

## DRAFT Saham Toney Neighbourhood Plan Site Assessment Pro-Forma

Note: Black text = our understanding of AECOM standard criteria; red text = additional criteria taken from Herefordshire Council guidance, which seems to be widely used throughout England; and blue text = additional criteria the Work Group consider necessary and appropriate. All still to be discussed and agreed with AECOM.

General Information				
Site Reference				
Site address				
Current use				
Number of dwellings proposed				
Tenure proposed:	State number			
1 bed room properties				
2 bed room properties				
3 bed room properties				
4+ bed room properties				
Affordable homes				
Gross area (hectares)				
Density of proposed development				
Density of neighbouring area				
Method of site identification				
Photo				
Type of site (tick as applicable)	Greenfield	Brownfield	Mixture	Unknown
Existing use				
Previous use				
Adjacent / surrounding land uses (e.g. housing; commercial; agriculture)				
Is the site:	Yes / No	Observations and comments		
Within the settlement boundary?				
Immediately adjacent to the settlement boundary				
In open countryside?				
Site planning history: Have there been any previous applications for development on this land? What was the outcome?				
Has the following information been provided?	Yes / No	Details		
Site location plan				
Site layout plan				
Other drawings				
Suitability				
Is the current access adequate for the proposed development?				
If the current access is inadequate, is there potential for access to be provided?				
Is the site accessible? Provide details of the site's connectivity				

<b>Environmental considerations</b>		
Is the site within, or adjacent to:	Yes / No	Observations and comments
Breckland Special Area stone curlew buffer zone		
County wildlife site		
Wildlife corridor (Reference: Neighbourhood Plan Policy 7C)		
Wildlife habitat (Reference: Neighbourhood Plan Policy 7C)		
Local Green Space (Reference: Neighbourhood Plan Policy 7A)		
Ancient woodland		
Veteran tree(s)		
Fluvial flood risk zone 2 or 3		
Surface water flood risk zone medium or high		
Does the site have ecological value? Could the site be home to protected species such as bats, great crested newts, badgers, etc?		
Landscape	Yes / No	Observations and comments
Is the site low sensitivity in terms of landscape? (Reference: Saham Toney Village Characterisation Assessment)		
Is the site medium sensitivity in terms of landscape? (Reference: Saham Toney Village Characterisation Assessment)		
Is the site high sensitivity in terms of landscape? (Reference: Saham Toney Village Characterisation Assessment)		
Is the site located within a key view? (Reference: Saham Toney Village Characterisation Assessment)		
What is the site's landscape capacity for development? (Reference: Saham Toney Village Characterisation Assessment)		
Agricultural land	Yes / No	Observations and comments
Will development of the site result in loss of high quality agricultural land (Grades 1,2 or3)?		
Biodiversity & Ecology	Yes / No	Observations and comments
Are there any Tree Preservation Orders on the site?		
Do any wildlife corridors pass through the site?		
Would development have impact on the site's habitats and biodiversity? (provide details)		
<b>Heritage considerations</b>		
Is the site within or adjacent to one or more of the following heritage assets?	Yes / No	Observations and comments

<a href="#">(Ref. Neighbourhood Plan Policy 6)</a>		
Listed building		
Scheduled monument		
Known archaeology		
<a href="#">Non-designated heritage asset</a>		
<b>Community facilities and services</b>		
Where a site is Poorly located if > 800m; Moderately located if 400m to 800m; and Favourably located if <400m from services; is the site, in general terms, close / accessible to local amenities such as (but not limited to):	<a href="#">Poorly / Moderately / Favourably Located?</a>	Observations and comments
Town centre / local centre / shops		
<a href="#">Supermarket</a>		
Employment location		
Public transport		
<a href="#">Primary school</a>		
<a href="#">Secondary school</a>		
Open space / recreation / leisure facilities		
Health facilities		
Cycle route(s)		
<a href="#">Community centre</a>		
<a href="#">Pub / restaurant / cafe</a>		
<b>Other key considerations</b>		
General:	<a href="#">Yes / No</a>	Observations and comments
<a href="#">Is there a public right of way on the site?</a>		
Existing social or community value? (provide details)		
Is the site likely to be affected by any of the following:	<a href="#">Yes / No</a>	<a href="#">Observations and comments</a>
Ground contamination		
Significant infrastructure crossing the site; i.e. power lines, pipe lines, or in close proximity to hazardous installations		
<a href="#">Utilities</a> <a href="#">Does the site have access to:</a>	<a href="#">Yes / No</a>	<a href="#">Observations and comments</a>
<a href="#">Electricity?</a>		
<a href="#">Gas?</a>		
<a href="#">Domestic water supply?</a>		
<a href="#">Foul drainage?</a>		
<a href="#">Has Anglian Water confirmed there is sufficient foul drainage capacity?</a>		
<a href="#">Broadband?</a>		
<b>Characteristics</b>		
Characteristics which may affect development on the site:	Comments	
Topography Flat / plateau / steep gradient		
<a href="#">Vegetation (trees and hedgerows)</a>		

Hydrological features (streams, ponds, watercourses)	
Coalescence Would development be within the strategic gap or green wedge areas? (Reference Neighbourhood Plan Policy 5)	
Scale and nature of development would be large enough to significantly change size and character of settlement	
What is the proposed development density: Of the site? Of the area in which the site is located? (Reference Neighbourhood Plan Evidence Base Volume 5)	
Would development of the site result in any amenity issues?	
What community benefits, if any would result from the development?	
<b>Availability</b>	
	Yes / No
Comments	
Is the site available for sale or development (if known)? Please provide supporting evidence	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	
Is there a known timeframe for availability?	
0-5 years	
6-10 years	
11-15 years	
16-17 years	
Any other comments?	
<b>Summary</b>	
Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations	
<b>Conclusions</b>	
The site is available	Yes / No (delete as applicable)
The site is deliverable	Yes / No /subject to constraints (delete as applicable)
The site is suitable	Yes / No /subject to minor constraints subject to significant constraints (delete as applicable)
Where suitable, potential housing development capacity	
<b>OVERALL CONCLUSION</b>	
Is the site recommended to be considered for allocation? Key evidence (3-4 bullet points) for decision to accept or discount it	

