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 n	umbe	er		
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	Greenf	ield	Brownfield	Mixture	Unknown
(tick as applicable)					
Existing use			•	I	
Previous use					
Adjacent / surrounding land uses (e.g. housing;					
commercial; agriculture)					
Is the site:	Yes / Observations and comn		comments		
	No				
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 /	Det	ails		
	No				
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					

Environmental considerations		
Is the site within, or adjacent to:	Yes /	Observations and comments
, ,	No	
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 /	Observations and comments
	No	
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)	Mar I	Ohan al'an and an and a
Agricultural land	Yes /	Observations and comments
Will development of the site yearst in loss of high	No	
Will development of the site result in loss of high		
quality agricultural land (Grades 1,2 or3)? Biodiversity & Ecology	Yes /	Observations and comments
biodiversity & Ecology	No	Observations and comments
Are there any Tree Preservation Orders on the site?	INU	
Do any wildlife corridors pass through the site?		
Would development have impact on the site's		
habitats and biodiversity?		
(provide details)		
Heritage considerations	1	
	Voc. /	Observations and comments
Is the site within or adjacent to one or more of the	Yes /	Observations and comments
following heritage assets?	No	

(Ref. Neighbourhood Plan Policy 6) Listed building Scheduled monument Known archaeology Whore a site is Poorly located if S00m; 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): Town centre / local centre / shops Supermarket Employment location Public transport Primary school Secondary school Open space / recreation / leisure facilities Health facilities Cycle route(s) Community centre Pub / restaurant / cafe Other key considerations General: Yes / Observations and comments No Is there a public right of way on the site? Existing social or community value? (provide details) Is the site likely to be affected by any of the following: No Ground contamination Significant infrastructure crossing the site; i.e. power lines, pipe lines, or in close proximity to hazardous installations Utilities Utilities Ves / Observations and comments No Electricity? Gas? Domestic water supply? Foul drainage? Has Anglian Water confirmed there is sufficient foul drainage capacity? Broadband? Characteristics Characteristics which may affect development on the site: Composition of the patient of the patient of the patient of the site: Comments	(Def Neighborn to ad Disc Delie C)			
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Non-designated heritage asset Community facilities and services 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): Town centre / local centre / shops Supermarket Employment location Public transport Primary school Secondary school Open space / recreation / leisure facilities Health facilities Cycle route(s) Community centre Pub / restaurant / cafe Other key considerations General: State a public right of way on the site? Existing social or community value? (provide details) Is there a public right of way on the site? Existing social or community value? (provide details) Is the site likely to be affected by any of the following: Ground contamination Significant infrastructure crossing the site; i.e. power lines, pipe lines, or in close proximity to hazardous installations Utilities Ves / Observations and comments No Electricity? Gas? Domestic water supply? Foul drainage? Has Anglian Water confirmed there is sufficient foul drainage capacity? Broadband? Characteristics which may affect development on the site: Topography Flat / plateau / steep gradient				
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Topography Flat / plateau / steep gradient	•	Comme	Comments	
Flat / plateau / steep gradient				
I VEREIGNOU NIEES GNO NEORENOWSI	Vegetation (trees and hedgerows)	+		

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?				
Availability		,		
	Yes /	Comments		
	No			
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?				
Summary				
Assessing the suitability of the site will give an indicati	on of wh	nether the site has any constraints to		
development. It should consider aspects such as infra-	structure	e, planning policy, local services, heritage and		
other considerations				
Conclusions				
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			
	significa	ant constraints (delete as applicable)		
Where suitable, potential housing development				
capacity				
OVERALL CONCLUSION				
Is the site recommended to be considered for allocation	on? Key	evidence (3-4 bullet points) for decision to		
accept or discount it				

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