

# Site Assessment Framework

## 1 Introduction

1.1	The Stoke Golding Neighbourhood Plan will allocate one or more sites for new housing. National planning practice advises that Parish Councils should carry out an appraisal of options and assessments of individual sites against clearly defined criteria. This Framework defines the principles and criteria against which each site will be assessed. Each principle states what the Neighbourhood Plan is trying to achieve. For each principle a number of criteria assess how the principles will be met or measured.
1.2	Each individual site will have different benefits and impacts and these assessed against each criteria.
1.3	The site assessment criteria focuses on the suitability of different sites to meet the aspirations of the village.
1.4	The process is aimed at providing an open and transparent assessment that is open to robust scrutiny.

## 2 Where did available sites come from?

2.1	Hinckley and Bosworth Borough Council has prepared a Strategic Housing Land Availability, (SHELAA), released in December 2018, which forms a key part of the revised Local Plan evidence base. The SHELAA identifies the potential future supply of land which may be suitable, available and sustainable for new residential development within HBBC boundaries. The sites have been put forward by land owners, developers or their agents as potential sites to meet housing requirements and needs for the period up until 2036.
2.2	The assessment identifies all sites and broad locations regardless of the amount of development needed to meet housing needs and targets. Both large and small sites have been put forward for review.
2.3	The SHELAA in respect of Stoke Golding at December 2018 identifies 12 sites, totalling approximately 33.61 hectares, estimated to provide a total potential of at least 655 dwellings.
2.4	The individual sites range in size from 0.7 hectares to just over 8 hectares.
2.5	It is assumed that all sites put forward for consideration under the SHELLA process are available for residential development and are deliverable within the timescale up to 2036. This will be further investigated and confirmed before a final site or sites are selected for future development.

### 3 Site Assessment Principles

3.1	<p>A number of principles for future development in Stoke Golding have been derived from the Household Survey results compiled by the Rural Communities Council. These principles will guide the assessments of each available site. These are:</p> <ol style="list-style-type: none"><li>1) Any new development should be of small to medium scale, limited to 25 dwellings on an individual site.</li><li>2) The village character should be preserved and heritage assets protected.</li><li>3) Valued landscapes and the overall landscape setting of the village should be protected.</li><li>4) Green and open spaces should be enhanced and protected.</li><li>5) Access to the countryside should be protected and enhanced.</li><li>6) Wildlife habitats and biodiversity should be protected and enhanced.</li><li>7) There should be good pedestrian connectivity to key local services and amenities.</li><li>8) The impact of traffic should be minimised and sustainable transport choices enhanced.</li></ol>
3.2	<p>Each site will be measured against these principles and assessed against further relevant criteria to ensure that future residential development meets the expressed wishes of the community.</p>
3.3	<p>Any new sites in Stoke Golding formally submitted for development through the SHELAA process in future will be examined under the same principles and criteria.</p>