

Appendix 3

Stage 1: Area-wide Exclusionary stage

Stage 2: Settlement-by-settlement assessment

Stage 3: Preferred Sites stage

CBC Site Appraisal process- Exclusionary stage (Stage 1)

Question	Yes/No/?	Comment
1. Is the site within the Green Belt?		
2. Is the site proposal for less than 4 dwellings?		
3. Is the site an identified site in the Minerals and Waste Local plan and emerging LDF?		
4. Is the site wholly within flood zone 2/3? (Any remaining part of a site not within flood zone 2/3 will progress to stage 2 and assessed accordingly)		
5. Is the site likely to have a significant negative effect on a site of international national biological or geological importance?		
7. Is the site likely to have a significant negative effect on a nationally important archaeological site or monument or a nationally or internationally important historical site?		
8. Is the site wholly in Important Countryside Gaps?		

Notes: If response to any question is 'yes', discount site outright.

CBC Site Appraisal process- Settlement-by-settlement assessment (Stage 2)

Category	Question	Score	Comment
1. Use of land	<p>Previously Developed Land: 80-100% = 5 60-80% = 4 40-60% = 3 30-40% = 2 1-20% = 1 Greenfield = 0</p>		
	<p>Relationship to existing settlement: Site isolated by any major physical barrier (eg. Rail line, road, river) = 0; outside settlement envelope = 1; bordered on only one side by settlement envelope = 2; bordered on 2 sides by settlement envelope = 3; bordered on 3 sides by settlement envelope = 4; within settlement envelop = 5</p>		
2. Facilities and Services	<p>Proximity to:</p> <ul style="list-style-type: none"> (i) Lower school (ii) Local shops (iii) Health Centre/GP (iv) Middle school (v) Upper school (vi) Town/Settlement Centre <p>(journey time between 0 and 5.9mins = 5; between 6 and 11.9mins = 4; between 12 and 17.9mins = 3; between 18 and 23.9mins = 2; between 24 and 30mins = 1; over 30mins = 0)</p> <p>(score individual facility)</p>		
3. Transport and Movement	<p>Site Proximity to Bus services: ((journey time between 0 and 5.9mins = 5; between 6 and 11.9mins = 4; between 12 and 17.9mins = 3; between 18 and 23.9mins = 2; between 24 and 30mins = 1; over 30mins = 0)</p> <p>Site Proximity to Train Station: (journey time between 0 and 5.9mins = 5;</p>		

	<p>between 6 and 11.9mins = 4; between 12 and 17.9mins = 3; between 18 and 23.9mins = 2; between 24 and 30mins = 1; over 30mins = 0)</p> <p>Site Proximity to local major (A) Road Network: (Distance by road to the M1, A1, A507; A6, A421) less than 0.5 km = 5; between 0.5 and 0.9km = 4; between 1 and 1.49km = 3; between 1.5 and 1.9km = 2; between 2 and 2.45 = 1; over 2.5km = 0;</p>		
<p>4. Employment Opportunities</p>	<p>Proximity to location employing 500 and more people :</p> <p>((journey time between 0 and 5.9mins = 5; between 6 and 11.9mins = 4; between 12 and 17.9mins = 3; between 18 and 23.9mins = 2; between 24 and 30mins = 1; over 30mins = 0)</p>		

CBC Site Appraisal draft process- Preferred Sites stage (Stage 3)

Stage 3 involves specialist assessment of sites that have been progressed from Stage 2. Issues to be assessed are:

Category	Question	Comment
1. Protecting the Environment	Site impact on Heritage	
	Site Impact on Biodiversity	
	Site impact on Landscape Character	
2. Protection of Best and Versatile Agricultural Land	Quality of Agricultural Land	
3. Physical Limitations	Access Infrastructure	
	Drainage Infrastructure	
	Utilities Provision (water supply, sewerage, electricity, etc)	
	Land Condition (eg. Contamination)	
	Physical Constraints/Permanent features: (such that can affect developability and viability eg steepness, pylons and sub-stations, telephone mast)	
4. Environmental Factors and Conflict with Neighbouring Uses	Environmental Factors and Conflict with Neighbouring Uses: (Heavy/hazardous industry Sewage treatment works, Pollution, Dust, Odour, Noise – (significant e.g. heavy industry, transport incl rail and distance for buffer)	