

Appendix A

Site Assessment Reference sheet

Assessment of Suitability

Statutory environmental designation

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- Ancient Woodland
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Landscape (also known as Area of Outstanding Natural Beauty)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

| | | |
|-----------|------------|----------------------------|
| Yes (red) | No (green) | Partly or adjacent (amber) |
|-----------|------------|----------------------------|

Non-statutory environmental designations

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

| | | |
|-----------|------------|----------------------------|
| Yes (red) | No (green) | Partly or adjacent (amber) |
|-----------|------------|----------------------------|

Nutrient Neutrality

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

| | |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

Flood Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk (green)
- Flood Zone 2: Medium Risk (amber)
- Flood Zone 3 (less or more vulnerable site use): Medium Risk (amber)
- Flood Zone 3 (highly vulnerable site use): High Risk (red)

| | | |
|-----------------|------------------|---------------------|
| High Risk (red) | Low Risk (green) | Medium Risk (amber) |
|-----------------|------------------|---------------------|

Surface water flooding

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk (green)
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk (amber)

| | |
|------------------|---------------------|
| Low Risk (green) | Medium Risk (amber) |
|------------------|---------------------|

Agricultural land Classification

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

| | |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

Potential to support priority species

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

| | |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

Air Quality Management Area (AQMA)

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

| | |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

Topography

Is the site:

Flat or relatively flat (green) / Gently sloping or uneven (amber) / Steeply sloping (red)

| | | |
|-----------------------|---------------------------------|----------------------------------|
| Steeply sloping (red) | Flat or relatively flat (green) | Gently sloping or uneven (amber) |
|-----------------------|---------------------------------|----------------------------------|

Vehicular access

Is there existing vehicle access to the site, or potential to create suitable access?

| | |
|----------|-------------|
| No (red) | Yes (green) |
|----------|-------------|

Pedestrian access

Is there existing pedestrian access to the site, or potential to create suitable access?

| | |
|----------|-------------|
| No (red) | Yes (green) |
|----------|-------------|

Cycle access

Is there existing cycle access to the site, or potential to create suitable access?

| | |
|----------|-------------|
| No (red) | Yes (green) |
|----------|-------------|

Significant trees

Are there other significant trees within or adjacent to the site?

| | |
|------------|-------------------------|
| No (green) | Within/Adjacent (amber) |
|------------|-------------------------|

Tree Preservation Orders

Are there any known Tree Preservation Orders on the site?

| | |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

Veteran or ancient trees

Are there veteran/ancient trees within or adjacent to the site?

| | | |
|--------------|------------|------------------|
| Within (red) | No (green) | Adjacent (amber) |
|--------------|------------|------------------|

Public Rights of Way

Are there any Public Rights of Way (PRoW) crossing the site?

| | |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

Ground contamination

Is the site likely to be affected by ground contamination?

| | |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

Utilities infrastructure

Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?

| | |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

Loss of social, amenity or community value

Would development of the site result in a loss of social, amenity or community value?

| | |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

Accessibility

Distance to train station (m)

| | | |
|--------------|---------------|-------------------|
| >1200m (red) | <400m (green) | 400-1200m (amber) |
|--------------|---------------|-------------------|

Distance to bus / tram stop (m)

| | | |
|-------------|---------------|------------------|
| >800m (red) | <400m (green) | 400-800m (amber) |
|-------------|---------------|------------------|

Distance to town / local centre / shop (m)

| | | |
|--------------|---------------|-------------------|
| >1200m (red) | <400m (green) | 400-1200m (amber) |
|--------------|---------------|-------------------|

Distance to open space / recreation facilities (m)

| | | |
|-------------|---------------|------------------|
| >800m (red) | <400m (green) | 400-800m (amber) |
|-------------|---------------|------------------|

Distance to primary school (m)

| | | |
|--------------|---------------|-------------------|
| >1200m (red) | <400m (green) | 400-1200m (amber) |
|--------------|---------------|-------------------|

Distance to secondary school (m)

| | | |
|--------------|----------------|--------------------|
| >3900m (red) | <1600m (green) | 1600-3900m (amber) |
|--------------|----------------|--------------------|

Distance to Cycle route (m)

| | | |
|-------------|---------------|------------------|
| >800m (red) | <400m (green) | 400-800m (amber) |
|-------------|---------------|------------------|

Landscape sensitivity

Is the site low, medium or high sensitivity in terms of landscape?

- High sensitivity (red): the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.
- Medium sensitivity (amber): the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- Low sensitivity (green): the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

| | | |
|------------------------|-------------------------|----------------------------|
| High sensitivity (red) | Low sensitivity (green) | Medium sensitivity (amber) |
|------------------------|-------------------------|----------------------------|

Visual amenity

Is the site low, medium or high sensitivity in terms of visual amenity?

- High sensitivity (red): the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.
- Medium sensitivity (amber): the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- Low sensitivity (green): the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

| | | |
|------------------------|-------------------------|----------------------------|
| High sensitivity (red) | Low sensitivity (green) | Medium sensitivity (amber) |
|------------------------|-------------------------|----------------------------|

Designated heritage asset

Would the development of the site cause harm to a designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (red)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

| | | |
|--|---|---|
| Directly impact and/or mitigation not possible (red) | Limited or no impact or no requirement for mitigation (green) | Some impact, and/or mitigation possible (amber) |
|--|---|---|

Non-designated heritage asset

Would the development of the site cause harm to a non-designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (amber)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

| | |
|---|---|
| Limited or no impact or no requirement for mitigation (green) | Some impact, and/or mitigation possible (amber) |
| Directly impact and/or mitigation not possible; or | |

Green Belt

Is the site in the Green Belt?

| | |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

Planning Policy

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

Other relevant planning policies

Are there any other relevant planning policies relating to the site?

Greenfield / mix / PDL

Is the site:

- Greenfield (red)
- A mix of greenfield and previously developed land (amber)
- Previously developed land (green)

| | | |
|------------------|-----------------------------------|---|
| Greenfield (red) | Previously developed land (green) | A mix of greenfield and previously developed land (amber) |
|------------------|-----------------------------------|---|

Relationship with settlement

Is the site within, adjacent to or outside the existing built up area?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

| | | |
|------------------------------------|----------------|--------------------------------------|
| Outside and not connected to (red) | Within (green) | Adjacent to and connected to (amber) |
|------------------------------------|----------------|--------------------------------------|

Settlement boundaries

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

| | | |
|------------------------------------|----------------|--------------------------------------|
| Outside and not connected to (red) | Within (green) | Adjacent to and connected to (amber) |
|------------------------------------|----------------|--------------------------------------|

Coalescence

Would development of the site result in neighbouring settlements merging into one another?

| | |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

Size and character

Is the size of the site large enough to significantly change the size and character of the existing settlement?

| | |
|------------|-------------|
| No (green) | Yes (amber) |
|------------|-------------|

Assessment of Availability

Site availability

Is the site available for development?

| | |
|----------|-------------|
| No (red) | Yes (green) |
|----------|-------------|

Legal or ownership issues

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

| | |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

Timeframe

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Assessment of Achievability

Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

| | |
|-----------|------------|
| Yes (red) | No (green) |
|-----------|------------|

Conclusions

Site capacity (assessed)

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

Timeframe

What is the likely timeframe for development

(0-5 / 6-10 / 11-15 / 15+ years)

Other key information

Overall rating

The site is suitable and available (green)

The site is potentially suitable, and available (amber)

The site is not currently suitable, and available (red)

| | | |
|---|--|---|
| Site is not currently suitable, and available (red) | Site is suitable and available (green) | Site is potentially suitable, and available (amber) |
|---|--|---|

