

Site Assessment Framework

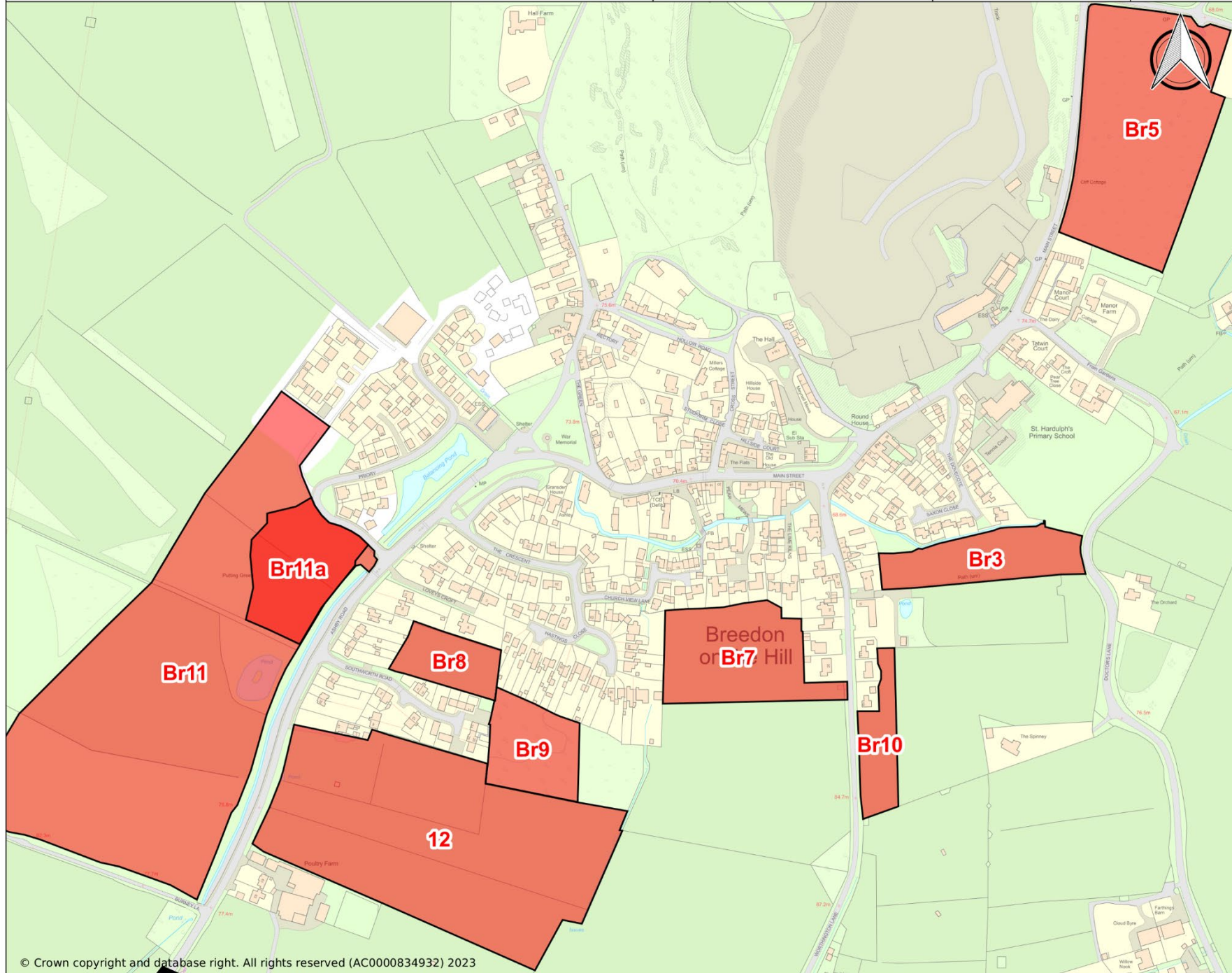
I. Introduction

- 1.1 North West Leicestershire District Council is undertaking a Local Plan Review. The review will update the adopted Local Plan and will cover the period to 2039. Consultation on development strategy and other policy options has been taking place, but the review is unlikely to be completed before the middle of 2024.
- 1.2 Within the overall housing figure for the district, the new Local Plan should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. However, this has not been completed so, in accordance with national planning policy, the Parish Council has asked North West Leicestershire District Council to provide a requirement figure for Breedon on the Hill Neighbourhood Area for the period 2021-2040.
- 1.3 Based on an annual requirement of 686 dwellings, existing committed development and the emerging development strategy, North West Leicestershire District Council has indicated that the housing requirement for Breedon on the Hill is 13 dwellings (to 2040) together with windfall development (sites not specifically identified in the development plan). Development in Wilson will be restricted to conversions of existing buildings, the redevelopment of brownfield land or affordable housing. In Tonge, new housing development is limited to that suitable for countryside locations although a housing site has been allocated to provide for the redevelopment of the derelict Brook Farm site on Moor Lane.
- 1.4 To meet the requirement for Breedon on the Hill, the Breedon on the Hill Neighbourhood Plan will need to allocate one or more sites for new housing. National planning practice advises that neighbourhood plan groups should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. This Site Assessment Framework sets out how sites will be assessed for the allocation of land for housing development.

Author:

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0 20 40 60 80m
Scale: 1:5000



Housing Site Option



Neighbourhood Area



2. Where did the site suggestions come from?

- 2.1 The starting point for the identification of potential housing sites is the North West Leicestershire Strategic Housing and Economic Land Availability Assessment. Local Planning Authorities are required to prepare a Strategic Housing and Economic Land Availability Assessment (SHELAA) that provides evidence on the potential supply of housing and economic land. The [North West Leicestershire SHELAA](#) represents the position on land availability within the district at 2021. Seven housing sites were put forward by landowners and developers in Breedon on the Hill.
- 2.2 In Autumn 2022, Breedon on the Hill Parish Council invited landowners and developers to put forward any other sites for consideration and as a result one additional site was identified.
- 2.3 All eight sites are shown at Map 1. The promoter of site Br11 indicated a willingness to develop a smaller part of the site to the north, adjoining the existing Highwoods Green development which will be referred to as site Br11a.

3. Site Assessment Criteria

- 3.1 Sustainability Appraisal (SA) is a process for considering and communicating the likely effects of plans, with a view to avoiding and mitigating negative effects and maximising the positives. A SA of the [North West Leicestershire Local Plan](#) was a legal requirement and it allowed North West Leicestershire District Council to assess its plan against a set of sustainability objectives developed in consultation with key stakeholders. Site options were appraised using a SA site appraisal framework which provided a largely objective process for identifying the potential constraints and benefits associated with each site option.
- 3.2 The same site appraisal framework has formed the basis of the Site Assessment Criteria to be used in the allocation of housing site(s) for the Neighbourhood Plan. Some of the criteria have been deleted or adapted to reflect local circumstances. In particular, Breedon on the Hill has no healthcare services, no large employment areas, no secondary school and a low frequency bus service.

3.3 In total there are 18 Site Assessment Criteria to be applied to the nine housing site options. No weighting is applied to the criteria.

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
1	Deliverability of sites	Site in single ownership with known developer interest.	Site in multiple ownership or with minor issues which can be resolved. Site in single ownership but no known developer interest.	Site in multiple ownership with unwilling partners, or in single ownership but not actively promoted	
2	Access to open space	Within 800m walking distance of Village Green	Within 1200m walking distance of Village Green	More than 1200m walking distance of Village Green	Measured from centre of site
3	Access to local food shop	Within 400m of Pinnacle Store	Within 800m of Pinnacle Store	Within 1200m of Pinnacle Store	Measured from centre of site
4	Amenity	Development is unlikely to adversely affect the environmental/ amenities experienced by would-be occupiers and/or neighbouring areas.	Development has the potential to adversely affect the environmental/ amenities experienced by would-be occupiers and/or neighbouring areas unless	Development is likely to adversely affect the environmental/ amenities experienced by would-be occupiers and/or neighbouring areas.	

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
			mitigated.		
5	Access to a village / community hall	Within 800m walking distance of new Village Hall	Within 1200m walking distance of new village hall	More than 1200m walking distance of facilities	Measured from centre of site
6	Loss of employment land	No	Yes, employment land not in use	Yes, employment land still in use	
7	Proximity to public transport	Bus service within 400m	Bus service within 400-800m	Bus service more than 800m away	Measured from centre of site
8	Access to school	Within 500m walking distance of primary school	Within 500-1000m walking distance of primary school	More than 1000m walking distance from primary school	Measured from centre of site
9	Fluvial flood risk	Site is located entirely within Flood Zone 1	Some of the site is in Flood Zones 2 or 3 (up to 50%)	Most of the site is in Flood Zones 2 or 3 (more than 50%)	
10	Proximity to designated biodiversity and	Over 400m from a SSSI Over 100m from a local wildlife site, RIGS	Within 400m of a SSSI Within 100m of a local wildlife site, RIGSD, priority	Contains or adjacent (50m) to a SSSI Loss of Local Wildlife Site, RIGS	

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
	geodiversity sites		species or habitats	Contains priority species	
11	Assessment of heritage impacts	Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.	Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings	Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a listed building or Scheduled Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Monument? ▪ Is there a listed building or Scheduled Monument close to the site and if so how does the site relate to it? Impact on non-designated heritage assets.
12	Landscape impact	High potential of achieving suitable landscape mitigation or enhancement	Moderate and Moderate/High potential of achieving suitable landscape mitigation	Low potential of achieving suitable landscape mitigation	
13	Previously Developed Land	Site is largely Brownfield (>70%)	Site is a mix of Brownfield and Greenfield land	Site is largely Greenfield (>70%)	

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
14	Agricultural land classification	Majority of site is not Grade 1, 2 or 3 (>70%)	Majority of site is Grade 3 (>70%)	Majority of the site (>70%) is Grade 1 or 2 Significant loss (more than 20ha) of Grade 1,2 or 3	
15	Potential effect on mineral resources	Site is outside of a minerals consultation area Site is within a minerals consultation area but is unlikely to be appropriate for extraction	Site within minerals consultation area	Significant adverse impact on minerals operations	
16	Will the site help to meet local housing needs?	Site could provide 10-20 dwellings	Site is would provide less than 10 dwellings.	Site would provide more than 20 dwellings	Provision of affordable housing should not be sought for residential developments that are not major developments i.e. development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. Provision of 10-20 dwellings would meet housing requirement. Does not consider viability.

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
17	Highway access	Safe vehicle access off a residential road available	It is possible to create a safe vehicular access to the public highway	There is little potential to create a safe vehicular access to the public highway	
18	Footways	Safe footpaths/ pavements from the site to the settlement centre already exist	It is possible to create new, safe footpaths/ pavements from the site to the settlement centre	There is little potential to provide safe footpaths/ pavements from the site to the settlement centre.	