

## ANNEX 1: SITE ASSESSMENT CRITERIA

<b>Site</b>
<b>Background Information</b>
Site size, location and existing land use <i>(Where is the site in relation to the existing settlement boundary?)</i>
Planning history
<b>Sustainability – economic factors</b>
Site access to local services? <i>(Food shop, schools, doctor's surgery)</i>
Would the site enable access to employment opportunities?
<b>Sustainability – social factors</b>
Could the site promote peaceful and integrated co-existence? <i>(E.g. residential amenity, privacy, proximity to neighbouring land uses)</i>
Site access to health facilities?
Site access to education?
Could the site promote opportunities for a healthy lifestyle? <i>(E.g. adequate landscaping, play space provision)</i>
Could the site provide an opportunity for high quality design and a good standard of amenity? <i>(E.g. soft landscaping, site not isolated)</i>
<b>Sustainability – environmental factors</b>
Would the site make use of previously developed, untidy or derelict land?
Would the site place occupants / neighbouring land uses at risk from flooding?
Is the local infrastructure accessible and have capacity for development? <i>(E.g. highway capacity, ability to turn vehicles on-site, access)</i>
Could the site provide a healthy environment for site and neighbouring occupants? <i>(E.g. contamination, noise issues, hazardous location, access to utilities)</i>
Would the site adversely impact on any important habitat(s) or species? <i>(E.g. Site of Nature Conservation Interest)</i>
Would the site adversely impact on any landscape designation(s)? <i>(E.g. Area of Outstanding Natural Beauty)</i>
Would the site adversely impact on any heritage asset(s) or their setting? <i>(E.g. World Heritage Site, Conservation Area, Listed Building)</i>
<b>Sites in Rural Areas and the Countryside</b>
Would the scale of the site dominate the nearest settled community?
Is the site proposed to meet a need for a rural exception site and would this site be appropriate? (Solely affordable provision)

<b>Green Belt</b>
To check the unrestricted sprawl of large built-up areas
To prevent neighbouring towns merging into one another
To assist in safeguarding the countryside from encroachment
To preserve the setting and special character of historic towns
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
Would the site require an exceptional Green Belt boundary alteration?
<b>Mixed Use</b>
Would a mixed-use site at this location be practicable, and have due regard to the safety and amenity of site and neighbouring occupants? <i>(I.e. Could the site enable traditional Gypsy / Traveller lifestyles, including through live/work pitches?)</i>
<b>Is the site Suitable, Available and Achievable?</b>
Commentary on overall site suitability for development
Is the site available for development as residential or transit pitches, or a Travelling Showmen's yard? <i>(Any ownership issues)</i>
Is the site developable and deliverable? Over what timescale would the site come forward? <i>(E.g. viability concerns, barriers to delivery)</i>
What pitch capacity does the site have?
<b>Site Conclusions</b>