



Ministry of Housing,
Communities &
Local Government

Appendix A: Site Assessment Template

Neighbourhood Planning Site Assessment Template

Site Details

Detail	Assessment
Site Reference / Name	
[Insert site plan showing boundary of site]	[Insert site photo]
Site Address / Location	
Gross Site Area (Hectares)	
HLAA/HELAA Reference (if applicable)	
Existing land use	
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	
Landowner estimate of development capacity (if known)	
Site identification method / source (e.g. HELAA, Call for Sites consultation, identified by neighbourhood planning group)	
Planning history (Live or previous planning applications/decisions)	
Neighbouring uses	

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland</p> <p>Area of Outstanding Natural Beauty (AONB)</p> <p>Biosphere Reserve</p> <p>Local Nature Reserve (LNR)</p> <p>National Nature Reserve (NNR)</p> <p>National Park</p> <p>Ramsar Site</p> <p>Site of Special Scientific Interest (SSSI)</p> <p>Special Area of Conservation (SAC)</p> <p>Special Protection Area (SPA)</p> <p>Yes/ No/ Unknown</p> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Unknown</p>	

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor</p> <p>Local Wildlife Site (LWS)</p> <p>Public Open Space</p> <p>Site of Importance for Nature Conservation (SINC)</p> <p>Nature Improvement Area</p> <p>Regionally Important Geological Site</p> <p>Other</p> <p>Yes/ No/ Unknown</p>	
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <p>Flood Zone 1: Low Risk</p> <p>Flood Zone 2: Medium Risk</p> <p>Flood Zone 3 (less or more vulnerable site use): Medium Risk</p> <p>Flood Zone 3 (highly vulnerable site use): High Risk</p>	
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes</p>	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	

Indicator of Suitability	Assessment
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <p>A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</p> <p>wildlife corridors (and stepping stones that connect them); and/or</p> <p>An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</p> <p>Yes / No / Unknown</p>	
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	
<p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p>	
<p>Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?</p> <p>Pedestrian?</p> <p>Yes / No / Unknown</p> <p>Cycle?</p> <p>Yes / No / Unknown</p>	
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties?</p> <p>Yes / No / Unknown</p>	

Indicator of Suitability	Assessment
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	
Is the site likely to be affected by ground contamination? Yes / No / Unknown	
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	

Accessibility

Factor	Guidance						
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :							
What is the distance to the following facilities (measured from the edge of the site)	<table border="1"> <thead> <tr> <th>Distance (metres)</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>Town / local centre / shop</td> <td> <p><400m</p> <p>400-1200m</p> <p>>1200m</p> </td> </tr> <tr> <td>Bus /Tram Stop</td> <td> <p><400m</p> <p>400-800m</p> <p>>800m</p> </td> </tr> </tbody> </table>	Distance (metres)	Comments	Town / local centre / shop	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	Bus /Tram Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>
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Bus /Tram Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>						

Factor	Guidance	
Train station	<400m 400-1200m >1200m	
Primary School	<400m 400-1200m >1200m	
Secondary School	<1600m 1600-3900m >3900m	
Open Space / recreation facilities	<400m 400-800m >800m	
Cycle Route	<400m 400-800m >800m	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p> <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	

Planning policy constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</p>	
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	
<p>Are there any other relevant planning policies relating to the site?</p>	
<p>Is the site:</p> <p>Greenfield</p> <p>A mix of greenfield and previously developed land</p> <p>Previously developed land?</p>	
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?</p> <p>Adjacent to and connected to the existing built up area?</p> <p>Outside and not connected to the existing built up area?</p>	
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?</p> <p>Adjacent to and connected to the existing settlement boundary?</p> <p>Outside and not connected to the existing settlement boundary?</p>	

Indicator of Suitability	Assessment
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	

Assessment of Availability

Indicator of Availability	Assessment
<p>Is the site available for development?</p> <p>Yes / No / Unknown.</p>	
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown.</p>	
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p>	

Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</p> <p>Yes / No / Unknown.</p> <p>What evidence is available to support this judgement?</p>	

Conclusions

Conclusions	Assessment
<p>Summary of key development constraints affecting the site</p>	
<p>What is the estimated development capacity of the site?</p>	
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	
<p>Summary of justification for rating</p>	

