

Stage 1: Housing Site Selection Methodology

Site Status: Rejected

Site Area (ha): 1

Criteria Topic	Criteria	Score
Transport		
Availability of Rail and Bus	Red Site (not in buffer): 1 points Amber Site (partly withing buffer and partly out): 3 points Green Site (within walking distance of buffer): 5 points	1
Potential for the site to be accessed by public transport	The site gets 1 point per ability to meet these criteria: Site within 2km of existing railway station (shuttle bus): 1 point Site 1km from existing bus route (potential for amended route): 1 point Site within 800 metres of railway lane (potential for new railway station): 1 point	2
Proximity to strategic highway network	Site is within 0.8km of strategic road network: 5 points Site is between 0.8km and 1.6km from strategic road network: 3 points Site is over 1.6km from strategic road network: 1 point	5
Proximity to Service		
Proximity to Key Services	Site has all essential facilities plus 5 other services: 5 points Site has all essential facilities within 800m: 3 points Site has three or less essential facilities within 800m: 1 point	1
Proximity to Town Centres	Within 0.8km of a town, district or local centre: 5 points Site is between 0.8km and 1.6km from a town, district or local centre: 3 points Site is over 1.6km from a town, district and local centre: 1 point	1
Efficient Use of Land		
Soil Quality	Loss of Grade 1 or 2 agricultural land: 1 point Loss of Grade 3 - 5 agricultural land: 3 points No loss of agricultural land: 5 points	5
Land Type	Greenfield: 1 point A mix of PDL and Greenfield: 3 points PDL: 5 points	1
Relationship to existing settlement area	Site is significantly detached from existing settlement area: 1 point Site is bordered on at least one side by an existing housing/settlement area: 3 points Site is completely within existing housing/settlement area: 5 points	5
Environment		
Impact on Conservation Areas	Site is within a conservation area: 1 point Site is adjacent to (within 20m) of a conservation area: 3 points Site not within 20m of conservation area: 5 points	3
Impact on Listed Buildings	Site within 100m of a Listed Building: 1 point Site not within 100m of a Listed Building: 3 points	1
Impact on Registered Park and Gardens	Site within 500m of a registered park and garden: 1 point Site not within 500m of a registered park and garden: 3 points	3
Flood Risk	Site within Floodzone 3a: excluded at the beginning of the assessment Site within Floodzone 2: 1 points Site within Floodzone 1: 5 points	3
AQMA	Site within 200m of AQMA: 1 point Site 200m to 800m from AQMA: 3 points Site not within 800m of AQMA: 5 points	5
Physical Problems of Limitation		
Access Infrastructure	Extensive new access infrastructure required: 1 point Some new access infrastructure required: 3 points Extensive new access infrastructure not required: 5 points	3
Drainage Infrastructure	Extensive new drainage infrastructure required: 1 point Some new drainage infrastructure required: 3 points Extensive new drainage infrastructure not required: 5 points	3
Ground Condition	Treatment/remediation expected to be required: 1 point Treatment/remediation expected to be required on part of the site: 3 points Treatment/remediation not expected to be required on majority of the site: 5 points	5
Geo-cavities	Site within area likely to contain geological constraints or mining cavities: 1 point Site not within area likely to contain geological constraints or mining cavities: 3 points	3
1 Bad Neighbours	Major bad neighbour constraint which are difficult to remedy/overcome: 1 point Bad neighbour constraints, but potential for mitigation: 3 points No bad neighbour constraints: 5 points	5
Stage 1 Score		55

Stage 2: Housing Site Selection Methodology

Site Status: Rejected

Site Area (ha): 1

Criteria Topic	Criteria	Score
AVAILABILITY - Ownership Information		
Evidence owner is willing to develop the site	Owner known and firm confirmation received they are willing to develop site: 5 points Agent proposed site, willingness of owner unconfirmed: 3 points Owner unknown or complex multiple ownership: 1 point Owner unwilling to develop the site: 0 points	3
	Total Score: Availability (Factor Value x 22)	66
SUITABILITY		
Biodiversity		
Impact of biodiversity on suitability for development	No detrimental local ecological impact: 5 points Some adverse local ecological impact but scope for mitigation: 3 points Very detrimental ecological impact: 1 point	5
Greenspace		
Greenspace	Not on an identified greenspace: 5 points On a greenspace where its loss would not result in deficiency: 3 points On a greenspace where its loss would result in deficiency: 1 point	5
Landscape Sensitivity		
Landscape sensitivity is a judgment about the degree to which a landscape character area can accommodate change without adverse affects on its character	Low landscape sensitivity: 5 points Medium landscape sensitivity: 3 points High landscape sensitivity: 1 point	1
Landscape Capacity		
Landscape sensitivity is a judgment about the ammount of development that can be accomodated	High landscape capacity: 5 points Medium landscape capacity: 3 points Low landscape capacity: 1 point No landscape capacity: 0 points	1
	Total Score: Stage 1	55
	Suitability Score: Stage 2	12
	Total Score: Suitability	67
Achievability		
Achievability		
Impact of market attractiveness on likelihood of development	Highly attractive area: 5 points Moderately attractive area: 3 points Low attractiveness area: 1 point	5
Viability		
Viability	Site is finacially viable and generates a positive residual value at or about the market rate: 5 points Site is viable but generates a positive residual value below the market rate: 3 points Site is marginally viable i.e. it neither generates a positive or negative residual value. Or site is unviable and generates a negative residual value: 1 point	5
	Total Score: Achievability	10
	Total Score: Achievability (Factor x 11)	110
	Total Score: Stage 2	188
	TOTAL SCORE:	243
Justification	Site rejected as there are serious access issues that cannot be resolved in the plan period.In addition rejected due to location in a village at the bottom of the settlement hierarchy in a location with sustainability issues.The site is proposed Safeguarded Land reference SAF12 in the Local Plan.	