

# Site Selection Criteria

1		Landscape		Protect and enhance the integrity and quality of the area's urban and rural landscapes, maintaining local distinctiveness and sense of place.		
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
1a	Protect and enhance landscape character areas in accordance with management objectives.	The character and quality of the landscape or characteristics of the landscape have a low, or low-medium, susceptibility to being changed as a result of introducing the development type, in principle.	The character and quality of the landscape or characteristics of the landscape are moderately susceptible to being changed as a result of introducing the development type, in principle	The character and quality of the landscape or characteristics of the landscape are highly, or medium-high, susceptible to being changed as a result of introducing the development type, in principle.	<a href="#">Landscape Character Assessment 2017</a> <a href="#">Landscape Sensitivity Assessment 2017</a> <a href="#">The Landscape Character Assessment for the Charnwood Forest Regional Park</a>	
1b	Minimise impacts of development on	Not designated as Green Wedge	Adjoining Green Wedge	Designated Green Wedge	<a href="#">Green Wedge Review</a>	A green wedge is the open area around and between parts of

	rural landscape and development within Green Wedges.					settlements, which maintain the distinction between the countryside and built-up areas, prevent the merging of adjacent places and can also provide recreational opportunities. The Rothley Brook Meadow Green Wedge is relevant to Groby.
1c	Protect and enhance areas of tranquillity.	Site already subject to signs of human development e.g. electricity pylons, roads. Noise especially from cars. Disruptive behaviour of other people.	Both positive and negative features of tranquillity.	Perceived links to nature. Positive features in the landscape. The importance of wildlife. Peace, quiet and calm.	<a href="#">Mapping Tranquillity</a>	Places that make us feel tranquil take us away from the stresses and strains of everyday life and help us to relax — but they face a multitude of threats and are shrinking in size.
1d	Manage and mitigate the adverse effects of climate change on landscape character.	No loss of natural habitats, such as peatlands, forests, saltmarsh and grasslands containing large		Loss of natural habitats, such as peatlands, forests, saltmarsh and grasslands containing large		Landscape for 2030 highlights the central role that the landscape sector can play in delivering climate change action

		amounts of carbon.		amounts of carbon.		
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2	Biodiversity and nature conservation			Protect and enhance biodiversity, habitats and species.		
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2a	Protect and enhance designated sites.	Site not affected by designated sites.	Site is partially covered by designated sites	Site is fully or largely covered by designated sites	Leicestershire and Rutland Environmental Records Centre	Sites of Special Scientific Interest, Local Wildlife Site.
2b	Protect and enhance Leicester, Leicestershire and Rutland BAP priority habitats and species.	No features likely to support breeding Great Crested Newts, bat roosts, badgers, otters, water vole or	Some features likely to support breeding Great Crested Newts, bat roosts, badgers, otters, water vole or	Many features likely to support breeding Great Crested Newts, bat roosts, badgers, otters, water vole or	Leicestershire and Rutland Environmental Records Centre <a href="#">Extended Phase 1 Habitat Survey</a>	•All ponds and water-bodies have the potential to support breeding Great Crested Newts, and the species may be present within 500m of terrestrial

		white-clawed crayfish.	white-clawed crayfish.	white-clawed crayfish.		<p>habitat around a pond or water-body;</p> <ul style="list-style-type: none"> <li>•All buildings, structures, trees and underground voids have the potential to support bat roosts if suitable environmental conditions are present;</li> <li>•All scrub, woodland, parkland, hedgerows, mature gardens, allotments, railways land and post-industrial land has the potential to support badgers;</li> <li>•All watercourses and waterbodies have the potential to support otters, water vole and white-clawed crayfish;</li> </ul>
2c	Avoid habitat fragmentation and increase connectivity of habitats.	Opportunity to improve green infrastructure network.	No impact on green infrastructure network.	Loss of green infrastructure network.	<a href="#">Green Infrastructure Strategy</a>	Green Infrastructure is the network of green spaces and natural elements that intersperse and connect our cities, towns and villages. More than this, it is a holistic approach to

						viewing the natural environment that acknowledges the multiple benefits and vital functions it provides for the economy, wildlife, people and communities alike.
2d	Deliver schemes that promote habitat and species resilience and adaptability to the effects of climate change.	Opportunity for significant hedgerow and woodland planting.	Little or no opportunity for significant hedgerow and woodland planting.			Biodiversity can actively play a part in mitigating against the impacts of climate change. Consolidating the UK's 'forest sink' is seen as an increasingly important way of mitigating against the climate crisis.

3	Water quality			Protect and improve the quality and quantity of the water in the area's surface and groundwaters.		
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3a	Minimise pollution and modification to watercourses.	No impact on natural or manmade drainage features	Minimal impact on natural or manmade drainage features	Significant impact on natural or manmade drainage features		No development shall prevent the continuation of existing natural or manmade drainage features, where watercourses or dry ditches are present within a development site, these should be retained and where possible enhanced.
3b	Protect and improve drinking water quality.	No SPZ	SPZ3		<a href="#">Magic Map</a>	The Environment Agency must protect groundwater sources used to supply drinking water from pollution. Sources

						include wells, boreholes and springs. The Environment Agency has defined Groundwater Source Protection Zones (SPZ) – they're zones which show the level of risk to the source from contamination.
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4		Flood risk		Reduce the risk of flooding to existing communities and ensure no new developments are at risk.		
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
4a	Prevent development that is inappropriate to the Flood Zone.	Predominantly Flood Zone 1		Predominantly Flood Zone 2 or 3	<a href="#">Flood Map For Planning</a>	Flood zones are based on the likelihood of an area flooding, with flood zone 1 areas least likely to flood and flood zone 3 areas more likely to flood.
4b	All new development takes account of the latest published Climate Change allowances.	Predominantly outside Climate Change 2080s 1% Annual Exceedance Probability (AEP)		Predominantly within Climate Change 2080s 1% Annual Exceedance Probability (AEP)	<a href="#">2017 Strategic Flood Risk Assessment</a>	2017 Strategic Flood Risk Assessment includes an assessment of the potential impact of climate change on flood risk
4c	Promote and increase the use of SuDS that	Source controls, infiltration SuDS, vegetated detention SuDS	Engineered detention and retention SuDS	SuDS unsuitable		Where reasonably practical, all drainage proposals should follow the Sustainable



	result in Greenfield or better run-off rates.					Drainage Systems (SuDS) discharge hierarchy and management train which prioritises infiltration at source first.
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5	Land			Protect the area's land quality and soil resources		
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
5a	Reduce soil erosion and protect and enhance soil quality and quantity.	Poor quality soil or no loss of soil.	Loss of soil.	Loss of peat soils.		Soil is a fundamental natural resource on which life depends. It provides many essential services on which we rely including food production, water management and support for valuable biodiversity and ecosystems. As a large store of carbon it also plays a vital role in the fight against climate change.
5b	Minimise the loss of Grade 2	Land not in grades 1, 2 and 3a	Land in grade 3 of the Agricultural	Land in grades 1, 2 and 3a of the	A 1:250,000 scale map series show	Land not in grades 1, 2 and 3a of the

	and Grade 3 ALC land.	of the Agricultural Land Classification.	Land Classification (where there is no evidence showing the subdivision of Grade 3).	Agricultural Land Classification.	only five grades: their preparation preceded the subdivision of Grade 3 and the refinement of criteria. (ParishOnline)	Agricultural Land Classification.
5c	Promote the use of brownfield land for development where possible.	Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield land		NPPF definition of previously developed land: <i>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings;</i>	Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

					<p><i>land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</i></p>	
5d	Increase the remediation and regeneration of	No land contamination issues or land has the potential to	Land has the potential to pose unacceptable	Site is known to pose unacceptable levels of risk to	Historic Landfill (ParishOnline)	England has a substantial legacy of chemical contaminants in soil,

	contaminated land.	pose unacceptable levels of risk to human health but is capable of remediation.	levels of risk to human health.	human health and mitigation measures would make development unviable.		much of it caused by industrial and domestic pollution. Land contamination can pose a threat to the environment and the health of humans, animals and plants.
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6		Air pollution		Protect local air quality		
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
6a	Maintain and improve local air quality.	Air quality is not a consideration	Air quality is likely to be a consideration	Site lies in or adjoining an Air Quality Management Area	There are no Air quality management areas in Hinckley and Bosworth.	The National Air Quality Strategy outlined recommended maximum levels of eight pollutants which had to be obtained nationally by 2005. The eight pollutants being; Benzene, 1,3 Butadiene, Carbon Monoxide, Sulphur Dioxide, Lead, Particulates, Nitrogen Dioxide and Ozone. The main source of air pollution in the district is road traffic

						emissions from major roads, notably the M1 and A50. Other pollution sources, including quarrying contribute to background pollution concentrations.
6b	Reduce the impacts on air quality from transport.	Walking distance to nearest bus stop providing a regular service is less than 300m.	Walking distance to nearest bus stop providing a regular service is 300-400m or development is of such a scale that buses may be diverted into the site.	Walking distance to nearest bus stop providing a regular service is more than 400m.	<a href="#">Arriva 29/29A/29B/X29 Leicester to Swadlincote</a> <a href="#">Arriva 26/26A/27 Leicester to Coalville</a>	The Institute of Highways and Transportation's 'Planning for Public Transport in Developments' states at paragraph 6.20, that "the maximum walking distance to the bus stop should not exceed 400m and preferably be no more than 300m".
6c	Mitigate against the uses that generate NO2 or other particulates.	Opportunity to integrate roadside vegetation and noise barriers.	No opportunities to integrate roadside vegetation and noise barriers.	Loss of roadside vegetation and noise barriers.		Properly designed roadside vegetation and noise barriers can reduce downwind pollution concentrations near roadways by altering air flow and intercepting pollution. Roadside vegetation

						can be most effective at reducing air pollution when barriers are thick, with full coverage from the ground to the top of the canopy, and extend or wrap around an area, so that pollutants cannot flow around the edges.
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7	Climate			Reduce the impacts of climate change and reduce greenhouse gas emissions.		
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7a	Promote measures that minimise greenhouse gas emissions, domestic, industrial and transport emissions.	Site is located to withstand the long and short term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms.		Site is in a location that is unable to withstand the long and short term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms.		
7b	Minimise the likely impacts of climate	Site is able to promote the use of sustainable		Site is unable to promote the use of sustainable		

	change through promotion of appropriate adaptation measures in new development.	modes of transport and minimises car usage, connecting people to where they want and need to go through attractive, efficient and convenient walking, cycling and public transport networks.		modes of transport and minimises car usage, connecting people to where they want and need to go through attractive, efficient and convenient walking, cycling and public transport networks.		
7c	Promote measures to reduce the need to travel by car.	Walking distance to nearest bus stop providing a regular service is less than 300m.	Walking distance to nearest bus stop providing a regular service is 300-400m or development is of such a scale that buses may be diverted into the site.	Walking distance to nearest bus stop providing a regular service is more than 400m.	<a href="#">Arriva 29/29A/29B/X29 Leicester to Swadlincote</a> <a href="#">Arriva 26/26A/27 Leicester to Coalville</a>	The Institute of Highways and Transportation's 'Planning for Public Transport in Developments' states at paragraph 6.20, that "the maximum walking distance to the bus stop should not exceed 400m and preferably be no more than 300m".
7d	Promote measures to	Walking distance to the following services and	Walking distance to the following services and	Walking distance to the following services and		The Institute of Highways and Transportation's

	reduce the need to travel by car.	facilities is 200m or less: Groby Surgery Nearest primary school Brookvale Groby Learning Campus	facilities is 200-800m: Groby Surgery Nearest primary school Brookvale Groby Learning Campus	facilities is more than 800m: Groby Surgery Nearest primary school Brookvale Groby Learning Campus		“Providing for Journeys on Foot” contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
7e	Promote measures to reduce the need to travel by car.	Cycling distance to the following services and facilities is 5km or less: Groby Surgery Nearest primary school Brookvale Groby Learning Campus		Cycling distance to the following services and facilities is more than 5km: Groby Surgery Nearest primary school Brookvale Groby Learning Campus		Cyclists are typically prepared to cycle up to 5km for non-leisure journeys, such as those to school or work.

8	Historic environment		Conserve and enhance the historic environment, heritage assets and their settings.			
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of	Likely effect but too unpredictable to specify, or	Likely to hinder the achievement of greater	Evidence	Comments

		greater sustainability according to the identified objective	multiple impacts which are potentially both positive and negative	sustainability according to the identified objective		
8a	Conserve and enhance designated heritage features.	Development would not harm, or could enhance, a designated heritage asset or its setting.	Mitigation measures would be required to ensure that development would not harm a designated heritage asset or its setting	Development would harm a designated heritage asset or its setting.		The National Planning Policy Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

8b	Maintain and enhance the character and distinctiveness of Conservation Areas and settlements.	Site not affected by a Conservation Area.	Site impacts on Conservation Area.	Development would harm, or potentially harm, a Conservation Area		A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act).
8c	Non-designated heritage.	Site not affected by a non-designated heritage asset.	Site affected by a non-designated heritage asset.			There are other buildings and sites in the Parish that make a positive contribution providing local character because of their heritage value. Although such heritage assets may not be nationally designated, they may be offered a level of protection through the Neighbourhood Plan.
8d	Manage the risk of encountering unknown archaeology.	Site unlikely to be affected by archaeological assets or archaeological implications of	There is a need to establish the character and significance of archaeological assets affected by		Historic Environment Record Turning the Plough	The National Planning Policy Framework identifies two categories of non-designated heritage assets of

		development are already understood, and these issues may be adequately addressed through archaeological mitigation.	a development proposal.			archaeological interest: <ul style="list-style-type: none"><li>▪ Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets;</li><li>▪ Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following</li></ul>
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						<p>assessment and evaluation prior to a planning decision and move it from this category to the first.</p> <p>Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system.</p>
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9		Community			Reduce social deprivation	
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
9a	Increase community cohesion.	Site provides opportunities to integrate with rest of local community by providing new foot/cycle/bridleway linkages across the site and into existing neighbourhoods.	Site has no connections with neighbouring areas.	Existing routes are blocked or re-directed preventing people from walking through the site to get somewhere else. Site is remote		Building for Life 12: 1 (connections)
9b	Decrease levels of crime and the fear of crime.	Opportunities for criminal and antisocial behaviour, such as vandalism can be removed and there is potential to create a safe and accessible	Potential to create a safe and accessible environment where crime and disorder, and the fear of crime, do	Limited or no potential to create a safe and accessible environment where crime and disorder, and the fear of crime, do		Reduce incidences of crime? • Reduce the fear of crime? • Ensure design and layout minimises the opportunity for crime? • Provide safer communities and help



		environment where crime and disorder, and the fear of crime, do not undermine quality of life.	not undermine quality of life.	not undermine quality of life.		to create safer communities?
9c	Opportunity for all to access higher and further education opportunities	Walking distance to nearest bus stop providing a regular service is less than 300m.	Walking distance to nearest bus stop providing a regular service is 300-400m or development is of such a scale that buses may be diverted into the site.	Walking distance to nearest bus stop providing a regular service is more than 400m.	<a href="#">Arriva 29/29A/29B/X29 Leicester to Swadlincote</a> <a href="#">Arriva 26/26A/27 Leicester to Coalville</a>	The Institute of Highways and Transportation's 'Planning for Public Transport in Developments' states at paragraph 6.20, that "the maximum walking distance to the bus stop should not exceed 400m and preferably be no more than 300m".

10	Health			Promote a healthy and active lifestyle		
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
10a	Increase access to high quality healthcare facilities.	Walking distance to healthcare 200m or less	Walking distance to healthcare 200-800m	Walking distance to healthcare more than 800m		Access to Groby Surgery. The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
10b	Increase access to high quality healthcare facilities.	Cycling distance to healthcare is 5km or less.		Cycling distance to healthcare is more than 5km.		Cyclists are typically prepared to cycle up to 5km for non-leisure

						journeys, such as those to school or work.
10c	Promote active and healthy lifestyles.	Walking distance to allotments and Public Rights of Way network 200m or less	Walking distance to allotments and Public Rights of Way network 200-800m	Loss of allotments or countryside recreation. Walking distance to allotments and Public Rights of Way network more than 800m		Access to countryside recreation and allotments. The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
10d	Promote active and healthy lifestyles	Cycling distance to allotments, bridleway network and National Cycle Route 63 is 5km or less.		Cycling distance to allotments, bridleway network and National Cycle Route 63 is more than 5km.		Cyclists are typically prepared to cycle up to 5km for non-leisure journeys, such as those to school or work.
10e	Promote recreational and leisure opportunities and access to open space.	Walking distance to recreation/ sports ground 200m or less. No loss of open space, sports or recreational	Walking distance to recreation/ sports ground 200-800m or development is of such a scale that new open space,	Loss of open space, sports or recreational buildings or land, including playing fields. Walking distance to		Access to: <ul style="list-style-type: none"> <li>▪ Beacon Field</li> <li>▪ Marina Park</li> <li>▪ Quarry Park</li> <li>▪ Stamford Memorial Park</li> </ul>

		buildings or land, including playing fields	sports or recreational buildings or land, including playing fields may be provided on site.	recreation/ sports ground more than 800m		<ul style="list-style-type: none"> <li>▪ Brookvale Groby Learning Campus Playing Fields</li> <li>▪ Elizabeth Woodville Primary School Playing Fields</li> <li>▪ Land Jane Grey Primary School Playing Fields</li> <li>▪ Martinshaw Primary School Playing Fields</li> <li>▪ Butler's Field (outside the parish)</li> <li>▪ Cemetery Extension (outside the parish)</li> <li>▪ Flaxfield Amenity Area</li> <li>▪ Highfield Road Amenity Area</li> <li>▪ Queen Elizabeth II XC Park</li> <li>▪ Groby Meadow</li> <li>▪ Allotments (not really public)</li> <li>▪ Cowpen Spinney</li> <li>▪ Groby Pool Nature Area (Dowry Furlong)</li> </ul> <p>The Institute of Highways and Transportation's</p>
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						“Providing for Journeys on Foot” contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
10f	Promote recreational and leisure opportunities and access to open space.	Cycling distance to recreation/ sports ground is 5km or less.		Cycling distance to recreation/ sports ground is more than 5km.		Cyclists are typically prepared to cycle up to 5km for non-leisure journeys, such as those to school or work.
10g	Increase regular participation in physical activities and sport.	Walking distance to nearest bus stop providing a regular service is less than 300m.	Walking distance to nearest bus stop providing a regular service is 300-400m or development is of such a scale that buses may be diverted into the site.	Walking distance to nearest bus stop providing a regular service is more than 400m.	<a href="#">Arriva 29/29A/29B/X29 Leicester to Swadlincote</a> <a href="#">Arriva 26/26A/27 Leicester to Coalville</a>	The Institute of Highways and Transportation’s ‘Planning for Public Transport in Developments’ states at paragraph 6.20, that “the maximum walking distance to the bus stop should not exceed 400m and preferably be no more than 300m”.

11	Housing			Improve access to affordable housing and increase housing supply		
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11a	Reduce homelessness. (Meeting housing requirement)	Site is capable of providing sufficient housing to meet the needs of the local community either on its own or in combination with others.	Sites with a capacity greater than is needed that can be reasonably sub-divided with landowner/ developer support.	Site capacity is well in excess of local housing need, cannot reasonably be sub-divided and/or the landowner/ developer is unwilling to consider smaller-scale development.		
11b	Provide a supply of affordable houses that	Site is of sufficient size to provide 10 or more homes, or the site has an		Site is not of sufficient size to provide 10 or more homes, or the site has an		Provision of affordable housing should not be sought for residential developments that are not major

	keeps pace with rising demand.	area of 0.5 hectares or more.		area of less than 0.5 hectares.		developments i.e. development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.
11c	Provide quality and flexible homes that meet the needs of the community.	Site is of a sufficient size and in a suitable location to facilitate a mix of housing to meet the needs of people living locally.	Site is of a sufficient size or in a suitable location to facilitate a mix of housing to meet the needs of people living locally.	Site is of not of a sufficient size or in a suitable location to facilitate a mix of housing to meet the needs of people living locally.		In planning for new homes, there should be a mix of housing to meet the needs of people living locally. In 2019 Hinckley and Bosworth Borough Council published new evidence about the type, size and tenure of housing needed in the borough to 2036. The Housing Needs Study 2019 identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and in particular a growing older population, market dynamics and affordability.

12	Local economy			Promote a sustainable and diversified economy and improve skills and employability.		
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
12a	Promote retention of existing jobs and create new employment opportunities.	No loss of existing or potential employment	Some loss of existing or potential employment	Site identified as good quality employment land.	<a href="#">Employment land and premises review</a>	
12b	Access to opportunities for education, learning and skills training for all sectors of the community.	Walking distance to nearest bus stop providing a regular service is less than 300m.	Walking distance to nearest bus stop providing a regular service is 300-400m or development is of such a scale that buses may be diverted into the site.	Walking distance to nearest bus stop providing a regular service is more than 400m.	<a href="#">Arriva 29/29A/29B/X29 Leicester to Swadlincote</a> <a href="#">Arriva 26/26A/27 Leicester to Coalville</a>	The Institute of Highways and Transportation's 'Planning for Public Transport in Developments' states at paragraph 6.20, that "the maximum walking distance to the bus stop should not exceed 400m and preferably be no more than 300m".



12c	Access to opportunities for education, learning and skills training for all sectors of the community.	Cycling distance to Brookvale Groby Learning Campus is 5km or less.		Cycling distance to Brookvale Groby Learning Campus is more than 5km.		Cyclists are typically prepared to cycle up to 5km for non-leisure journeys, such as those to school or work.
12d	Access to opportunities for education, learning and skills training for all sectors of the community.	Walking distance to Brookvale Groby Learning Campus is 200m or less.	Walking distance to Brookvale Groby Learning Campus is 200-800m.	Walking distance to Brookvale Groby Learning Campus is more than 800m.		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.

13	Material assets			Increase access to public services		
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to	Likely effect but too unpredictable to specify, or multiple impacts which are potentially	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments

		the identified objective	both positive and negative			
13a	Improve access to local facilities, including healthcare and schools.	Walking distance to the following services and facilities is 200m or less: Groby Surgery Nearest primary school Brookvale Groby Learning Campus	Walking distance to the following services and facilities is 200-800m: Groby Surgery Nearest primary school Brookvale Groby Learning Campus	Walking distance to the following services and facilities is more than 800m: Groby Surgery Nearest primary school Brookvale Groby Learning Campus		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
13b	Improve access to local facilities, including healthcare and schools.	Cycling distance to the following services and facilities is 5km or less: Groby Surgery Nearest primary school Brookvale Groby Learning Campus		Cycling distance to the following services and facilities is more than 5km: Groby Surgery Nearest primary school Brookvale Groby Learning Campus		Cyclists are typically prepared to cycle up to 5km for non-leisure journeys, such as those to school or work.
13c	Public transport services in the rural areas of the Borough.	Walking distance to nearest bus stop providing a regular service is less than 300m.	Walking distance to nearest bus stop providing a regular service is 300-400m or development is of such a scale that buses may be	Walking distance to nearest bus stop providing a regular service is more than 400m.	<a href="#">Arriva 29/29A/29B/X29 Leicester to Swadlincote</a> <a href="#">Arriva 26/26A/27 Leicester to Coalville</a>	The Institute of Highways and Transportation's 'Planning for Public Transport in Developments' states at paragraph 6.20, that "the maximum

			diverted into the site.			walking distance to the bus stop should not exceed 400m and preferably be no more than 300m”.
13d	Enhance formal green space.	Potential to create new open space with no loss of Local Green Space	No loss of Local Green Space	Loss of Local Green Space		National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.

14 Mineral resources and waste		Ensure sustainable management of waste in the area.				
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
14a	Reduce waste and increase re-use, recycling and energy produced of waste.	Nearest Recycling and Household Waste Site within 10min drive time	Nearest Recycling and Household Waste Site 10-30min drive time	Nearest Recycling and Household Waste Site more than 30min drive time		The National Assessment of Civic Amenity Sites recommendations for minimum levels of Household Waste Recycling Centre provision: Maximum driving times to a site for the great majority of residents of 20 minutes in urban areas, and 30 minutes in rural areas; though preferably less than

						this by the order of 10 minutes in each case.
14b	Minerals safeguarding	No minerals safeguarding issues.	Minerals Safeguarding Consultation Area.		<a href="#">Minerals Safeguarding Consultation Area</a>	Mineral Safeguarding Area: An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

15		Deliverability		To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged		
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
15a	Supply	There is a reasonable prospect that most of the housing on the site will be delivered within 15 years.		There is little or no prospect that most of the housing on the site will be delivered within 15 years.		
15b	Availability	Site in single ownership and with 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		

15c	Viability	Site is likely to be developed viably.		Site is subject to such a scale of obligations and policy burdens that its ability to be developed viably is threatened.		To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
15d	Highways	There is safe vehicular access to a public highway	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		Unlikely that Highway Authority would support additional access from A50.
15e	Footways	There are existing footpaths/ pavements accessing the site	It is possible to create new, safe footpaths/ pavements from	There is little potential to provide safe footpaths/ pavements from		

		that provide links to the settlement centre.	the site to the settlement centre	the site to the settlement centre.		
15f	Public safety	Site is not affected by major hazards.	The consequences of major accidents can be mitigated.	Site is affected by a major hazard that is unlikely to be mitigated.		