BAGWORTH AND THORNTON

NEIGHBOURHOOD

DEVELOPMENT PLAN

SITE SELECTION FRAMEWORK

1. Introduction

The Neighbourhood Development Plan (NDP) for Bagworth and Thornton Parish has been prepared by the Bagworth and Thornton Neighbourhood Plan Steering Group on behalf of the Parish Council. One of the most important objectives of the NDP is to set out where new dwellings should be built within the Parish to deliver the housing target set by Hinckley and Bosworth Borough Council (HBBC) to be built before 2036.

A housing target for Bagworth and Thornton has been identified by HBBC, the net minimum number of additional units has been set as 12 units in the two villages of Bagworth and Thornton combined and 40 units in Stanton Under Bardon. These minimum targets do not take in to account the benefit of windfall sites coming forward.

This Framework report sets out how the Bagworth and Thornton Neighbourhood Development Plan Steering Group identified sustainable sites for the allocation of land for housing development. The recommendations made by the Steering Group were informed by evidence collected and assessed by a Housing Theme Group, supported by an independent consultant.

The NDP supports the provision of sustainable housing in the Parish and has embraced a desire to exceed the Borough-wide housing provision target by identifying potential housing sites within the Parish to meet these requirements within locations that are deliverable, developable and most importantly, acceptable to the local community. The sites selected include a range of sites, with two locations in Thornton and two locations in Stanton Under Bardon. Due to the high level of recent housing development in Bagworth village itself, no further sites have been allocated in this village.

2. Where did the site suggestions come from?

HBBC had prepared a Strategic Housing and Economic Land Availability Assessment (SHELAA) which identified the sites put forward by landowners or commercial site

sponsors for residential development. This exercise was completed in late 2018 and identified 10 potential residential sites within the two villages. The parish council also undertook its own "call for sites" in October 2019 by writing to all landowners and stakeholders with land near to the village and advertising that residential sites were required, this exercise generated an additional 3 sites for assessment. A scoring matrix based upon the methodology supported by the National Planning Policy Frameworks (NPPF) guidance (2012, 2018 & 2019) was drawn up by Housing Theme Group (HTG) members to reflect the unique characteristics and scale of the two villages.

The HTG then assessed the thirteen sites offered for residential development by owners and their professional advisers, these sites would have yielded about 534 units in the NDP period and the sites ranged from a yield of 3 units to 150 units. A total of thirteen Sustainable Site Assessments (SSA's) were duly completed to arrive at a ranking of sites to determine which would to be presented to the community as being subject to allocation through the NDP.

3. Site Selection Criteria and the RAG Scoring System

The SHELAA methodology jointly agreed between the Local Planning Authorities (including HBBC) of Leicester and Leicestershire was used, coupled with the experience of the consultant in devising past "made" neighbourhood plan site allocations that have been supported through independent planning examinations.

The initial site assessments were undertaken by the Consultant from YourLocale to ensure a professional approach based upon past experience of similar assessments and to ensure a high level of objectivity and consistency in scoring. YourLocale have extensive experience in undertaking SSA's and have helped over forty communities in delivering "made" neighbourhood plan residential site allocations. The assessment included a comprehensive desk top study followed by a visit to each of the sites. The initial results were then considered in detail by the HTG members including the Consultant to ensure that all the local factors had been fully considered and were reflected in the reports. This led to some amendments being agreed by members of the HTG and it was then possible to rank each site in order of overall sustainability. The policy position of HBBC in terms of the SHELAA reports was a material consideration in these discussions of scoring and a meeting with HBBC planning officers was undertaken to ensure the policy issues were considered.

The HTG agreed twenty six sustainability indicators as the criteria in the SSA scoring matrix that are relevant to the selection and allocation of sites for new dwellings using evidence from the NPPF's.

A scoring system, based on a Red, Amber or Green (RAG) score was applied to each criterion and listed for each identified site. Red was scored for a negative assessment; Amber was scored where mitigation might be required; Green was scored for a positive assessment. A different methodology for scoring to give varying weights to different criteria was considered by the HTG but rejected as it would have been more complicated, less transparent and it could therefore have been more subjective and difficult to justify to the community.

The following site assessment framework was used to compare each site.

Table 1 – Sustainable site assessment (SSA) for Bagworth and Thornton parish

Issue	Green	Amber	Red
1. Site capacity (3 bed houses)	Small capacity up to 10 dwellings alone or in conjunction with another site	Medium capacity of between 11-20 dwellings	Large capacity of more than 20 dwellings
2. Current Use	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses	Site wholly within residential area or village envelope	Site adjoining village envelope or residential location	Extending village envelope outside boundary
4. Topography	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated
5. Ridge and Furrow	Grade 1 or 2	Grade 3	Grade 4 or 5
6. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land
7. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	No harm to quality.	Less than substantial harm to quality.	Substantial harm to quality.
9. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)
10. Relationship with existing pattern of built development	Land visible from a small number of properties	Land visible from a range of sources mitigated through	Prominent visibility Difficult to improve

		landscaping or planting	
11. Local Biodiversity considerations	Low impact, score 1-2	Small to medium impact, score 3	High impact, score 4 or 5
12. Listed Building or important built assets and their setting	No harm to existing building	Less than substantial harm	Substantial harm
13. Safe pedestrian access to and from the site	Existing footpath	No footpath but can be created	No potential for footpath
14. Impact on existing vehicular traffic	Impact on village centre minimal	Medium scale impact on village centre	Major impact on village centre
15. Safe vehicular access to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
16. Safe access to public transport (specifically a bus stop with current service)	Walking distance of 100m or less	Walking distance of 101-200m	Walking distance of greater than 201m
17. Distance to designated village centre (designated in each settlement) Stanton – primary school Bagworth – supermarket Thornton – junction Merrylees Rd and Reservoir Rd	Walking distance of 100m or less	Walking distance of 101-200m	Walking distance of greater than 201m
18. Distance to Primary School.	Walking distance of 100m or less	Walking distance of 101-200m	Walking distance of greater than 201m
19. Current existing informal/formal recreational or educational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
20. Historical significance or archaeological remains visible or recorded	No harm to an ancient monument or remains site	Less than substantial harm to an ancient	Substantial harm to an ancient monument or remains site

		monument or remains site	
21. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to a public right of way	Re-routing required or would cause significant harm
22. Gas and/or oil pipelines & utility cabling (Not water/sewage)	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
23. Any nuisance issues (Noise, light, odour?)	No nuisance issues	Mitigation may be necessary	Nuisance issues will be an ongoing concern
24. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
25. Any known flooding issues	Site in flood zone 1 and no history of flooding.	Site in flood zone 2 or flooded once in last 25 years	Site in flood zone 3a or 3b (functional flood plain) or flooded more than once in last 25 years
26. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.

3. The assessment outcome

The assessments were considered at a number of meetings of the HTG to ensure that adequate local knowledge was central to the process. This led to a reassessment of some sites by the YourLocale Consultant with amendments subsequently agreed with the HTG to ensure an objective and transparent approach prior to the assessments being circulated more widely.

The thirteen identified sites (without an indication of the assessment outcome) were shared at an Open Event in the Village Hall in XX where Residents of the Village were asked to indicate which sites they preferred as providing the least negative impact for development.

The assessments were amended to reflect this input and then circulated as drafts to the relevant site sponsor, usually the land owner or a professional agent working on their behalf. The responses from land owners were also considered by HTG members and several meetings were held to ensure that all factors had been fairly considered. Some of the assessments were amended in the light of new information provided and the final SSA scores were then signed off by the NDP steering group.

The final outcome of the assessment is as recorded on the following table. The RAG Rating is obtained by deducting the "Red" scores from the "Green" scores. Amber remains neutral. The final approved sites are highlighted in bold:

Table 2 – Site assessment outcomes

Site Location	RAG Score	Rank
1. Bagworth Lane, Thornton.	Red one	EIGHT
2. **Main Street, Thornton.**	**Green thirteen**	**FIRST**
3. Beech Drive extension, Thornton.	Red four	ELEVENTH
4. Rear of Main Street extension, Thornton.	Red five	TWELTH
5. Land locked site adjacent to St Peters Close, Thornton.	Green four	FIFTH
6. **Thornton Nurseries redevelopment.**	**Green twelve**	**SECOND**
7. Off Thornton Lane, Stanton.	Red two	NINTH
8. Opposite White House Farm, Stanton.	Red three	TENTH
9. Markfield Lane Near Stanton.	Red eight	THIRTEENTH
10. **Opposite South Charnwood High School, Stanton.**	**Green four**	**FOURTH**
11. Rear of 5 Thornton Lane, Stanton.	Green three	SIXTH
12. Side of public house, Main Street, Stanton.	Amber	SEVENTH

13. **Adjacent Luke Jackson Way, Stanton.**	**Green eleven**	**THIRD**

The parish councils having considered all of the evidence have therefore allocated the four highest scoring green sites;

- Land is allocated for the site at the rear of Main Street, Thornton for about 12 units of residential accommodation.
- Land is allocated for the site at Thornton Nurseries for about 21 units of residential accommodation.
- Land is allocated adjacent to Luke Jackson Way for about 12 units of residential accommodation.
- Land is allocated at the site opposite the South Charnwood High School for about 50 units of residential accommodation.

Allocating these four sites exceeds the HBBC target by 33 units and all of the sites are confirmed to be developable and deliverable by the owners and the HBBC SHELAA analysis.