

COMBINED SITE ASSESSMENT CHART

See sheet 2 on tab below for individual site assessments

	Rating Key :	RED (sites with substantial development problems) AMBER (sites with problems to be overcome) GREEN (sites with no known problems)	dph = dwellings per hectare
--	--------------	---	-----------------------------

Site	North Crawley Road Industrial	Tickford Fields Farm SRS	Tickford Fields Farm East	Land east of Willen Road	Marsh End Rd/ Tongwell Lane	Portfield Farm	Kickles Farm	Nampak Site	Tesco site	Bury Field	Police Station	Mustard Factory
STAGE ONE: NATIONAL/POLICY ASSESSMENT												
Location	Zone 2	Zone 1	Zone 1	Zone 11	Zone 13	Zone 15	Zone 15	Zone 2	Zone 5	Zone 14	Zone 7	Zone 7
Size	1.9 ha	22.56 ha	23 ha	25 ha	8.9 ha	7.5 ha	8.3 ha	3.75 ha	2.17 ha	57.6 ha	0.59 ha	.01 ha
No of Dwellings	80	790 at 35dph	805 @35 dph	875 @35 dph	311 @35 dph	262 @ 35 dph	472 @35 dph	132	121	2016 @35 dph	15	5
Green/Brownfield	Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Brownfield	Brownfield	Designated Common	Brownfield	Brownfield
Strategic Reserve	No	Yes	No	No	No	No	No	Already identified in	No	No	Already identified in	Already identified in
Significant Floodplain	No	Amber	Amber	Amber	Amber	No	Amber	MK Local Plan as suitable for	No	No	MK Local Plan as suitable for	MK Local Plan as suitable for
Negative for biological, archaeological or historical import.	Green	Green	Green	Green	Green	Green	Green	Housing Redevelopment so no assessment	Green	Archaeological significance and flora protection	Housing Redevelopment so no assessment	Housing Redevelopment so no assessment
STAGE TWO: PHYSICAL CONSTRAINTS												
Access	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Green	Amber	needed	needed
Drainage	Green	Amber	Amber	Amber	Amber	Green	Amber	Green	Green	Amber		
Site Specific limits	Green	Green	Green	Amber	Amber	Green	Green	Green	Green	Designated Common		
Could dev. Improve site	Green	No	No	No	No	No	No	No	No	Public Amenity		
Neighbouring impact on site	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Red	Green	Green		
STAGE TWO: ENVIRONMENTAL CONSTRAINTS												
Harm to Landscape	Will improve land.	Amber	Amber	Amber	Green	Amber	Green	Green	Green	Red		
Biological/Geo impact	None	Green	Green	Green	Green	Green	Green	Green	Green	Red		
Heritage Asset	No	No	No	Amber	No	No	No	No	No	Yes		
STAGE TWO: DELIVERABILITY												
Existing Uses	Disused indust.	Agricultural	Agricultural	Agricultural	Agricultural	Woodland/agricul.	Agricultural Paddocks, Riding	Industrial, and on both sides	Vacant industrial	Common land		
Ownership	Owner in favour of residential dev.	Owner in favour of	Owner in favour of residential dev.	Two owners. One in favour of dev.	Two owners.Both in favour of dev.	Owner in favour of residential dev.	Unknown	Owner in favour of residential dev.	Tesco Unknown	MKC		
Economically viable	Yes	Yes	Yes	Amber	Amber	Amber	Amber	Yes	Amber	Yes		
Specific site Contribution to infrastructure	Yes, link to SR site	Play area, sports field, park, parking	Play area, sports field, park, parking and school with SR	Additional playing field space required.	Can contribute significant land to playing field deficit	Site can contribute to playing field, parking deficit	Site can contribute to playing field, parking deficit	Site can contribute to playing field, parking deficit	Site can contribute to playing field, if housing	Site can contribute to playing field, parking deficit		
Market Demand/Capacity	High	High	High	High	High	High	High	High	High	High		

COMBINED SITE ASSESSMENT CHART

Site	North Crawley Road Industrial	Tickford Fields Farm SRS	Tickford Fields Farm East	Land east of Willen Road	Marsh End Rd/ Tongwell Lane	Portfield Farm	Kickles Farm	Nampak site	Tesco site	Bury Field	Police Station	Mustard Factory
STAGE THREE ASSESSMENT												
Site information	5	1	1	1	1	1	1	5	5	Site failed at stage two	Already identified in MK Local Plan as suitable for Housing Redevelopment so no assessment needed	Already identified in MK Local Plan as suitable for Housing Redevelopment so no assessment needed
Rating Key for above : 100% Brownfield = 5	75-99% Brownfield = 4 50-74% Brownfield = 3 25-49% Brownfield = 2 0-24% Brownfield = 1											
Relationship to settlement	3	3	2	2	3	2	2	5	5			
Rating Key for above : Within Settlement = 5	Edged on three sides = 4 Edged on two sides = 3 Edged on one side = 2 No relationship = 0											
Distance to Bus Stop	4	3	2	2	3	2	4	3	5			
Rating Key for above : Under 200m = 5	200m to 400m = 4 401m - 800m = 3 801m to 1000m = 2 Over 1000m = 1											
Distance to health centre/doctors (including proposed facilities)	2	1	1	2	3	1	2	2	4			
Rating Key for above : Under 500m = 5	501m to 1000m = 4 1001 - 1500m = 3 1501m to 2000m = 2 Over 2000m = 1											
Distance to primary school	4	3	3	3	2	3	4	3	4			
Rating Key for above : Under 500m = 5	501m to 1000m = 4 1001 - 1500m = 3 1501m to 2000m = 2 Over 2000m = 1											
Distance to secondary school	1	1	1	2	2	1	1	1	2			
Rating Key for above : Under 500m = 5	501m to 1000m = 4 1001 - 1500m = 3 1501m to 2000m = 2 Over 2000m = 1											
Distance to town/local centre	3	2	2	3	2	1	2	2	4			
Rating Key for above : Under 500m = 5	501m to 1000m = 4 1001 - 1500m = 3 1501m to 2000m = 2 Over 2000m = 1											
Distance to supermarket	3	2	2	3	2	3	4	2	4			
Rating Key for above : Under 500m = 5	501m to 1000m = 4 1001 - 1500m = 3 1501m to 2000m = 2 Over 2000m = 1											
Distance to employment area	5	5	5	1	1	1	1	5	4			
Rating Key for above : Under 500m = 5	501m to 1000m = 4 1001 - 1500m = 3 1501m to 2000m = 2 Over 2000m = 1											
Distance to play area	425 m by footpath	600m	Needs own	665m	875m	1148m	570m	1380m	638m			
Rating Key for above : 300 m is acceptable												
Distance to park	720 m	1060m	Needs own	630m	770m	1140m	555m	1150m	460m			
Rating Key for above : 600 m is acceptable												
Quality of agricultural land	5	3	4	5	5	2	2	5	5			
Rating Key : 50% or more non agricultural = 5	50% or more grade 4 or 4/5 = 4 50% or more grade 3 = 3 50% or more grade 2 = 2 50% or more grade 1 = 1											
Current School Capacity	4	2	2	1	3	3	3	4	4			
Rating Key : Spare capacity in every year = 5	Spare capacity = 4 Limited capacity = 3 No spare capacity but expansion potential = 2 No expansion room 1 = 1											
OVERALL SCORE	39	26	25	25	27	20	26	37	42		small site	small site
Rating Key : The higher the score the more suitable the site is for development.										Failed so	already in SHLAA	already in SHLAA
But consider Amber/Red	1 Amber	5 Amber	5 Amber	9 Amber	7 Amber	6 Amber	7 Amber	2 Red	1 Amber	not assessed	so not assessed	so not assessed