

<u>Sustainability - housing land site assessment framework</u>	Green	SCORE Amber	Red
Site capacity: Number of average size three bed houses with parking nearby	Capacity up to 10 dwellings alone or in conjunction with another site Small site	Capacity of between 11-20 dwellings but can be sub-divided Medium sites	Capacity of more than 21 dwellings and can be sub-divided. Large site Up to 50 is extension or >50 is an expansion site
Current Use:	Vacant and unused	Existing uses (inc farmland) need to be relocated	Loss of important local asset
Adjoining Uses:	Site wholly within new Limit To Development (LTD)	Site adjacent and contiguous with new Limit To Development (LTD)	Site outside new Limit To Development (LTD)
Topography:	Flat or gently sloping site	Steeper slope that can be mitigated with remediation measures	Severe slope that requires raft foundations for mitigation
Greenfield or Previously Developed Land	Previously developed land	Mix of both Greenfield and previously developed land	Greenfield Land
Good Quality Agricultural Land (by the Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)
Site availability - Single ownership or multiple ownership	Single ownership and desire to develop	Single or Multiple ownership with unclear desire to develop	Multiple or single ownership with one or more unwilling partners
Landscape Quality, Visual Impact Assessment (VIA)	Already modified and/or low quality	Moderately modified and/or medium quality	Traditional landscape and/or high quality setting And/Or statutorily protected
Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of an important tree or hedge (inc TPO)
Relationship with existing pattern of built development	Land visible from small number of properties	Land visible from a range of sources with mitigation by landscaping or planting required	Prominent visibility Difficult to mitigate
Local Wildlife considerations	No impact on wildlife site	Small impact and potential to mitigate	Statutorily protected species on or near site
Listed Building or important built assets	No harm to existing building (s)	Mitigation needed to prevent harm	A listed or important building

			would be partly or fully demolished
Impact on the Conservation Area or its setting	Outside conservation area and no impact	Within or outside conservation area with mitigation needed to prevent harm	Harm to conservation area which cannot be mitigated
Safe pedestrian access to and from the site	Existing open footpath	No footpath but can be created	No potential for footpath
Safe vehicular access to and from the site	Appropriate access can be easily provided	Appropriate access only possible with significant improvement	Appropriate access cannot be provided
Impact on existing vehicular traffic	Impact on village centre minimal	Medium scale impact on village centre	Large impact on village centre
Safe access to public transport, specifically a bus stop with an active service	Walking distance of 200m or less	Walking distance of 200 – 400m	Walking distance of greater than 400m
Distance to designated village centre at 2 High Street with community facilities, e.g. village Hall, post office/shops, pub.	Walking distance of 200m or less	Walking distance of 200 – 400m	Walking distance of greater than 400m
Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal and/or public recreational uses on site
Ancient monuments or archaeological remains	No impact on ancient monument	Mitigation measures possible	Potential harm
Any public rights of ways/bridle paths	No impact on public rights of way	Detriment to public rights of way with mitigation required	Re-route necessary or would cause significant harm
Gas, oil, pipelines, & electricity transmission network or works	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
Any noise issues	No noise issues	Mitigation may be necessary	Noise issues may be an ongoing concern
Any contamination issues or environmental concerns	No contamination issues	Minor mitigation required	Major mitigation required
Any known flooding issues	Site in flood zone 1 and/or no flooding for more than 25 years	Site in flood zone 2 and/or flooded once in last 25 years	Site in flood zone 3 and/or flooded more than once in last 25 years
Any drainage issues	No issues identified	Need for mitigation	Serious concerns
Issues related to planning history on the site. NB Not possible to score due to complexity of responses.	Planners positive about the site. Extant outline or full permissions.	Planners ambivalent about the site. Expired outline or full permissions.	Planners negative about the site. No planning permissions.