultural Land?</b>	The site is classified as a combination of grade 2 (good) and grade 3 (good to moderate) agricultural land by Natural England. Some local plans prohibit development on grade 1 or 2 land as it is a scarce National resource.	Red
<b>Site availability – Individual single ownership or multiple ownership?</b>	Family ownership.	Amber
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The whole site has wide open views across the countryside, the location is of a very rural character and is of a high LVIA quality. The site is bounded on all sides with hedgerow with open vistas to three aspects. Development would cause substantial harm to the quality and amenity of adjoining residents and would extend Sileby further in to the surrounding open countryside.	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Over half of the site is an established fruit orchard. Several mature trees are dotted around the site but significant sections of hedgerow would have to be grubbed out to allow development to proceed, these features cannot be protected if development occurs.	Red
<b>Relationship with existing pattern of built development?</b>	On the boundary of the existing built up area so extends the built form in to the countryside further in an unsustainable manner.	Red
<b>Ridge and furrow?</b>	Nine identified.	Green
<b>Local biodiversity score?</b>	Nesting birds, small mammals, badgers, butterflies and moths.	Red
<b>Listed Building or heritage or important built assets and their setting?</b>	No local landmarks are within view of the site.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its distance from it, development would cause a less than substantial harm upon its setting.	Amber
<b>Safe pavement access to and from the site?</b>	Existing provision on Kendal Road is near to the site in a "hammerhead" design so access will require the active support of a third party landowner, reasonable connectivity to the village centre.	Red

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe vehicular access to and from the site?</b>	No adopted access from the highway and a "hammerhead" design so vehicular access will require the active support of a third party landowner,	Red
<b>Impact on existing vehicular traffic?</b>	A small to medium impact from this number of units, although given the distance to the village centre this is amplified.	Amber
<b>Distance to public transport? (bus stop with service)?</b>	A bus stop is found on the Banks, about 400m away.	Red
<b>Distance to designated village centre, the church.</b>	A walking distance of more than 500m.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of more than 300m to the Banks medical centre.	Red
<b>Distance to Primary school.</b>	Sibley Redlands Community Primary school is more than 700m from the centre of the site.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this private location.	Green
<b>Ancient monuments or archaeological remains?</b>	No finds to date on the site.	Green
<b>Any public rights of ways/bridle paths?</b>	None identified.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	None found.	Green
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	Train noise from the nearby main railway line will be a minor ongoing concern, noise attenuation or planting bunds will be required.	Amber
<b>Any contamination issues?</b>	Small tips identified on site, further investigations required but no major issues apparent.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any known flooding issues?	The site is within flood zone 1 and flooding is not thought to be an issue for this location.	Green
Any drainage issues?	Minor pooling on site, easily remediated.	Amber
	<p><b>Red - 12</b></p> <p><b>Amber - 10</b></p> <p><b>Green – 7</b></p>	<p><b>A RED SCORING SITE OF NEGATIVE 5.</b></p>

**Sileby site 19 – 36, Charles Street infill site (SHELAA Ref SH129)**

**30. Executive Summary**

**A very high green scoring site.**

**Discuss options with the owner, offer to allocate in the NDP – subject to the agreement of planning conditions.**

**31. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**32. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

Appendix 1

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
<b>Site reference :</b>	SHELAA Ref SH129 CBC state “no irresolvable physical/environmental constraints”. A planning consent has lapsed.  Draft allocation for residential use in the CBC local plan, ref HS61.
<b>Site name and address:</b>	36, Charles Street infill site.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Site area and capacity:</b>	0.37HA – Approximately 11 new build units (three bed houses)	Amber
<b>Current Use:</b>	Currently a semi-vacant industrial unit (baby-style still on site?), therefore the existing employment use may need to be relocated.	Green
<b>Adjoining Uses:</b>	The site is in the “older” village centre with residential units to three aspects.	Green
<b>Topography:</b>	A flat site with no apparent issues with ground levels.	Green



<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Greenfield or Previously Developed Land?</b>	A brownfield derelict site that requires reclamation to support the regeneration and improve the amenity of the local area.	Green
<b>Good Quality Agricultural Land?</b>	Although meaningless, the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single owner.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The factory is derelict and requires renovation to improve the existing street scene, development would improve the attractiveness to nearby residents and commercial users.	Green
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	None identified.	Green
<b>Relationship with existing pattern of built development?</b>	In the central part of the existing built up area so a careful design is required to maintain amenity.	Green
<b>Ridge and Furrow?</b>	None found.	Green
<b>Local biodiversity score?</b>	The whole site is a car park and warehousing buildings so no wildlife apparent.	Green
<b>Listed Building, heritage use or important built assets and their setting?</b>	Local landmarks are within view of the factory but no direct harm would be caused by improvements on the actual site.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its existing use residential development would cause no harm to its setting or amenity.	Green
<b>Safe pavement access to and from the site?</b>	Existing provision is found on Charles Street bounding the site so access is already provided for pedestrians with good connectivity to the town centre.	Green
<b>Safe vehicular access to and from the site?</b>	A small entrance to a car park is found on the site. The size of the entrance will be able to accommodate a safe highways access with adequate visibility splays. The site is well connected to the current traffic movement system.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Impact on existing vehicular traffic?</b>	A minor impact from this small number of units, although less traffic movements through more walking and cycling would ameliorate this further.	Green
<b>Distance to public transport?</b>	A bus stop is found on the other side of Cossington Road, about a 160m distance.	Green
<b>Distance to designated village centre, the church.</b>	A direct distance of about 525m.	Red
<b>Distance to GP/Health Centre.</b>	A direct distance of about 725m to the Sileby medical centre (Storer Close).	Red
<b>Distance to Primary school.</b>	Sileby Redlands Community Primary school is less than a 700m distance from the centre of the site.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this private ex-industrial location.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site and not envisaged.	Green
<b>Any public rights of ways/bridle paths?</b>	None within the site boundary.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	A utility cable will require resiting, very straightforward.	Amber
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	None identified.	Green
<b>Any contamination issues?</b>	Given the ex-industrial use a professional assessment is required and this will could recommend remediation measures.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any known flooding issues?</b>	The site is in flood zone one and due to its size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations are believed to be required.	Green
<b>Any drainage issues?</b>	No drainage issues identified.	Green
	<p><b>Red - 3</b></p> <p><b>Amber - 4</b></p> <p><b>Green – 22</b></p>	<p><b>A VERY HIGH GREEN SITE SCORING OF 19.</b></p>

**Sileby site 20 Land rear of 9, King Street (SHELAA Ref SH132)**

**33. Executive Summary**

**Although a green scoring site higher scoring and more sustainable locations are available.**

**No further action required.**

**34. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**35. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

Appendix 1

- Red is scored for a negative assessment where significant mitigation is required.
- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
<b>Site reference :</b>	SHELAA Ref SH132 CBC state 2no irresolvable physical/environmental constraints”. Site allocated in draft local plan, ref HS62.
<b>Site name and address:</b>	Land rear of 9 King Street.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Site area and capacity:</b>	An area of about 0.25HA – approximately 6 new build units as per SHELAA.	Green
<b>Current Use:</b>	The garage is in current active use as an employment site.	Red
<b>Adjoining Uses:</b>	The site is in the village centre directly adjacent to the railway line, with residential properties on two boundaries and the old railway public house (converted to shops) opposite on the final boundary.	Green
<b>Topography:</b>	A flat site with minor issues that are easily mitigated.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Greenfield or Previously Developed Land?</b>	A combination of a brownfield site in current economic use, with some scrubland that is underutilised.	Green
<b>Good Quality Agricultural Land?</b>	The site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single ownership.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The garage is within the town centre and is an established local employer. Development would cause no harm to the landscape quality, probably enhancing the attractiveness of the street scene to nearby residents and passers-by.	Green
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	A small section of unkempt hedgerow is found to one boundary, this could be retained in a quality design solution.	Green
<b>Relationship with existing pattern of built development?</b>	In the central part of the existing built up area so a very sustainable location to develop residential property, a careful design is required and is possible in order to maintain local residents amenity and improve the current street scene.	Green
<b>Ridge and Furrow</b>	None identified on this brownfield site.	Green
<b>Local biodiversity score?</b>	The site is a garage with some scrubland to the rear.	Green
<b>Listed Building or heritage use or important built assets or their setting?</b>	An important MOT and garage use is operating on the site, a loss of this would have a negative impact upon the local community.	Red
<b>Impact on the Conservation Area or its setting?</b>	A new development that is in keeping with the conservation area could be possible with a careful design.	Amber
<b>Safe pavement access to and from the site?</b>	Existing provision on King Street bounding the site so access already provided for pedestrians with excellent connectivity to the town centre amenities.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe vehicular access to and from the site?</b>	Two small pavement cross-overs are found on the frontage to the site and one of these should be able to secure a safe highways access with adequate visibility splays, due to the nearness to the rail bridge a highways engineers report will be required. The site is very well connected to the current traffic movement system.	Amber
<b>Impact on existing vehicular traffic?</b>	A small negative impact from this number of units, although less car movements might ameliorate this.	Amber
<b>Distance to public transport?</b>	A bus stop is found nearby within a 50m walk.	Green
<b>Distance to designated village centre, the village hall.</b>	A walking distance of less than 200m.	Green
<b>Distance to GP/Health Centre.</b>	A walking distance of less than Banks(Storer Close).	Red
<b>Distance to Primary school.</b>	Sibley Redlands Community Primary school is less than a 150m walk from the centre of the site.	Green
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this private commercial location.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site, given its location it sits within the “archaeological alert zone”.	Amber
<b>Any public rights of ways/bridle paths?</b>	An important central village footpath exists along King Street and this will need to be maintained to ensure good pedestrian flow in the central area of the town.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage)</b>	A utility cable is in place and will require resiting.	Amber



<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	The railway line is directly on the edge of the site, this creates excessive noise and potentially an odour nuisance. A noise reduction design will be required as well as a planting/noise attenuation bund to mitigate this nuisance.	Red
<b>Any contamination issues?</b>	Given the current industrial use a professional assessment is required and this will probably recommend remediation measures.	Red
<b>Any known flooding issues?</b>	The site is in flood zone one and due to its small size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations required. Although the site is close to Sileby Brook it does not affect this site.	Green
<b>Any drainage issues?</b>	Minor drainage issues identified, can be remediated.	Amber
	<p><b>Red – 5</b></p> <p><b>Amber - 7</b></p> <p><b>Green – 17</b></p>	<b>A GREEN SITE SCORING 12.</b>

**Sileby site 21 – Land to rear of 107 Cossington Road (SHELAA REF SH135)**

**36. Executive Summary**

**A very high green scoring site that should be allocated for residential use in the NDP.**

**37. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**38. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.

Appendix 1

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHELAA Ref SH135 CBC state “no known irresolvable physical/environmental constraints - no developer interest”.
Site name and address:	Land to rear of 107 and 109 Cossington Road

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	Land of about 0.77HA – approximately 18 new build units (SHELAA states 18)	Amber
Current Use:	Currently vacant and a series of derelict buildings and fenced off scrubland, vacant previous allotments.	Green
Adjoining Uses:	The site is behind a main road through the village centre with residential units to both sides of the potential entrance.	Green
Topography:	A flat site with a section believed to have been used for landfill, required further investigations.	Amber
Greenfield or Previously Developed Land?	Predominantly brownfield land that has become overgrown in parts, it requires reclamation to support the wider regeneration of the local area.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Good Quality Agricultural Land?</b>	Although meaningless, the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	The site was submitted under the SHELAA process and it is believed that there is more recent developer interest in proceeding. An issue with wayleave agreements will require resolution for the site to proceed.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The buildings are derelict and require renovation to improve the built scene, development would improve the attractiveness to nearby residents.	Green
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several established, self-set trees and shrubs are located within the site and these will need to be accommodated or reprovisioned in a sensitive landscape design scheme.	Amber
<b>Relationship with existing pattern of built development?</b>	In a very central location within the existing built up area so a careful design solution is required to maintain access and not “sterilise” adjacent parcels of land, eminently possible.	Green
<b>Ridge and furrow?</b>	None on this mainly brownfield site.	Green
<b>Local biodiversity score?</b>	Potentially badgers , with birdlife, small mammals and moths.	Red
<b>Listed Building heritage or important built assets or their setting?</b>	No local landmarks are within view of the site.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its existing unkempt use residential development would improve its amenity.	Green
<b>Safe pavement access to and from the site?</b>	Existing provision is found on Cossington Road bounding the site so direct access is already provided for pedestrians with excellent connectivity to the village centre.	Green
<b>Safe vehicular access to and from the site?</b>	Three redundant garages and a small vehicular access in use form the entrance to the site on Cossington Road, the width of the site entrance is able to secure a safe highways access with adequate visibility splays. The site is well connected to the current traffic movement system.	Green
<b>Impact on existing vehicular traffic?</b>	A minor impact from this small number of units, although less traffic movements would ameliorate this.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Distance to public transport?</b>	A bus stop is found on the other side of Cossington Road, about a 100m walk.	Green
<b>Distance to designated village centre, the village hall.</b>	A distance of about 450m.	Amber
<b>Distance to GP/Health Centre.</b>	A distance of less than 750m to the Banks medical centre.	Red
<b>Distance to Primary school.</b>	Sibley Redlands Community Primary school is about a 1100m walk from the centre of the site.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this private ex-industrial location.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site.	Green
<b>Any public rights of ways/bridle paths?</b>	None found on the site.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	None identified.	Green
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	None identified.	Green
<b>Any contamination issues?</b>	Given the current ex-industrial use a professional assessment is required and this will could recommend remediation measures.	Amber
<b>Any known flooding issues?</b>	The site is in flood zone one and due to its size, a sustainable urban drainage scheme (SUDS) will not be required, no further investigations required.	Green
<b>Any drainage issues?</b>	No issues identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	<p><b>Red - 3</b></p> <p><b>Amber - 6</b></p> <p><b>Green – 20</b></p>	<p><b>A very high GREEN SITE SCORING 17.</b></p>

**Sileby site 22 – The Oaks Ratcliffe Road (SHELAA site – SH136)**

### **39. Executive Summary**

**A high green scoring site.**

**Incorporate into Neighbourhood Plan as Reserve Site**

### **40. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

### **41. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required.



Appendix 1

- Amber is scored where there are negative elements to the site and mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
Site reference :	SHLAA Ref SH136, CBC state “no irresolvable physical/environmental constraints”.
Site name and address:	The Oaks Ratcliffe Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.37HA – Approximately 11 new build units (three bed houses)	Amber
Current Use:	Currently a working business centre, converted from a textiles factory, the existing uses and tenants proving an important source of local employment.	Red
Adjoining Uses:	The site is near to the village centre with a residential unit to one side and a shop to the other side.	Green
Topography:	A flat site with no apparent issues with ground levels.	Green
Greenfield or Previously Developed Land?	A brownfield site in current use as an employment site.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Good Quality Agricultural Land?</b>	Although meaningless, the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Multiple owners.	Amber
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The converted factory is now a number of offices that fit well in the existing street scene, development would cause no harm.	Green
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	None identified.	Green
<b>Relationship with existing pattern of built development?</b>	On the edge of the existing built up area so a careful design is required to maintain amenity.	Green
<b>Ridge and furrow?</b>	None is possible on this brownfield site.	Green
<b>Local Wildlife considerations?</b>	The whole site is a car park and office building so no wildlife present.	Green
<b>Listed Building or heritage or important built assets or their setting?</b>	An important local building set within a grouping of established uses, local landmarks are within view of the factory so development would cause a substantial harm.	Red
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its existing use residential development would cause no harm.	Green
<b>Safe pavement access to and from the site?</b>	Existing provision on Ratcliffe Road bounding the site so access already provided for pedestrians with very good connectivity to the town centre.	Green
<b>Safe vehicular access to and from the site?</b>	A small and narrow entrance to a car park is in situ on the site. The current entrance will not be able to secure a safe highways access with adequate visibility splays for 11 units, significant improvements required and the advice of the highways authority is recommended. The site is well connected to the current traffic movement system.	Amber

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Impact on existing vehicular traffic?</b>	A minor impact from this small number of units, although less traffic movements would ameliorate this.	Green
<b>Distance to public transport?</b>	A bus stop is found nearby on Highgate Road.	Green
<b>Distance to designated village centre, the village hall.</b>	A walking distance of more than 700m.	Red
<b>Distance to GP/Health Centre.</b>	A walking distance of less than 150m to the Sileby medical centre (Storer Close).	Green
<b>Distance to Primary school.</b>	Sileby Redlands Community Primary school is more than a 525m walk from the centre of the site.	Red
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified in this private ex-industrial location.	Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site, given its location an archaeological survey will probably not be required.	Green
<b>Any public rights of ways/bridle paths?</b>	None identified.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage)</b>	A utility cable will require resiting.	Amber
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	None identified.	Green
<b>Any contamination issues?</b>	None found.	Green
<b>Any known flooding issues?</b>	The site is in flood zone one and due to its size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations required.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Any drainage issues?	No drainage issues identified.	Green
	Red - 4 Amber - 5 Green – 20	<b>A HIGH GREEN SITE OF 16.</b>

**Sileby site 23 – Barrow Road (SHELAA Ref – SH138)**

**42. Executive Summary**

**A medium green scoring site.**

**Incorporate into Neighbourhood Plan as Reserve Site**

**43. Overview**

This Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. 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. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

By undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology 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 and setting 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 process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and Charnwood Borough Council (CBC) will aim to ensure that the housing target and affordable housing requirements in CBC's Local Plan are delivered in the NDP.

**44. A site selection in two stages**

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Sileby twenty-nine indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

Appendix 1

However, it is important to note that there may be other factors which result in that site not being appropriate so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability 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 mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, CBC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

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

Site - Details	
<b>Site reference :</b>	SHLAA Ref SH138, CBC state “no irresolvable physical/environmental constraints”.
<b>Site name and address:</b>	Barrow Road gym.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Site area and capacity:</b>	0.4HA – Approximately 12 new build units.	Amber
<b>Current Use:</b>	Barrow Road business park, including a gym. It is possible that the front elevation might need to be preserved.	Red
<b>Adjoining Uses:</b>	The site is next to a Costcutter supermarket on one side and residential property on the other side.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Topography:</b>	A flat, excavated site that is “tanked” on three sides with concrete supports of over 3m high in places, developable but potentially technically demanding.	Amber
<b>Greenfield or Previously Developed Land?</b>	A brownfield site in current economic use.	Green
<b>Good Quality Agricultural Land?</b>	Although meaningless, the whole site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability – Individual single ownership or multiple ownership?</b>	Single owner, tenanted to several parties ?.	Green
<b>Landscape &amp; character Visual Impact Assessment (LVIA)</b>	The buildings are on the edge of the town centre and are a long established local employer. Development would cause no harm to the landscape quality, possibly enhancing the attractiveness to nearby residents.	Green
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	A few self-set and unimportant trees and a hedge are within the curtilage, a good design would improve trees and hedges on site.	Green
<b>Relationship with existing pattern of built development?</b>	In the outer part of the existing built up area so a careful design is required to maintain amenity, a high visibility building.	Green
<b>Ridge and furrow?</b>	None is possible on this brownfield, developed plot.	Green
<b>Local biodiversity score?</b>	The whole site is a series of car parks and buildings so no wildlife present.	Green
<b>Listed Building or heritage use or important built assets or their setting?</b>	Currently an important local community use. Local landmarks are within view of the ex-factory, and the actual frontage of the factory to Barrow Road is grade 2 protected.	Red
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside of the conservation area and given its existing use residential development would cause no harm.	Green
<b>Safe pavement access to and from the site?</b>	Existing provision on Barrow Road in to the site, so access already provided for pedestrians with excellent connectivity to the village centre.	Green

<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Safe vehicular access to and from the site?</b>	A narrow entrance to the rear car park is in situ but given the very close proximity of the entrance from Barrow Road to the Costcutter supermarket it is doubtful that adequate visibility splays can be provided, without the full support of a third party landholder. It may be impossible to provide a safe highways access, due to the nearness to the other junction and a highways engineers report will be required. The site is well connected to the current traffic movement system.	Red
<b>Impact on existing vehicular traffic?</b>	A negative impact from this small number of units, although less traffic movements might ameliorate this.	Green
<b>Distance to public transport?</b>	A bus stop is found nearby on Barrow Road.	Green
<b>Distance to designated village centre, the village hall.</b>	A walking distance of less than 475m.	Amber
<b>Distance to GP/Health Centre.</b>	A walking distance of about 450m to the Sileby medical centre (Storer Close).	Amber
<b>Distance to Primary school.</b>	Sileby Redlands Community Primary school is about a 230m walk from the centre of the site.	Green
<b>Current existing informal/formal recreational opportunities on site?</b>	The boxing club and gym are important recreational uses.	Red
<b>Ancient monuments or archaeological remains?</b>	None found on the site, given its current usage an archaeological survey will not be required.	Green
<b>Any public rights of ways/bridle paths?</b>	None identified.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?(not sewerage).</b>	Only a telephone cable supplying the premises.	Green



<b>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Any nuisance issues light pollution, noise pollution, odour/noxious smell?</b>	The railway line is found abutting the rear of the site and this does cause a severe noise at specific times of the day, a sound attenuation bund/fencing will be required to ameliorate this nuisance, could be an ongoing concern?.	Amber
<b>Any contamination issues?</b>	None expected, although given the ex-industrial use a professional assessment is required and this will might recommend remediation measures.	Amber
<b>Any known flooding issues?</b>	The site is in flood zone one and due to its size a sustainable urban drainage scheme (SUDS) will not be required, no further investigations required.	Green
<b>Any drainage issues?</b>	No drainage issues identified.	Green
	<b>Red - 4</b> <b>Amber - 7</b> <b>Green – 18</b>	<b>A medium GREEN SITE SCORING 14.</b>

## SILEBY NEIGHBOURHOOD PLAN

# Environmental Inventory

<b>KEY</b>	Existing protection	Local Green Space	Important Open Space	Historical significance	Wildlife significance	Wildlife corridor	Ridge and furrow
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Site #	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria (marks 0-4, except Beauty & Tranq.: 0-2)									Total score /32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
87b	LRWT Cossington Meadows Nature Reserve (part in Sileby) Previously quarried for sand and gravel. Lowland river, flood-plain grazing meadows, ditches, open water, scrub and woodland. Network of footpaths, including PROWs. Already protected as an owned (2004) LRWT reserve Very high biodiversity (374 species recorded to date). It should be noted that all similar areas of the Soar Valley in Sileby will be ecologically enriched by their adjacency to this site, meaning that <i>impact risk</i> should be included in consideration of local Planning proposals.	3	2	4	4	4	2	2	1	4	26 n/a
	<b>St Mary's churchyard</b> Mounded site, likely to be on an early Christian or pre-Christian sacred site, with retaining stone walls. Setting for Listed Grade II* church (from c.1300, restored 19thC). Part of a tranquil oasis close to the otherwise urban village centre. Headstones include Swithland Slate (good late 18 <sup>th</sup> century carving). Mostly mown grass, some rougher areas, mature ornamental shrubs and trees including a large yew. Locally important for invertebrates, birds, bats, etc.	4	4	4	4	2	2	2	3	3	28
	<b>Memorial Park</b> CBC Open Space (policies map) A very well-used, multi-function public open space Includes Sileby <b>Brook (part of wildlife corridor)</b> – mature	4	4	4	4	4	1	1	2	2 WLC	26

	trees lining bank. Kingfishers and other birdlife. Modified stream profile, but retains some natural aspects. Small fish present.											
	<b>Collingwood Drive Open Space</b> CBC OS (policies map) Includes Bowling Club, tennis courts Within the village settlement. Good access from Collingwood Drive and the historical medieval footpath between Sibley and Seagrave runs adjacent to the location Site bounded by houses, mature hedges, shrubs and trees, which provide a safe habitat for wildlife. Location used by the community for dog walking and a safe area for children to play.	4	4	3	3	4	1	1	1	2	23	
040/ 041	Known as "Tommy Hunt's Field". Used as a sledging field for over 100 years. Grazing land. Steep slope to hedgerow. Views from the end of Homefield Rd.	3	3	4	3	3	2	1	1	2	22	
SB	OS? <b>Dudley Bridge to Brook St</b> –Small grassed communal space with stand of lime trees. The bridge itself has historical value. Brook. Goldcrests sighted.	4	4	4	2	3	1	0	2	2 WLC?	22 n/a	
	<b>CBC Open space from SE? end of park to Highgate Rd</b> – Mature horse chestnut, willow and other trees and shrubs in this wild space. Includes several wet areas. Natural river bank.	4	4	4	3	2	1	1	0	2	21	
100	Barbers Rough Flood Plain Leicester Round Footpath	3	2	4	2	2	2	2	1	3	21	
	<b>Sibley Brook flood management area (Memorial Park extension)</b> CBC Open Space (policies map) Areas of bunds, retention hollows etc. with streamside scrub, grass and developing woodland. Status TBC, but is well-used as an (?) unofficial wildspace, playpark, dogwalking area and cut-through from Memorial Park to Heathcote Drive. Mature trees lining bank. Kingfishers and other birdlife. Natural river course. Small fish present.	2	4	3	2	2	1	2	1	3 WLC	20	
	<b>The Green Place</b> , 6 Cossington Rd home of community project, café, gardens and green living ideas, workshops	3	4	4	2	2	1	1	1	2	20	

	and events. History? Wildlife?										
027	Grazing for sheep. On a raised ridge, includes area of Priority Habitat woodland. Next to PROW. Bounded by fencing and British Gypsum. Great Crested Newts field pond.	3	2	4	2	2	2	1	1	3	20
	<b>OS Harlequin Drive/Melody Drive off Cossington Road</b> Large, well-maintained green space consisting of grass, purpose built, safe children's play area, mature trees and shrubs. The plot has good access from Melody Drive and footpath, which provides easy access for dog walkers. Boundaries of fence, footpath clearly marks the limits of the space. Within the village settlement. It is a very pleasant, quiet area with views over to the hills of north-west Leicestershire and provides an excellent habitat for birds.	4	4	3	2	2	1	1	0	2	19
	<b>OS Green space between 8 and 9 Flaxland Crescent</b> with good access and within the village settlement. Bounded by fencing and mature trees. Used by community for recreation, and children's play area blending in with the local area Mostly grassland and a safe, peaceful area for children's games. Potential for the development of leisure activities.	4	4	3	2	2	1	1	0	2	19
074	Large arable field crossed by PROW that leads to Ratcliff on the Wreake. Hedges and some mature trees. Footpath always very wet due to poor draining soil. Used by ramblers and dog walkers. "Dot" map indicates views enjoyed from this footpath across to Ratcliff College and the high point at the start of the path gives views towards the Charnwood Hills/Forest. Bounded by hedges and mature trees. Wide track leading to Highgate Lodge Farm and farm bungalows.	2	3	4	2	2	2	1	1	2	19
039	Known as Little Church Heading Field. Grazing for sheep. Part of the field is let for dog agility training. Ridge and Furrow still visible in part. Dew pond near field gate. Evidence of Badger Sett in railway bank. Bounded by railway, allotment fence and hedges.	2	3	4	1	1	1	1	3	3	19

SB	<b>OS? Brook St to The Banks</b> – sloped grass verges and some wild vegetation to one side. Railway bridge. Adjacent footpath. Brook 4illow4ed.	4	4	2	2	2	1	0	2	2 WLC	19
SB	<b>Brook through Memorial Park</b> – Many mature trees lining bank. Kingfishers and other birdlife. Natural river course. Small fish present.	2	4	1	2	3	1	1	1	3 WLC	18 n/a
	<b>OS at junction of Quaker Road, Chalfont Drive and Wallace Drive</b> with good access via footpath from each road. Within the village settlement. Area consists of grassland and bounded mostly by rear gardens. Used by the community as a safe and quiet place for children to play and within the character of its surroundings	4	4	2	2	3	1	1	0	1	18
SB	<b>Brook bordering field 102 to the mill</b> – unbounded, arched stone bridge, wide natural river, willows and hawthorn, fishing, nesting waterfowl, clear water.	2	2	0	3	2	2	2	2	3 WLC	18
019	<b>Ridge and Furrow</b> . Adjoins Medieval Track to Canby Lodge Farm. Pond with Great Crested Newts.	1	3	4	1	0	1	1	3	3	17
013	<b>Ridge and Furrow</b> . Close to Farm House. Man-made fishing ponds surrounded by trees. Scrub for wildlife bounded by hedges. Part visible from public road and from Sibley Community Park.	1	2	4	1	1	1	1	3	3	17
072	<b>Ridge and Furrow</b> field. Grazing land. Field pond with G C Newts. Bounded by mature hedges.	0	2	4	2	0	2	1	3	3	17
SB	<b>Brook bordering fields 078 and 080</b> – Varied mature trees, elder, ash, holly, willow, maple. Fallen branches. Plantlife inc, carpets of celandine, lords and ladies, lichens. Plenty of birds and bird sounds and brimstone butterflies sighted. Natural meanders	1	2	1	3	2	2	2	1	3	17
	CBC OpenSpace <b>Behind 99-121 Cossington Road</b> Old allotments. Large overgrown green space with limited access from Cossington Road. Situated within the village settlement. The space consists of allotments overgrown by self-seeded trees and shrubs and weeds. It extends from behind 99-121 Cossington Road to the house line on	1	4	4	1	1	0	1	1	3	16

	Flaxland Crescent and Melody Drive? As the plot is very overgrown some of the boundaries are concealed by undergrowth, although on the Cossington Road side are a variety of garages and sheds and rear gardens marking the boundary. It provides a large, quiet space for a variety of wildlife with potential for recreational use										
SB	<b>Brook bordering field 50</b> – Varied mature trees, elder, ash, 5willow, birch, hawthorn and bramble thickets. Snowdrops, celandine, Lords & ladies. Audible birdlife and visible nesting. Brimstone and comma sighted. Natural meander, steep sided in place, washstones? Footpath and horse riding.	2	2	1	3	1	1	2	1	3 WLC	16
014	Arable, planted trees bounding public road. Pond with Great Crested Newts. Views across to Charnwood Hills, marked on “dot” map. Bounded by track to farm	1	2	4	1	1	2	1	1	3	16
037	Known as Dipping Place Field. Sloped grazing for sheep. 031-033 now established woodland within field boundary. Bounded by railway, woods and hedges. View marked on “dot” map from house on Homefield Rd.	1	3	4	1	0	2	1	1	3	16
026	Arable. Bounded on one side by PROW. Close to woodland wild life corridor. Great Crested Newts in adjoining pond. Views from PROW on “dot” map.	1	1	4	2	2	1	1	1	2	15
050	Large open area for free range hens. Part cover of trees and bushes. Bounded by PROW and Sibley Brook. Roman Pavement/ wall evidence in this area of the brook. Other Roman finds from the area. Part or the bank to the brook is in original geological state. Some evidence of fossils. PROW well used.	2	2	3	1	1	1	1	1	3	15
023	Arable. Bounded by Medieval Track. Views from houses in Homefield Rd marked on “dot” map.	1	3	4	2	0	2	1	1	1	15
081 082	Planning permission has been granted to build on this land. Some of 082 will be left as arable land, creating a small field. At present the fields are sown to grass. Bounded by hedges. Hares have been seen in both fields regularly during Spring. “Dot” map shows views are enjoyed across these fields from Ratcliff Rd.	1	3	4	2	0	1	1	1	2	15

059	Ridge and Furrow. Clearly visible from Seagrave Rd. See 058 for views.	0	2	4	1	0	2	1	3	2	15
051 057	Mixture of arable and grazing land. All fields bounded by hedges. Mature trees to Sileby Brook. Can be seen during winter months from PROW Sileby to Seagrave path. Tawney Owls known to roost and nest in tree near to farm house.	0	2	4	2	0	2	1	2	2	15
SB	OS? <b>The Banks to Swan St</b> – Frog spawning area. Bordered by property and path. Historical bridge.	0	4	4	2	0	1	1	1	2 WLC	15
078 /080	Two large arable fields that bound Sileby Brook. Part of the crop rotation for thatching straw. Some incomplete hedgerows. Mature trees and fencing. A field gate from 080 exits on to Barnards Drive. "Dot" map indicates residents enjoy the views across the open fields. Outline planning has been submitted for 230 houses on this land.	1	3	3	2	0	2	1	1	1	14
045	Free range chickens. Scrub grassland. Tree cover / hedges / fences. Good cover for wild birds. Buzzards and Ravens regularly seen over this field PROW forms a boundary on one side. "Dot" map shows PROW well use and enjoyed by mainly dog walkers.	1	2	3	2	1	1	1	1	2	14
015- 018	Arable fields bounded by hedges evidence of tree planting in hedge boundary. Coverts of wild game birds. Wide set aside field margins.	0	2	4	1	2	1	1	1	2	14
020- 021	Arable. Mature trees/ hedgerows. Wide set aside field margins.	0	2	4	1	2	1	1	1	2	14
CG1 CG2	<b>CBC OS Cricket Ground &amp; Pavilions/stores/parking</b> Borders road Flood plain	3	2	1	3	3	1	1	0	0	14
058	Arable field. Thatching straw grown on farm. Bounded by hedges. The fields of Highgate Farm can be seen from areas on Seagrave Rd ,and parts of the Highgate Estate. Marked on the "dot" map as being important to the residents.	0	2	4	2	0	2	1	1	2	14
071	Arable field bounded by mature hedges. Field pond known to have Great Crested Newts in.	0	2	4	2	0	1	1	1	3	14

069	Grazing land. Sometimes has horses on. Bounded by hedges. At present time Wimpy have an option on the land. Can be seen from public road and from PROW	2	3	4	0	1	1	1	0	2	14
SB	<b>Brook adjacent to field 097</b> - mixed native hedgerow on one side, fenced on both sides for latter part, evidence of Himalayan balsam, thick with waterplants, bullrush and iris, mature ash .	0	3	4	2	0	1	1	0	3	14
070 /075 /076 /077	At present fields rented by a local farmer who has ploughed them ready for an arable crop/fodder crop. Fields bounded by newly maintained hedges. One boundary adjoins the new Bellway development. Hallams builders have put in plans for 195 houses. At present this is in the middle of a second public enquiry. The PROW continues along from the Bellway development. In the corner of the hedge in 075 next to the boundary with the Bellway development is a magnificent mature Oaktree. A TPO has been applied for.	2	3	2	2	1	1	0	0	2	13
009	Arable- ploughed-bounded by hedges/trees. Bounded on one side to Seagrave Rd. Dot map indicated special for views from this spot. Views across to Charnwood Hills. Farm track runs from road to house between this field and 014.	1	1	4	1	0	2	1	1	2	13
060 067	Mixture of arable and grazing land. Thatching straw grown on crop rotation. Fields bounded by some hedges and fences. Some mature trees in hedgerows. See 058 re views	0	2	4	1	0	2	1	1	2	13
042	Grazing land. Used for horses at present. Bounded by trees, hedges and fences. Field gate next to PROW.	1	3	4	0	1	1	1	1	1	13
SB	<b>Brook bordering field 076</b> - Bramble and hawthorn barrier for most of bank. Mixed mature trees similar to above. Plantlife Lords and ladies, celandine. Active birdlife. Natural meander with steep banks. Fallen tree habitats.	1	2	1	2	1	1	2	1	3 WLC	13
SB	<b>Dudley Bridge to ST building</b> (rear of Chine Hse) - canalized, mature scots pines, gold crests, mallards.	0	4	4	1	0	1	0	1	2 WLC	13
SB	<b>Waste ground at rear of The Maltings</b> - rough waste ground, mixed age trees, natural river course, several fox holes and undulating bank.	0	3	3	2	0	1	1	0	3 WLC	13



SB	<b>Brook adjacent to field 099</b> - hawthorn hedgerow and fence, young willow, overgrown and clogged with water plants in places, waterfowl, clear water, cattle use.	0	3	2	2	0	1	2	0	3 WLC	13
029/ 035- 038	Solar Farm. Included in this area is "The Dell", an historically significant site as it is the last remaining visible evidence for quarrying for Barrow Limestone (opencast pit, site of lime kilns, etc. British Gypsum have applied for planning permission to include ponds for Great Crested Newts in this area. Solar farm visible from PROW. Bounded by railway, security fencing.	0	0	4	0	0	1	2	3	3	12
083	Blossom Farm appears to be no longer working as a small holding. The green houses are falling down and much of the land overgrown with scrub, trees and bushes. There appears to be the remains of an orchard still producing some fruit. The area when looked at through binoculars was alive with birds.	0	4	4	0	0	1	1	1	2	13
044	Immature wooded areas. Boundary to Seagrave Rd. Free range chickens. Part fenced, hedge boundary to Seagrave Rd. "Dot" map shows views enjoyed from public road across this area.	1	1	4	1	0	1	1	1	2	12
046 048	<b>Ridge and Furrow</b> field, visible from PROW path to Seagrave. Bounded by hedges and trees. Birds of prey seen frequently.	0	0	4	1	0	1	1	3	2	12
022	Arable. Pond in corner of field with Great Crested Newts. Bounded by hedgerows.	0	2	4	0	0	1	1	1	3	12
106	<b>Footpath</b> Adjoins settlement	3	3	1	1	1	1	1	0	1	12
106 a	<b>Footpath</b> Adjoins settlement	3	3	1	1	1	1	1	0	1	12
SB	<b>Swan St to Park playground</b> - Bordered by fences and property. Kingfishers sighted. Buddliea. Canalised.	0	4	4	0	0	1	0	0	2 WLC	12
010	Grazing land- <b>Ridge and Furrow</b> . Hedgerows.	0	2	4	0	0	0	1	3	2	12
043	Grazing land. Track to farm building. Fenced. Hedges to road boundary to Seagrave Rd.	1	2	4	0	0	1	1	1	2	12

079	Small field at the back of the farm bungalow. Mixed usage. Bounded by hedges and farm track.	0	4	4	0	0	1	1	1	1	12
028	Valley between two Medieval ridges with stream flowing down to the Dell and ponds with Great Crested Newts. Part fenced.	0	2	3	0	0	1	1	1	3	11
85	Brook Farm Maintains area of separation between Sibley and Cossington Hedged, Rail Track, Road Open Flood Plain	0	3	2	3	0	1	0	1	1	11
105	Adjacent to Mountsorrel Lane Footpath Flood Plain	3	3	1	0	1	1	1	0	1	11
024	Woodland. Disused covert for game birds. Bounded by PROW on one side. Priority Habitat	0	0	4	0	0	2	2	1	3	11
025	Grazing land mainly for sheep. Bounded by hedges.	0	0	4	0	0	2	2	1	2	11
073	Arable field. Bounded by fencing and some hedging	0	2	4	1	0	1	1	1	1	11
87a	Field with footpath through leading to Cossington Meadows Nature Reserve Flood Plain	3	3	1	1	0	1	1	0	0	10
101	Adjacent to Barbers Rough, bordering River Soar Flood Plain Leicester Round Footpath	3	2	1	0	1	1	1	0	1	10
102	Adjacent to Barbers Rough, bordering River Soar Leading to Sibley Mill Flood Plain Leicester Round Footpath	3	2	1	0	1	1	1	0	1	10
122	Grazing, hedges Bordering road Footpath Flood plain	3	2	1	1	1	1	0	0	1	10

124	Grazing, hedges Bordering road Footpath Flood plain Priority Habitat	3	2	1	1	1	1	0	0	3	10
143	Grazing, hedges Bordering River Soar & road Footpath Flood plain	3	2	1	0	1	1	1	0	1	10
144	Grazing, hedges Bordering River Soar & road Footpath Flood plain	3	2	1	0	1	1	1	0	1	10
145	Grazing, hedges Bordering River Soar & road Footpath Flood plain	3	2	1	0	1	1	1	0	1	10
146	Grazing, hedges Bordering River Soar & road Footpath Flood plain	3	2	1	0	1	1	1	0	1	10
147	Grazing, hedges Bordering River Soar & road Footpath Flood plain	3	2	1	0	1	1	1	0	1	10
148	Scrub, hedges & trees Adjoins road Bordering River Soar & road Footpath Flood plain	3	2	1	0	1	1	1	0	1	10
006	Arable -field pond-Great crested newts present	0	0	4	0	0	0	1	1	4	10
007	Grazing- rented for dog training. Bounded by hedges and trees.	0	1	4	0	1	0	1	1	2	10
011	Arable-crops. Views across to Old Quorn Hunt Kennels. Bounded by hedges.	0	0	4	0	0	2	1	1	2	10

030 034 036	Large grazing area for sheep. Bounded by hedges /fences.	0	0	4	0	0	1	1	2	2	10
SB	<b>Wasteground NE of Highgate Rd</b> - Overgrown with some mature trees. Residents garden spoil heaps.	1	2	3	0	0	0	0	0	3	9
002-003	Grazing land – trees/ hedges Wooded area cover in snowdrops in spring. Can be viewed from road.	0	0	4	0	0	1	1	1	2	9
047	Small field bounded by hedges and trees. Sometimes used as grazing land.	0	0	4	0	0	1	1	1	2	9
049	Grazing land, Bounded by hedges and trees. Boundary fence to Park Hill Golf Course.	0	0	4	0	0	1	1	1	2	9
92	Behind houses on Preston Close Adjoins LRWT Cossington Meadows Nature Reserve Trees/scrub Flood Plain	0	3	1	0	0	1	1	0	2	8
96	Behind The Green Place & Chine House Veterinary Hospital Bounded by Sibley Brook and hedges Flood Plain	0	3	2	0	0	1	1	0	1	8
111	Adjoins settlement Trees & shrubs	0	3	1	0	0	1	1	0	2	8
112	Adjoins settlement Trees & shrubs	0	3	1	0	0	1	1	0	2	8
001	Arable field known as Brink Hill. Bounded by hedges and trees	0	0	4	0	0	0	1	1	2	8
004-005	Arable – hedges/trees	0	0	4	0	0	0	1	1	2	8
012	Arable field planted with fodder crops. Bounded by hedges-alive with birds.	0	0	4	0	0	0	1	1	2	8
88	Old stables Part scrub Supports birds and mammals Flood Plain	0	3	1	0	0	1	1	0	1	7

89	Behind houses on Cossington Road Flood Plain	0	3	1	0	0	1	1	0	1	7
90	Behind houses on Preston Close Adjoins LRWT Cossington Meadows Nature Reserve Flood Plain	0	3	1	0	0	1	1	0	1	7
91	Behind houses on Preston Close Flood Plain	0	3	1	0	0	1	1	0	1	7
93	Behind Ark Garage Flood Plain	0	3	1	0	0	1	1	0	1	7
107	Adjacent to Little Church Lane	0	3	1	0	0	1	1	0	1	7
109	Pond, established hedgerow Adjoins settlement Flood plain	0	3	1	0	0	1	1	0	1	7
113	Adjoins settlement Adjacent to footpath	0	3	1	0	0	1	1	0	1	7
114	Adjoins settlement Adjacent to footpath Grazing	0	3	1	0	0	1	1	0	1	7
118	Trees, pond, reeds Flood plain	0	1	1	0	0	2	1	0	2	7
141	Grazing, hedges Bordering River Soar & road Flood plain	0	2	1	0	1	1	1	0	1	7
142	Grazing, hedges Bordering River Soar & road Flood plain	0	2	1	0	1	1	1	0	1	7
084	Large arable field. Bounded by tall trees and maintained hedges the railway forms the other boundary. Dog walkers were seen walking around the edge of the field. There is no official PROW	0	4	4	0	0	1	1	0	1	7
137	Ridge & furrow Pond - ? Otters Grazing Flood plain	0	0	1	0	0	1	1	1	3	7

	SINC										
86	Meadow View Farm Flood Plain	0	3	1	0	0	1	0	0	1	6
103	Adjacent to Sibley Mill Flood Plain	0	2	1	0	0	1	1	0	1	6
104	Adjacent to road leading to Sibley Mill Flood Plain	0	2	1	0	0	1	1	0	1	6
108	Grazing horses, pond, established hedgerow, adjoins road Adjoins settlement Flood plain	0	3	1	0	0	1	0	0	1	6
110	Trees & shrubs	0	1	1	0	0	1	1	0	2	6
116	Adjoins road Adjacent to houses Flood plain	0	3	1	0	0	1	0	0	1	6
123	Grazing Trees & Scrub Adjoins road Flood plain	0	3	1	0	0	1	0	0	1	6
128 129	Adjoins settlement Grazing Flood plain SINC	0	2	1	0	0	1	1	0	3	6
98	Adjoins LRWT Cossington Meadows Nature Reserve Flood Plain	0	0	2	0	0	1	1	0	1	5
115	Adjacent to footpath Grazing	0	1	1	0	0	1	1	0	1	5
119	Grazing Flood plain	0	1	1	0	0	1	1	0	1	5
120	Grazing Footpath Flood plain	0	1	1	0	0	1	1	0	1	5
121	Grazing Footpath	0	1	1	0	0	1	1	0	1	5

139	Flood plain Grazing, hedges Bordering road Flood plain	0	2	0	0	0	1	0	0	1	5
140	Grazing, hedges Borders road Flood plain Priority Habitat	0	2	1	0	0	1	0	0	3	5
94	Adjoins LRWT Cossington Meadows Nature Reserve Flood Plain	0	0	1	0	0	1	1	0	1	4
95	Adjoins LRWT Cossington Meadows Nature Reserve Flood Plain	0	0	1	0	0	1	1	0	1	4
97	Adjacent to Sileby Brook Flood Plain	0	0	1	0	0	1	1	0	1	4
99	Adjacent to Sileby Brook Flood Plain	0	0	1	0	0	1	1	0	1	4
117	Hedges and Grazing Flood plain	0	0	1	0	0	1	1	0	1	4
125	Grazing Hedges, some trees Flood plain Priority Habitat	0	0	1	0	0	1	1	0	3	4
126	Grazing Hedges, some trees Flood plain Priority Habitat	0	0	1	0	0	1	1	0	3	4
127	Grazing Hedges, some trees Flood plain Priority Habitat	0	0	1	0	0	1	1	0	3	4
130	Adjoins commercial business Grazing Flood plain	0	0	1	0	0	1	1	0	1	4

132	Adjoins road Hedgerow, scrub and grazing Flood plain	0	1	1	0	0	1	0	0	1	4
133	Adjoins road Hedgerow, scrub and grazing Flood plain	0	1	1	0	0	1	0	0	1	4
134	Adjoins road Hedgerow, scrub and grazing Flood plain	0	1	1	0	0	1	0	0	1	4
135	Grazing, hedges Flood plain	0	0	1	0	0	1	1	0	1	4
136	Grazing, hedges Flood plain	0	0	1	0	0	1	1	0	1	4
138	Grazing Hedges, some trees Flood plain Priority Habitat	0	0	1	0	0	1	1	0	3	4
131	Commercially developed Flood plain	0	0	0	0	0	0	0	0	0	0
056	SINC site									3	
??	Scrub deciduous woodland between Butler Way and Blossom Farm Priority Habitat									3	
088 089	SINC sites									3	
	<b>Following the brook from Dudley Bridge NE</b>										
	<b>Following the brook W from Dudley Bridge to the Soar</b>										



068	Part of 050										

## APPENDIX 3

### Buildings and structures of local significance ('LOCAL LIST')

#### NON-DESIGNATED HERITAGE ASSETS

##### 1. Site of former non-conformist chapel, Mountsorrel Lane

A garden with a grave structure and a memorial stone in the wall of an outbuilding. This is the site of a chapel built c1790 for a branch of the Baptists. The chapel was under the ministry of George Harley in the 1820s and could seat 100 people. On an important site of early Sileby nonconformity; the chapel was demolished in 1881

Age: c.1790 – present

Rarity: only example

Architectural/aesthetic value: the feature records the site only, except for headstone

Archaeological significance: site of previous chapel

Historical associations: Sileby's non-conformist history

Village landmark: minor

Community value: small open space



##### 2. Barrow Road façade 8-26, 36-38 Barrow Road

This row shows the stamp of Sileby's individualism through its freeholders and seen in different patterns and styles of construction. The large quasi-farmhouse at 16 Barrow Road dominates the row, with the other cottages infilling making a quaint but distinctive brick façade. The gateway gap to Cart's Yard (to the left) is also an interesting and unusual architectural feature.

Age: c. 1770 – late 19<sup>th</sup> C

Rarity: only example

Architectural/aesthetic value: picturesque row of houses set at different angles and with varied rooflines, chimneys, archway, yards, etc.

Archaeological significance: n/a

Historical associations: record of development of Sileby village in 18<sup>th</sup> century: establishment of comfortable 3-storeyfarmhouses in the village for the new landowners; cottages and workshops as part of the village's industrialisation in response to the loss of farm work and tied accommodation.

Village landmark: yes

Community value: significant component of the village scene



### 3. The Banks numbers 35-49, 53-57, 70-82 The Banks

In the 17<sup>th</sup> century the Banks Common was an area of squatter's cottages. These cottages, gardens and workshops were formally recognised by the Lord of the Manor upon payment of rent. Most of the structures have mid-late 19<sup>th</sup> century architecture as they were rebuilt when they became freeholds at that time. However, their small size, property boundaries and quirky nature reflects their 17<sup>th</sup> century foundation and are an example of peasant housing on what was then the edge of the village.



Age: mostly 19<sup>th</sup>C on ?17<sup>th</sup>C footprints

Rarity: only example, possibly recording persistence of medieval village layout around one of a number of small 'greens' into 18<sup>th</sup>-20<sup>th</sup> century piecemeal redevelopment

Architectural/aesthetic value: very attractive group of local vernacular styles around important open space

Archaeological significance: n/a

Historical associations: n/a

Village landmark: yes, highly valued in NP consultation

Community value: important open space

### 4. Underhill, Barrow Road numbers 50-58, 64-84 Barrow Road

This part of Sileby became the home to squatters who built cottages during the 17<sup>th</sup> century. Built into the hillside, these unique cottages were largely rebuilt upon the change to freehold in the mid-19<sup>th</sup> century. They are a significant and unique reminder of those living on the periphery of Sileby society during the important period of expansion between the 17<sup>th</sup> and 19<sup>th</sup> century.



Age: 17<sup>th</sup> – 19<sup>th</sup> century

Rarity: locally unique

Architectural/aesthetic value: very attractive group of local vernacular styles in unusual hillside situation (cf. the name)

Archaeological significance: n/a

Historical associations: unplanned piecemeal redevelopment during times of social change

Village landmark: yes

Community value: high

### 5. Chine House at Sileby Hall 12, Cossington Road

In 1894 local brewer William Henry Sharpe built this large family house. Initially called 'Fair Lawn', the house later became known as Sileby Hall. The house retains a number of late gothic architectural features, including a large polygonal corner tower. In the 20<sup>th</sup> century Sileby Hall was used as an elderly person's residential home, children's home and a home for people with mental disabilities and special needs. In 1994 it became the Chine House veterinary practice. The house is an important relic of Sileby's social and cultural past and is unique in the district for its diverse uses and functions.

Age: late 19<sup>th</sup> century

Rarity: largest example of late Victorian Gothic revival in Sileby

Architectural/aesthetic value: Best and largest remaining example of late-19<sup>th</sup> century Gothic/Arts & Crafts style; well-maintained exterior features

Archaeological significance: n/a

Historical associations: enrichment of local people through trade and business. Sharpe brothers took over the 1860 business at the Duke of York pub. The brewery itself is now the Maltings (Grade II Listed)

Village landmark: yes

Community value: as working veterinary practice.



### 6. Angel Yard, Little Church Lane

The Angel Yard was an area with at least fifteen small stone cottages in the 19<sup>th</sup> century (which were demolished around 1970). The area has been retained as a paddock for farmyard animals. The importance of this site lies in its proximity to the parish church. It is in the centre of the village 'historical core' and in an area that undoubtedly would have been built on in former centuries. Village tradition is that this was the site of a medieval hostelry known as the 'Angel'. Whatever the truth to these tales, the area needs local recognition and protection against future damage or development (to aid preservation before any future archaeological investigation).

Age: medieval – 19<sup>th</sup> century - 1970

Rarity: n/a

Architectural/aesthetic value: n/a

Archaeological significance: site of previous dwellings, probably buried archaeology

Historical associations: Local history; layout of medieval Sileby (dwellings close to the parish church); reputed site of late medieval Angel inn

Village landmark: as important open space close to the church



Community value: n/a

### 7. Ladkins chimney, Seagrave Road

The building was formerly the factory of the Lawson Ward shoe company. It has no special architectural merit except that it retains the last remaining boot factory chimney in the village. Therefore the structure is an iconic piece of industrial architecture, one of the last vestiges of an industry that dominated the village from the late 19<sup>th</sup> century to the 1980s. It holds both sentimental and emotional value for many residents and former workers whose families worked in the many and various village shoe factories.



Age: 19<sup>th</sup> century

Rarity: last surviving example in Sileby

Architectural/aesthetic value: built using local bricks, part of a multiple bay factory

Archaeological significance: n/a

Historical associations: Sileby was an important boot and shoe-manufacturing village, with Lawson Ward being one of 7-8 firms here in the early 20<sup>th</sup> century, employing a large proportion of the local workforce, including women

Village landmark: yes

Community value: employment and as local history landmark

### 8. Workshop / factory rear of 100 King Street

This is a 19<sup>th</sup> century workshop in the back yard of a row of terraced housing. It is one of the last major examples of a local workshop relating to Sileby's early masters and middlemen in the hosiery and boot and shoe industries. It represents the period before the transition to larger factories elsewhere in the village. This type of building would have been seen all over the village but now only a handful remains.



Age: c.1830?

Rarity: almost unique in Sileby

Architectural/aesthetic value: early 19<sup>th</sup> century 'factory' with large windows to provide daylight for production

Archaeological significance: industrial archaeology. At risk.

Historical associations: evidence for an early phase in the local boot and shoe industry. Provides comparison with Leicestershire framework knitters' cottages from the previous century

Village landmark: minor

Community value: minor



### 9. Goose Green farmhouse, 69 Barrow Road

An 18<sup>th</sup> century farmhouse representing an example of a small pre-enclosure farm and farmstead. Although the farmyards have been largely built on, the house retains many of its original 18<sup>th</sup> century features. There are other village centre farmhouse survivals, however it is aesthetically different to the others having Soar Valley brickwork as part of its decorative scheme.

Age: c.1750

Rarity: in general form, one of several; use of local bricks and 'Soar Valley pattern' is unusual

Architectural/aesthetic value: well-preserved, with appropriate windows and slate roof

Archaeological significance: n/a

Historical associations: dates form the short period before Enclosure when 'Georgian' style farmhouses were being built within the village (most 18<sup>th</sup> C Sileby farmhouses are in open countryside)

Village landmark: yes

Community value: n/a



### 10. Former public house (Bellringer's Arms), 11 Brook Street

This building is now a residential dwelling and at first sight looks like a 19<sup>th</sup> century cottage. On closer inspection the house retains older features including half timbering, exposed beams and an interesting ground plan which suggests that the existing house was built around an older cottage. From c1870 to 1926 this property was the Bellringers' Arms. A faded painted sign on the western side of the building confirms its former use. This is a good local example of a former beerhouse in an architecturally interesting multi period property.

Age: possible 17<sup>th</sup> century core with 19<sup>th</sup> century facades and additions

Rarity: unique in Sileby

Architectural/aesthetic value: moderate (later alterations) but architecturally significant interior features and structures

Archaeological significance: industrial and building archaeology (interior features; pub sign)

Historical associations: Several phases of local history, including as a public house

Village landmark: yes

Community value: n/a



### 11. Sileby Mill

Leicestershire & Rutland Historic Environment Record MLE945. Watermill; ground 'corn' (locally-grown cereals) until late 19thC, then used as a leather mill until c.1936. Now a private residence

Age: 18<sup>th</sup> century

Rarity: only example in Sileby

Architectural/aesthetic value: an attractive repurposed 18<sup>th</sup> century industrial building, local brick, appropriate replacement windows

Archaeological significance: industrial archaeology, site and surviving exterior features

Historical associations: importance of local agriculture post-improvement; water power

Village landmark: yes

Community value: part of a local attraction (Sileby marina)



### 12. Community Centre, High Street

Leicestershire & Rutland Historic Environment Record MLE15278. Previously Non-Conformist chapel

Age: 19<sup>th</sup> century, shown on 1887 1<sup>st</sup> edition Ordnance Survey map

Rarity: one of several non-conformist places of worship; as such has group value

Architectural/aesthetic value: good example of Victorian Gothic using local brick and stone

Archaeological significance: n/a

Historical associations: non-conformity is an important component of Sileby history from 17<sup>th</sup> century and particularly from early 19<sup>th</sup> (associated with working people's interest in independent thought)

Village landmark: yes

Community value: high



### 13. General Baptist Chapel, Cossington Road

Leicestershire & Rutland Historic Environment Record MLE16058. Updated/modernised, main building features preserved

Age: c.1840

Rarity: one of several non-conformist places of worship; as such has group value

Architectural/aesthetic value: Attractive modernisation, but simplicity of the original design has been lost somewhat

Archaeological significance: n/a

Historical associations: Protestant non-conformism in Sileby



Appendix 3

Village landmark: yes



Community value: yes

#### 14. Back Lane bridge

Leicestershire & Rutland Historic Environment Record MLE21060. High brick arch and parapets, constructed c. 1837 for Midland Counties Railway, one of the earliest in England.

Age: 1837 and 1872

Rarity: One of two important brick overbridges carrying the line at high level through the village

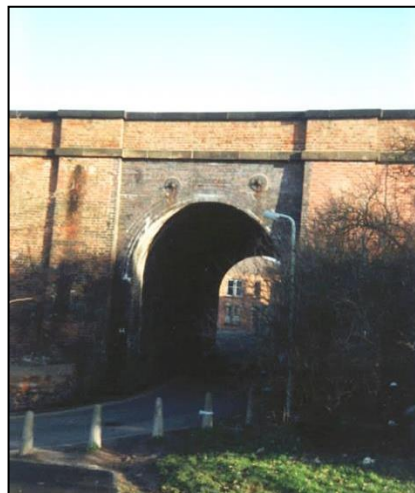
Architectural/aesthetic value: fine brick engineering, 'Egyptian' proportions

Archaeological significance: industrial archaeology – early railways

Historical associations: Railway history. This and the other bridges in Sileby were built to the same overall design as all those on the line.

Village landmark: yes

Community value: still used



#### 15. Brook Street bridge

Leicestershire & Rutland Historic Environment Record MLE21061. Twin arched brick bridge carrying the railway over Brook Street and Sileby Brook. Built c.1837 for Midland Counties Railway.

Age: 1837; extended and re-faced by Midland Railway, c. 1873-4 when the railway was widened

Rarity: One of two important overbridges carrying the line at high level through the village.

Architectural/aesthetic value: late Victorian Midland Railway blue-brick construction

Archaeological significance: industrial archaeology – early railways

Historical associations: railway history

Village landmark: yes

Community value:



#### 16. King Street bridge

Leicestershire & Rutland Historic Environment Record MLE21062. Railway bridge with brick abutments and later concrete slab platform.

Age: c.1837 – c.1950s

Rarity:

Architectural/aesthetic value:

Archaeological significance:

Historical associations:

Village landmark: yes

Community value:



### 17. Under Hill bridge

Leicestershire & Rutland Historic Environment Record MLE21063. Two-span iron footbridge with timber deck and masonry piers over railway where in cutting through the edge of the hill

Age: probably 1873-4

Rarity: good example of Midland Railway pedestrian overbridge design, unique in Sileby

Architectural/aesthetic value: attractive, interesting construction as the bridge abutments are at high level above the railway cutting. Iron lattice balustrades on shallow arched spans.

Archaeological significance: n/a

Historical associations: railway history

Village landmark: yes

Community value: important pedestrian use

[image required]

### 18. Hosiery factory, Barrow Road

Leicestershire & Rutland Historic Environment Record MLE22372 Late Victorian factory with ?1920s extension. The original building has decorative brickwork. An important source of employment in Sileby from 1880s to 1970s. Now incorporated into a local 'business park'.

Age: ?1880 - 1920

Rarity: there were 8 hosiery factories in Sileby in 1947; now the only surviving example

Architectural/aesthetic value: attractive Victorian brickwork and styling.

Archaeological significance:

Historical associations: industrial and social history of Sileby

Village landmark: yes

Community value:

[image required]

### 19. Sileby Primitive Methodist Chapel, King Street

Leicestershire & Rutland Historic Environment Record MLE22373. The chapel was opened in 1866. The gable end frontage has three arched windows with a central porch that has been extended to either side. The building is brick with ashlar dressings and dentilated eaves.

Age: 1866

Rarity: one of several non-conformist places of worship; as such has group value

Architectural/aesthetic value: Mid-Victorian 'Gothic'; pleasing brick and stone construction somewhat spoiled by white paint.



## Appendix 3

Archaeological significance: n/a

Historical associations: Sileby was involved in the development of Primitive Methodism chapel very early. The first chapel was in existence in 1820. 1931 George Hanford, a lace manufacturer living in Sileby, became the President of the first Primitive Methodist Conference.

Village landmark: yes

Community value: still active

### 20. Methodist Chapel Sunday School, Swan Street

Leicestershire & Rutland Historic Environment Record MLE22374.

Age: 1931

Rarity: unique in Sileby

Architectural/aesthetic value: interesting and attractive 'Tudor' style in brick and concrete

Archaeological significance: n/a

Historical associations:

Village landmark: yes

Community value: still active

