

Neighbourhood Planning

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Neighbourhood Planning Site Assessment Template

Site Details

Detail	Assessment
Site Reference / Name	Land at Corner of Common Edge Road and School Road - Extension proposed to Site C under Policy MM4
[Insert site plan showing boundary of site]	[Insert site photo] Dwg ref: 11203-SK-L01
Site Address / Location	Land at Corner of Common Edge Road and School Road, FY4 5DX
Gross Site Area (Hectares)	0.5685ha
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Housing
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	up to 13 [across whole site]
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)	Housing site proposed under Marton Moss Draft Plan Consultation
Planning history (Live or previous planning applications/decisions)	21/0272 - Planning permission approved for the erection of a two storey dwelling house and detached garage and stable with associated landscaping, boundary works and access following the demolition of existing dwelling and buildings
Neighbouring uses	Housing

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	No, the site is not located within or adjacent to any of the statutory environmental designations listed.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	No, the site is not located within or adjacent to any of the non statutory environmental designations listed.

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is located within Flood Zone 1.
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Medium risk - there is medium and high risk areas of surface water flooding in the south of the site.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	No.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No.

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping from north to south.
Is there existing vehicle access to the site? Yes / No / Unknown	Yes.
Is there existing pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	Yes.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	No.
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No.
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No.
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	Yes, mains sewer. Location shown on dwg ref: 10609-P02A.

Indicator of Suitability	Assessment
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No.

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)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	Morrisons c. 1.5km away
Bus /Tram Stop	<400m 400-800m >800m	c. 125m to bus stop north of the site.
Train station	<400m 400-1200m >1200m	Closest train station is Squires Gate.
Primary School	<400m 400-1200m >1200m	St Nicholas C of E Primary School c. 200m east.
Secondary School	<1600m 1600-3900m >3900m	Just over 1.6km away - Highfield Leadership Academy.
Open Space / recreation facilities	<400m 400-800m >800m	Grass playing fields to south of Division Lane c. 400m away
Cycle Route	<400m 400-800m >800m	South of site along Queensway c.330m away

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
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. 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. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Low
Is the site low, medium or high sensitivity in terms of visual amenity? 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. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	Low

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	The site is located within the Marton Moss Conservation Area. Closest listed structure c. 500m away.
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	No impact. Closest assets are a boundary stone and a pillbox within the Enterprise Zone.

Planning policy constraints

Indicator of Suitability	Assessment
Is the site in the Green Belt? Yes / No / Unknown	No.
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? Yes / No / Unknown	No - part of site currently proposed for allocation within the Marton Moss Neighbourhood Plan for housing.
Are there any other relevant planning policies relating to the site?	No.
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Previously developed - housing.
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	The site is considered to sit within a predominantly residential area. There is existing residential development to the north and south along Common Edge Road as well as to the east, along School Road.
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	The site is located on the junction of Common Edge Road and School Road within the Marton Moss Neighbourhood Plan boundary.
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No.
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No.

Assessment of Availability

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

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	The demolition of the existing dwelling and associated structures has been granted planning approval.

Conclusions

Conclusions	Assessment
Summary of key development constraints affecting the site	
What is the estimated development capacity of the site?	13
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red / Amber / Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Green.
Summary of justification for rating	The site has few constraints and is within an appropriate location. Part of the site, to the east, is already proposed for allocation under the draft Marton Moss Neighbourhood Plan, this submission only seeks to extend this.

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