

Draft SHLAA Site Appraisal Sheet

Site Name/Address

Ownership

Method

The Appraisal sheet uses a traffic light system to compare the most and least suitable sites for potential housing development.

Stage 1 is a filter for the minimum requirements for a site to be suitable. In Stage 1 a **site will be discounted** if there is a red light for question 1) and 2), AND/OR one of question 3), 4) or 5).

All remaining sites are assessed against the questions in Stages 2 and 3. A score is given for each light the site receives as follows: Green 1, Amber 2, and Red 3. A green light is where there is no impact or issue. An amber light is where there is an impact or issue although it can be mitigated or it is not significant. A red light is where there is a significant issue. After all questions have been answered the score for the site is added together to give an overall suitability for housing development on the site.

The sites with the lowest overall score after Stages 2 and 3 are likely to be more suitable for housing development in comparison to sites with a higher overall score.

For questions where it is a subjective judgement as to whether it is a green, amber or red light the decision will be made on the best available information.

Stage 1 – Strategic Constraints

1) Is the site in the Green Belt?

No

Yes

2) Is it a Greenfield or Brownfield# site and is it within or adjoining an existing settlement?

Brownfield site within an existing settlement boundary*

Brownfield site adjoining an existing settlement boundary*

Brownfield site not within or adjoining an existing settlement boundary*

Greenfield site within or adjoining an existing settlement boundary*

Greenfield site not within or adjoining an existing settlement boundary*

Brownfield or previously developed land as defined in Annex B of PPS3 Housing

* existing settlement boundary is those settlements shown on the Local Plan

Proposals Map as being outside the area of Green Belt policy.

3) Is the site within Flood Risk Zone 3b?

No – Zone 1, little or no risk

No – Zone 2, low to medium risk

No – Zone 3a, high risk exception test required

Yes – site is discounted

4) Is the site within or does it impact a European Site of Nature Conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), or Environmentally Sensitive Area (ESA)?

No

Yes – adverse impact/impacts that can be mitigated against

Yes – within or significantly impacts, site will be discounted

5) Would development of the site affect Listed Buildings, Scheduled Ancient Monuments or Historic Parks & Gardens?

Opportunity to enhance/no significant adverse impact

Significant adverse impact that can be mitigated

Significant adverse impact that cannot be mitigated – site will be discounted

Stage 2 – Local Constraints

6) How would development of the site impact on the character of the landscape?

Opportunity to enhance/no adverse impact

Adverse impact/impact that can be mitigated

Significant adverse impact

7) Is the site a Local Nature Reserve, Local Wildlife Site or does it contain any Biodiversity Action Plan Priority Species or Habitats?

Opportunity to enhance/no adverse impact

Adverse impact/impact that can be mitigated

Significant adverse impact

8) Are there any protected trees (TPOs) on the site?

No

Yes – adverse impact/impact that can be mitigated

Yes – significant impact on the protected trees

9) Is there any relevant planning history (Planning applications, planning appeals, Local Plan Inquiry)?

No

Yes – relevant does not preclude development

Yes – relevant raises issues that can be mitigated against

Yes – relevant raises significant issues

10) Is the site allocated/being considered for development in the Minerals and Waste Plan LDF?

No

Yes – proposed

Yes – allocated

11) Is the site (or part of) within the boundary of the Lee Valley Regional park?

No

Yes – impact on the Lee Valley Regional Park is minimal

Yes – impact on the Lee Valley Regional Park is significant

12) Is the site within 30m of an underground Electricity Transmission cable, within 100m of an Electricity Transmission Overhead line or within 150m of a High Pressure Gas Pipeline?

No

Yes – distance scores Moderate on relevant National Grid risk table

Yes – distance scores High on relevant National Grid risk table

Stage 3 – Other Constraints

13) Accessibility – distance from the following:

Public transport - Bus stop (with at least hourly service), Underground station or Railway station

Within 400m

More than 400m and less than 800m

More than 800m

Local employment provision

Within 400m

More than 400m and less than 800m

More than 800m

Nearest primary school

Within 400m

More than 400m and less than 800m

More than 800m

Existing (village) shop/Post Office

Within 400m

More than 400m and less than 800m

More than 800m

GP surgery/health centre

Within 400m

More than 400m and less than 800m

More than 800m

Nearest secondary school

Within 400m

More than 400m and less than 800m

More than 800m

Nearest Principal/Smaller/District centre as defined in the Local Plan & Alterations?

Within 400m

More than 400m and less than 800m

More than 800m

Nearest Local centre as defined in the Local Plan & Alterations?

Within 400m

More than 400m and less than 800m

More than 800m

14) Is there potential contamination on site?

Opportunity to enhance/no adverse impact

Adverse impact/impact that can be mitigated

Significant adverse impact

15) Are there potential noise problems with the site?

No

Adverse impact/impact that can be mitigated

Significant adverse impact

16) Could the topography constrain development of the site?

No

Adverse impact/impact that can be mitigated

Significant adverse impact

17) Would development of the site be likely to affect, or be affected by, an Air Quality Management Area?

No

Adverse impact/impact that can be mitigated

Significant adverse impact

18) Are there issues with car parking in the area?

No significant issues

Significant issues that can be mitigated against

Significant issues

19) Is there sufficient access to the site?

Yes - access is suitable

No - however access issues can be overcome

No - significant issues with access

20) Is the site used to access nearby properties/businesses/roads or pathways?

No not used for access

Yes however there are alternative means of access

Yes however alternative access can be provided

Yes providing alternative access may preclude against development

21) Do any nearby buildings overlook or front onto the site?

No

Yes although site could be designed to overcome this problem without reducing housing capacity

Yes to overcome this problem housing capacity on the site would need to be reduced

22) Is the site part of a larger site or could it prejudice the development of any strategic sites?

No

Yes it is part of a larger site although this would not prejudice the development of strategic sites

Yes it is part of a larger site and would prejudice the development of strategic sites

23) Is the site within or adjacent to a Conservation Area

No

Yes it is adjacent to a Conservation Area

Yes it is within a Conservation Area

24) Would development of the site affect any locally listed buildings (e.g. Buildings of Local Interest)?

No

Yes - not adversely

Yes - impact could be mitigated against

Yes – significant impact

25) Would development of the site affect a Protected Lane (as defined by the Local Plan proposals map)?

No

Yes – impact could be mitigated against

Yes – significant impact

26) Would development of the site affect any archaeological remains and their settings?

No

Yes – not adversely

Yes – impact can be mitigated against

Yes – significant impact

27) Does the shape of the site impact upon its developability?

No

Yes – not adversely

Yes – impact can be mitigated against

Yes – significant impact

28) Does the site relate well with existing communities?

Yes

No – although the problems can be overcome

No

29) Is the site (or part of) Common Land?

No

Yes

30) Will development take place on Previously Developed Land?

Yes

No

31) Is the site identified in the Employment Land Review?

No

Yes