

Site Assessment Framework -Detailed Criteria						
Number	Site Assessment Criteria	Likely to contribute to achievement of objective.	Likely impact unpredictable but can be mitigated or other benefits achievable.	Likely to hinder or be outside achievement of objective.	Evidence.	Comments.
1	Any new development site should be of small to medium scale.				Minimise the loss of greenfield land. Maximise the use of brownfield land. Limit expansion of village boundary and encroachment into countryside. Limit negative impact on rural character of village. Infill or adjoining existing new developments favoured. Maintain character and sense of community of Stoke Golding. Maintain and enhance community facilities.	
1A	Size of site to accommodate dwellings.	Site capable of accommodating up to 25 dwellings.	Larger than maximum preferred but developing part of site or further benefits outweigh negatives.	Considered too large to achieve villagers objectives.	No.15 Rural Communities Council Report Household Survey Results, June 2017.	No comments
1B	Agricultural land quality.	Land not in Grades 1, 2 and 3a of Agricultural Land Classification.	Land in grade 3 of Agricultural land Classification.	Land in Grades 1, 2 and 3a of Agricultural Land Classification.	DEFRA Land Classifications.	Planning decisions should take into account the economic and other benefits of the best and most versatile agricultural land , (Grades 1, 2 and 3a). Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to better quality land.
1C	Links	Site links with	Site has no	Site is remote	No evidence	Building for Life 12:1

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		rest of local community by providing new footpaths or cycle routes across the site and into existing neighbourhoods.	connections with neighbouring areas.	and/or existing routes are blocked or redirected preventing easy walking access into the village amenities.		(connections).
1D	Being a good neighbour.	Residential development of site would be compatible with adjoining uses.	Residential development of site would require mitigation to ensure that it would be compatible with adjoining uses.	Residential use of site would not be compatible with adjoining uses.	No evidence	No comment
1E	Making efficient use of land.	The land has previously been developed.	Part of the site has previously been developed and its redevelopment into housing would be an	Although previously developed, the site is of high environmental value.	No.16 Rural Communities Council Report Household Survey Results, June 2017.	Encouraging the efficient use of land by reusing land that has previously been developed; that is brownfield land.

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			improvement to the environment or bring other benefits.			
2	The village character should be preserved and heritage assets protected.				Protect and enhance sites, features and areas of historical, archaeological and cultural importance and their settings.	
2A	Listed Buildings.	Development would not harm or could enhance access to Listed Building and its setting.	Mitigation measures would be required to ensure Listed Building not harmed by development including its setting.	Listed Building and setting would be harmed by the development.	No evidence	Hinckley and Bosworth Landscape Character Assessment, p131,7. "The Grade 1 listed Church of St Margaret forms a landmark feature in nearby and distant views".
2B	Conservation Area.	Site outside area of designated Conservation Area and development would not impact upon its setting.	Site within or affecting Conservation Area.	Development would harm Conservation Area.	No.32 Rural Community Council Report Household Survey Results, June 2017.	Sites within a Conservation Area are not excluded from potential development but the impact of development must be considered in relation to potential harm to the overall character and its special features.
2C	Scheduled	Site not	Site impacts	Development	No evidence	A Saxon burial mound is located

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	Ancient Monument	affected by Ancient Monument.	upon setting of an Ancient Monument. Mitigation could improve public access without harming the setting of the Ancient Monument.	would harm or potentially harm an Ancient Monument.		between Station Road and Main Street designated an Ancient Monument.
2D	Designated Battlefield Area.	Site not affected by Battlefield designation.	Site may impact upon designated Battlefield area.	Development would harm or potentially harm designated Battlefield area.	No evidence	The Bosworth Field battlefield site of 1485 lies just to the north west of the village.
2E	Ridge and Furrow historic field features.	Site not affected by these features.	Site impacts upon ancient field system but harm could be mitigated.	Development would destroy historic features of old strip system.	No evidence	There are a small number of well preserved ridge and furrow fields adjoining the village. One large site has recently been lost to development.
2F	Non designated heritage.	Site unlikely to be affected by archaeological assets or	Need to establish the character and significance of	Development would harm a potentially important	No evidence	In view of Stoke Golding's importance in the Battle of Bosworth Field 1485, undiscovered evidence of the

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		implications of development are already understood.	archaeological assets affected by a development.	archaeological site.		conflict may remain in the surroundings.
3	Valued landscapes and the village setting should be protected.			Ensure that the landscape character, including historical landscape character assessments are used to assess the capacity of areas to absorb new development thereby influencing the size and location of development. Protect and maintain good quality green space within and adjacent to the village. Maintain a green buffer between local settlements.		
3A	Scenic quality.	Important local views not affected.	There would be an impact on important views but the impact could be mitigated.	Loss of an important local view.	No.28 and 33 of Rural Community Council's Household Survey Results, June 2017.	Hinkley and Bosworth Landscape Character Assessment p.134. "Maintain the rural character of the village and its rural setting."
3B	Impact on green wedge between Stoke Golding and Dadlington.	No loss of green wedge between settlements.	A green wedge between settlements would largely be maintained.	The scale of development proposed would mean that the distinction between different settlements would be largely lost.	No.13E Rural Community Council Household Survey Results June 2017. Also No. 34a of RCC report.	Hinkley and Bosworth BC, Landscape Character Assessment, Stoke Golding Rolling Farmland. P.52, Landscape Strategies 2, "Conserve the rural gap between Stoke Golding and Dadlington."

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4	Green and open spaces should be protected and enhanced.				Improve number of people with access to open space. Improve physical and mental well-being. Improve sporting and recreational facilities and access to them. Protect and maintain good quality open space both within and adjacent to the village.	
4A	Access to the Recreation Ground.	Walking distance to Recreation Ground 400m or less.	Walking distance to Recreation Ground between 400 and 1500m. Could be reduced by creating new pedestrian access or cycleway.	Walking distance to Recreation Ground greater than 1500m.	No evidence	The Institute of Housing and Transportations, “Providing for Journeys on Foot”, suggested acceptable walking distances for pedestrians without mobility impairment for some common facilities. These have been extended for Stoke Golding to reflect its existing layout and built environment.
4B	Loss of open space, recreational building or land.	No loss of open space, sports or recreational buildings or land, including playing fields.	Loss of open space, sports or recreational buildings or land including playing fields. The loss resulting from the development would be	Loss of open space, sports or recreational buildings or land including playing fields and supporting infrastructure.	No.29 and 30 of Rural Community Council's Household Survey Results, June 2017.	The Recreation ground off Hall Drive is the main area of open space and recreation in the village and is well used. St Margaret's School has its own small playing field attached to the school whilst St Martin's has a large area of playing fields which have occasional use by villagers outside school hours.

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			replaced by equivalent or better provision in terms of quantity, quality and in a more suitable location.			
5	Access to the countryside should be protected and enhanced.				Contribute to health benefits through walking and cycling. Encourage healthy lifestyles through informal recreation. Safeguard sense of tranquillity.	
5A	Access to countryside recreation.	Walking distance to countryside recreation 400m or less.	Walking distance to countryside recreation between 400m and 1500m.	Walking distance to countryside recreation greater than 1500m.	No evidence	<p>The Ashby Canal Conservation Area corridor does provide access into the countryside and scope for circular walks linking with roads. Water based sports are also available on the canal. There are a number of fishing lakes on the village edge.</p> <p>National Cycle Route 52 runs on quiet lanes to the west of the village. See 4A above.</p>
5B	Access to a public right of way.	Development would have no impact upon a	Public right of way affected but can be	Public right of way will require	No evidence	Stoke Golding is not well served by public footpaths and bridleways.

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		right of way.	rerouted away from estate roads and footpaths.	diversion or extinguishment.		Where they exist, public rights of way are an important public resource, not just for connecting the community and providing an alternative to the motor vehicle but allowing healthy access into the countryside.
6	Wildlife habitats and biodiversity should be protected and enhanced.				Protect and enhance sites with designations acknowledging importance of wildlife and natural heritage. Avoid harm to and enhance habitats for protected species. Create or enlarge habitats of value for wildlife including connectivity of green spaces. Avoid fragmentation of natural habitats. Preserve valued hedgerows and trees.	
6A	Site of Special Scientific Interest	Not affected by SSSI designation.	Mitigation measures would be required to ensure that development would not harm an SSSI.	Site contains SSSI	No evidence	No comment
6B	Tree Preservation Order	Site not affected by a TPO.	Mitigation measures would be required to ensure that development would not	Development would harm a protected tree on site or immediately adjacent.	No evidence	No comment

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			harm a protected tree on site or immediately adjacent.			
6C	Important hedgerows and trees	Site not affected by an important hedgerow or trees.	Partial removal of an important hedgerow or trees is required. Suitable replacement of new hedgerow or trees is possible.	Development would require removal of all or most of the important hedgerow or trees.	No evidence	Hinckley and Bosworth Landscape Character Assessment p.51. 5.100. "There are possible veteran trees around Stoke Golding."
6D	Local wildlife site or local nature reserve.	Site not affected by a local wildlife site or local nature reserve.	Need to establish the character and significance of the local wildlife site or local nature reserve affected by the development	Development would require the loss of all or most of a local wildlife site or local nature reserve.	No.13,I, Rural Community Council Household Survey Results June 2017.	The Ashby Canal Conservation corridor provides a valuable recreation and biodiversity resource.

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			proposal.			
7	There should be good pedestrian connectivity to key local services and amenities including bus routes and recreational opportunities.			Improve access by foot or cycle. Reduce need for car journeys. Reduce travel distances. Improve access to bus routes. Improve ease of access to village facilities and schools. Reduce the need to leave the village to be provided by services. Key local services should be maintained and enhanced, including the vitality and viability of the village centre.		
7A	Access to village centre including shop and hairdressers.	Walking distance to village centre 400 m or less.	Walking distance to village centre between 400 and 1500 m. Could be mitigated by creating new pedestrian or cycle access.	Walking distance to village centre greater than 1500 m.	Evidence. No.36, Rural Community Council Household Survey Results June 2017.	Comments. The Institute of Housing and Transportations, “Providing for Journeys on Foot”, suggested acceptable walking distances for pedestrians without mobility impairment for some common facilities. These have been extended for Stoke Golding to reflect its existing layout and built environment.
7B	Access to Healthcare.	Walking distance to Doctors Surgery in Pine Close 400 m or less.	Walking distance to Doctors Surgery in Pine Close between 400 and 1500m.	Walking distance to Doctors Surgery in Pine Close greater than 1500m.	No evidence	Comments. The Institute of Housing and Transportations, “Providing for Journeys on Foot”, suggested acceptable walking distances for pedestrians without mobility impairment for some common facilities. These have been extended for Stoke Golding to

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						reflect its existing layout and built environment.
7C	Access to Village Hall.	Walking distance to Village Hall off hall Drive 400m or less.	Walking distance to Village Hall between 400 and 1500m. Could be reduced by creating new pedestrian access or cycleway.	Walking distance to Village hall greater than 1500m.	No evidence	<p>Comments.</p> <p>The Institute of Housing and Transportations, “Providing for Journeys on Foot”, suggested acceptable walking distances for pedestrians without mobility impairment for some common facilities. These have been extended for Stoke Golding to reflect its existing layout and built environment.</p>
7D	Access to public transport.	Walking distance to a bus stop providing a regular service is no more than 300m.	Walking distance to a bus stop providing a regular service is no more than 400m or the development is of a scale that buses may be diverted into the site.	Walking distance to a bus stop is significantly greater than 400m with no prospect of creating an alternative safe access on foot.	No evidence	<p>The Institute of Highways and Transportation's, “Planning for Public Transport in Developments”, states that, “the maximum walking distance to the bus stop should not exceed 400m and preferably be no more than 300”.</p> <p>Stoke Golding is served by a regular hourly bus service, No.66, running between Hinckley and Nuneaton although the route diverts through housing estates in both towns to pick up additional passengers.</p>

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7E	Access to St Margaret's Primary School and Robin Hood Playschool.	Walking distance to primary school 500m or less.	Walking distance to primary school 500 to 2000m.	Walking distance to primary school greater than 2000m.	No evidence	The school is located close to the village centre. The playschool adjoins the school. The school is successful and popular attracting strong demand from pupils from outside the village boundary.
7F	Access to St Martin's Secondary School	Walking distance to school 500m or less.	Walking distance to school between 500 and 2000m	Walking distance greater than 2000m.	No evidence	As above. This is not a village secondary school but a Catholic school taking pupils from a very wide catchment area. Many village children travel to other secondary schools in Hinckley, Nuneaton and elsewhere. The majority of pupils are from outside the village.
7G	Access to public houses and Stoke Club.	Walking distance to public house or club 400m or less.	Walking distance to public house or club between 400m and 1500m.	Walking distance to public house or club in excess of 1500m.	No evidence	Stoke Golding has 3 pubs and 1 club. The Three Horseshoes and George and Dragon are in the village centre. The White Swan is to the north of the centre whilst the Stoke Club is to the east on Hinckley Road.
7H	Access to places of	Walking distance to	Walking distance to	Walking distance to	No evidence	Stoke Golding unusually has 3 places for religious worship. The

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	religion.	church or chapel 400m or less.	church or chapel between 400m and 1500.	church or chapel in excess of 1500m.		Methodist Chapel and St. Margaret's Church are in the village centre whilst the Zionist Chapel is away from the centre toward the northern edge.
8	Impact of traffic should be minimised and sustainable transport choices improved.				Reduce traffic related pollution. Reduce noise pollution. Improve pedestrian and cyclist safety. Improve connections with village amenities reducing need to use cars. Utilise, helping to sustain and enhance the existing bus routes. Reduce the need to leave the village to be provided by services.	
8A	Roads	Site has safe access to a public highway.	It is possible to create a safe vehicular access to a public highway.	There is little potential to create a safe vehicular access to a public highway.	No's 26 and 27 of Rural Community Council's Household Survey Results, June 2017.	The road infrastructure is unsuited to through traffic with several sections of narrow road and hump back historic canal and former railway bridges on routes on the edge of the village. Motorists often use the village roads to avoid congestion on the busy A5, A47 and A447.
8B	Footpaths and cycle access.	There are existing footpaths/pave ments/cycleways accessing the site that	It is possible to create new safe pedestrian/cycle routes from the site to the	There is little potential to provide safe pedestrian/cycle access routes from	No evidence	Although there are footpaths within the village, not all are of sufficient width or continuous to be considered safe. Not all sections of village roads have footpaths on both sides. Cars

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		provide links to the village amenities.	village amenities.	the site to the village amenities.		regularly park on pavements causing hazards to pedestrians, pushchairs and wheelchair users. There is a lack of dedicated cycle routes.
8C	Access to public transport.	The site will help sustain and enhance access to the current bus provision in the village.	The site will neither help nor hinder access to the current bus provision in the village.	The site will not sustain or benefit access to the current bus provision in the village.	No.21, Rural Community Council Household Survey Results June 2017.	Stoke Golding is served by a regular hourly bus service, No.66, running between Hinckley and Nuneaton although the route diverts through housing estates in both towns to pick up additional passengers.