

Appendix 1 – Site assessment framework

Site Name	
Reference Number	
Settlement	
Size (Ha)	

Planning history/context

This section provides a brief overview of any significant planning history on the site (including relationship to Neighbourhood Plans where applicable) to identify any factors that may require particular focus in the assessment stages below.

STAGE 1- Answer yes, no or uncertain. This stage of the assessment rules out sites due to clear conflicts with national and local policy and any insurmountable environmental constraints. If the answer to any question below is 'yes' the site will be ruled out of further assessment and added to the list of ruled out sites. Where there is uncertainty, the site will be carried forward to the next stage of assessment but subject to more detailed assessment, specifically with statutory consultees.

Stage 1 Assessment	Outcome	Comment/conclusion
Is the site greenfield within the floodplain (more than 50%)	Yes	Site ruled out at stage 1.
Is the site for fewer than 10 dwellings	No	
Is the site physically separate from the urban area, a Key Settlements or Selected Village set out in Core Strategy Policy CS1?	No	
Would development of the site have a significant negative effect on a site designated for biological, geological, archaeological or historical importance?	No	

STAGE 2- This stage involves a qualitative assessment of the deliverability each of the sites that pass Stage 1. The assessment records feedback on sites from statutory consultees and expert Council teams on specific issues that cannot be scored in the same way as the sustainability criteria considered at Stage 3. This stage will establish whether there are constraints to the availability of sites and the achievability of development and whether they can realistically be overcome in a timely manner. In considering deliverability, input from site promoters will be considered to ensure sites are genuinely available for development and that development could be implemented in a timely manner. Each category will be given a Red, Amber or Green rating depending on whether delivery issues are raised.

In making decisions about the allocation of sites, the conclusions drawn in Stage 2 will need to be considered alongside the sustainability score of each site established at Stage 3. This will ensure that the deliverability of a site is taken into account in the allocations process alongside the relative suitability for development. Where an issue which affects the likelihood of a site being allocated for development, the landowner/developer/agent will be given an opportunity to investigate whether the constraint could be mitigated in a cost effective manner.

Stage 2 Assessment	RAG Rating	Comment	Mitigation measures required/Opportunities
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Physical constraints			
<p>Access - can it be achieved? Are there any local or strategic highway constraints?</p> <p>In consultation with the Highways Team and Highways Agency.</p>			
<p>Utilities - is there capacity to provide all required utilities?</p> <p>Water, sewage, gas, electric, broadband companies' service/asset/management plans</p>			
<p>Drainage - can suitable drainage of the site be provided? Will development of the site increase risk of flooding either on site or elsewhere?</p> <p>IDB</p>			

<p>Site specifics (e.g. topography, pylons, contamination etc...) - are there any issues that would prevent/limit development? Could development improve an existing issue?</p> <p>Site Visits</p>			
<p>Impact of neighbouring uses (e.g. noise, smell) - would any limit suitability or marketability of the site? Would the site adversely impact neighbouring uses?</p> <p>Site Visits/mapped information</p>			
<p>Is the site a logical extension to a settlement - where a site is in the open countryside, would it form a logical extension to a settlement in terms of enclosure character?</p> <p>Site visits</p>			
<p>Environmental constraints</p>			

<p>Landscape character- would development harm the landscape character of the area it lies in, including areas outside the borough boundary (if applicable)?</p> <p>Site visit/Landscape Character Assessment</p>			
<p>Impact on areas of biological or geological importance - would development cause harm?</p> <p>GIS/Internal consultation</p>			
<p>Impact on public open space - would development of the site lead to the loss of publicly accessible open space or physical education facilities.</p> <p>Local Plan Proposals Map</p>			

<p>Impact on archaeological and heritage assets - would there be potential harm through development of the site or would it provide an opportunity to enhance an area?</p> <p>GIS/internal consultation</p>			
<p>Deliverability/availability constraints</p>			
<p>Existing uses (e.g. ongoing employment) - is there any activity that would limit current development potential?</p> <p>Site visit/developer feedback</p>			
<p>Ownership arrangements - is there confirmation that the site is available for development, with a willing landowner?</p> <p>Site proforma/consultation</p>			

<p>Is development of the site economically viable- are there any particular factors that would limit the viability of development?</p> <p>Site visit/desktop work</p>			
<p>Do the local schools have capacity? Would development of the site cause particular issues with the provision of education?</p> <p>School Organisation Framework/education team</p>			
<p>Do local healthcare facilities have capacity? Would development of the site cause particular issues with the provision of healthcare?</p> <p>CCG Health Partnerships team</p>			

<p>Are there any other local infrastructure needs that could be accommodated on the site as part of a mixed use development? (e.g. local play area deficiency, a community facility, International Sporting City enabling development)</p> <p>Desktop study/internal consultation</p>			
<p>What level of recent housing development has there been in the local area? Is there still capacity in the local market?</p>			
<p>Would the development of the site for residential use impede the delivery of any known infrastructure projects?</p> <p>Desktop study/internal consultation</p>			
<p>Overall conclusions on deliverability</p>			

STAGE 3- This part of the assessment considers the suitability and sustainability of sites for housing development. It will be used to compare the relative merits of each site.

The criteria are mainly based on distances. In each case, the distance will be based on a realistic route to each service that residents would reasonably be expected to take.

Issues relating to the capacity of schools and doctors surgeries will not influence the scoring in Stage 3. Any lack of capacity will be picked up at stage 2 and will be considered as appropriate in determining the most appropriate allocations.

Stage 3 Assessment	Draft Scoring	Weighted outcome	Comment/conclusion
<p>Nature of site</p> <p>Site visit/mapped information</p>	<p>100% brownfield- 5 75-99% brownfield-4 50-74% brownfield- 3 25-49%brownfield- 2 0-24% brownfield- 1</p> <p><u>Weighting x 2</u></p>		

<p>Relationship with settlement boundary</p> <p>Site visit/mapped information</p>	<p>Within settlement- 5 Edged on three sides- 4 Edged on 2 sides- 3 Edged on 1 side- 2 No relationship- 0</p> <p><u>Weighting x 2</u></p>		
<p>Distance to bus stop or train station –</p> <p>GIS</p>	<p>under 200m – 5 200m - 400m -4 400m - 800m – 3 800m - 1000m - 2 over 1000m - 1</p>		
<p>Distance to health centre/doctors (inc proposed facilities)</p> <p>*capacity issues are dealt with in stage 2 – the outcomes of <u>both</u> stages will be used to determine preferred options.</p> <p>GIS</p>	<p>Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1</p>		

<p>Distance to primary school</p> <p>*capacity issues are dealt with in stage 2 – the outcomes of <u>both</u> stages will be used to determine preferred options.</p> <p>GIS</p>	<p>Under 250m - 5 250 - 500m- 4 500 - 1000m - 3 1000m - 1500 - 2 over 1500m -1</p>		
<p>Distance to secondary school</p> <p>*capacity issues are dealt with in stage 2 – the outcomes of <u>both</u> stages will be used to determine preferred options.</p> <p>GIS</p>	<p>Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1</p>		
<p>Distance to town/local centre</p> <p>GIS</p>	<p>Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1</p>		

Distance to a supermarket GIS	Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1		
Distance to employment area <i>(as defined on the proposals map)</i> Desktop study/GIS	Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1		
Distance to play area GIS	Under 200m - 5 200m-300m - 4 300m-400m- 3 400m-500m - 2 Over 500m - 1		
Distance to park/publically accessible open space GIS	Under 400m - 5 400m-500m - 4 500-600m - 3 600m-700m- 2 Over 700m - 1		

<p>Quality of agricultural land</p> <p>GIS</p>	<p>50% or more in non-agricultural - 5 50% or more is grade 4 or 5 - 4 50% or more is grade 3b - 3 50% or more is grade 3a - 2 50% or more is grade 1 or grade 2- 1</p>		
	<p>Total score</p>	<p>X (Y)</p>	<p>Bracketed score reflects potential score for larger sites that could deliver on-site facilities closer than existing ones.</p>

<p>STAGE 4 - Stage 4 considers whether there is any added value to the allocation of the site over and above supporting the delivery of housing targets</p>	
<p>Would the site support delivery of other plan, policies or strategies (i.e. community facilities, play area provision, International Sporting City...)</p>	

Has the site been identified locally as in need of improvement?	
Other supporting factors	
Conclusion	

Overall conclusions and recommendations