

SITE ASSESSMENT CRITERIA BASED ON THOSE USED IN THE BRIGSTOCK NEIGHBOURHOOD PLAN

Brigstock used 19 criteria to examine their suggested residential development sites in order to choose which was the most acceptable and met what they were trying to achieve. I consider that not all of these would be relevant to Stoke Golding. Some of these could be omitted, amalgamated or included in the criteria that we have already identified from our own examination of the RCC results to make a more concise list.

The criteria relate to the selection of sites for residential development. The Brigstock criteria, as far as they apply to Stoke Golding, may be listed under the following main headings.

1. Accessibility.

This includes access to:

- Public transport.
- Convenience store and other shops.
- Doctors surgery.
- Village Hall or community facilities.
- Recreation ground
- Schools
- Public houses.
- Countryside recreation
- Public rights of way.

2. Meet housing needs of the village including type and affordability.

This includes,

- Supply, (delivered in 15 years)
- Availability
- Viability
- Site capacity.

3. Contribute to Health both mental and physical.

This includes,

- access to recreation ground,
- potential loss of playing fields or open space.
- access to doctors surgery.

4. Improve community safety.

This includes,

- Improved site layout
- Hazards on site
- Highways concerns
- Footpaths and cycle routes

5. Nurture a sense of belonging in a cohesive community.

This will include,

- linking with rest of community and facilities
- development would be compatible with existing neighbours
- access to Village Hall
- access to churches and other facilities

6. Access to education

Proximity to local schools.

7. Create pleasant clean environment

To include,

noise, odours and light pollution

8. Preserve and enhance the natural environment and habitats

Should examine impact on,

- Any SSSI
- Any ancient woodland
- TPO's
- Important and ancient hedgerows
- Important undisturbed meadows
- Local wildlife site or nature reserve
- Geodiversity site?
- Ashby Canal corridor

9. Protect and enhance the natural, cultural and built environment of the village.

To include,

- scenic quality, views
- separation of settlements, green wedge
- impact on rural setting and approaches
- village character
- the site and its context
- improve green infrastructure

10. Protect features and buildings of historical, archaeological and architectural interest and their settings.

To include,

- Listed buildings
- Conservation Area
- Scheduled Monuments
- Bosworth Field Battlefield
- Ridge and furrow field features
- Non designated heritage assets

11. Air Quality.

This heading is not considered to be relevant as it is likely to apply to all sites put forward in equal measure, especially traffic generated pollution.

12. Water resources.

This heading is not considered very relevant.

13. Flood Risk.

With Stoke Golding lacking any major water courses and not having a history of flooding, this is not considered to apply any differently to all of the sites suggested for development. Other than to state that all suggested sites would score the same, this heading is not considered a relevant criterion.

14. Efficient use of land.

This includes the Grade of agricultural land to be lost to development and any known previous contamination issues. This section could potentially be used to indicate preferred housing density, so that sites chosen are efficiently developed and not under-utilised. Reuse of Brownfield sites would also fall into this section.

15. Minerals.

Ensure known mineral reserved are not impacted. Unlikely to be very significant to the potential sites put forward.

16. Waste and recycling.

With a bi-weekly refuse and recycling service from HBBC all sites would appear to be on an equal

footing under this heading. Distance to Barwell recycling facility from individual sites would differ but not be a significant factor in site selection. There is also a larger but similar facility in Nuneaton.

17. Maintain and enhance employment opportunities.

To include,

access to employment by walking or public transport.

18. Retain and enhance factors conducive to wealth creation.

Relevant here would be opportunities for tourism and exploitation of the real Battle of Bosworth Field battle site. Should not lose potential employment land to housing.

19. Protect and enhance viability of Village centre.

To include,

enhance village centre

impact of traffic on village centre

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