|  |  |
| --- | --- |
| **Site reference** | **«Ref»** |
|  |  |
| **Site source** | Choose an item. |

|  |
| --- |
| HELAA 2022 **SITE ASSESSMENT FORM** |

# 

**Site location / address:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Address** |  | | |
| **Postcode** |  | **Parish** | Choose an item. |
| **Ward** | Choose an item. | **Town/**  **Village** | Choose an item. |
| **Easting/** |  | **Northing** |  |

**Site size / use:**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Size (ha)**  **Gross** |  | **Size (ha)**  **Net** | |  | | **Current Use Class(es)** |  |
| **Reason for reduction gross to net site area** |  | | | | | | |
| **Current use(s) - description** |  | | | | | | |
| **Land use(s) proposed** |  | | | | | | |
| **Check site boundary is correctly plotted** |  | | **Comments on site boundary (if any)** | |  | | |

**Surrounding area:**

|  |  |  |
| --- | --- | --- |
| **Neighbouring land uses** |  | |
| **Character of surrounding area – landscape, townscape** |  | |
| **Could this site be joined to another to form a larger site?** | |  |
| **If yes, give details of adjoining site including site reference if applicable** | |  |

**Planning status:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Does the site have a valid planning permission for the proposed use?** | |  | **If Yes, Planning**  **Ref No** |  |
| **If yes, has the development commenced?** | | «If\_yes\_has\_development\_commenced» | **If Yes, how many units completed?** |  |
| **If yes has development been completed?** | |  | | |
| **Relevant Planning history (include unimplemented permissions, non-confidential enforcement issues)** | «Relevant\_planning\_history\_» | | | |

# Use(s) proposed by owner/developer (tick and complete relevant box):

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Residential** | | **Employment (Class B, E or Sui Generis)** | | **Mixed use (specify below)** | | **Other (specify below)** | |
|  | Choose an item. |  | Choose an item. |  |  |  |  |

# Location type (tick relevant box):

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Urban settlement 1 PDL** | **Urban settlement 1 non-PDL** | **Green Belt settlement 2 PDL** | **Green Belt settlement 2**  **non-PDL** | **Green Belt other3 PDL** | **Green Belt other3 non-PDL** |
|  |  |  |  |  |  |
| 1 outside the Green Belt **2** washed over by the Green Belt 3 isolated sites and open countryside | | | | | |

# Green Belt purposes

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Parcel number** | **1 Prevent sprawl score** | **2 Prevent coalescence score** | **3 Protect countryside score** | **4 Historic towns score** |
| «Green\_Belt\_parcel» |  |  |  |  |
| **Comment** |  | | | |
| **Stage 2 required?** | Choose an item. | | | |

**Site Suitability:**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Is there a conflict with existing policy?** |  | **If Yes give details** |  | | |
| **Is the site in Flood Zone 2 or 3?** |  | **If Yes give details** |  | | |
| **Does a heritage designation apply within or adjoining the site?** |  | **If Yes give details** |  | | |
| **Is there evidence of land contamination, pollution, poor ground conditions or hazards?** |  | **If Yes give details** |  | | |
| **Are there any access difficulties?** |  | **If Yes give details** |  | | |
| **Is topography a constraint?** |  | **If Yes give details** |  | | |
| **Is a negative impact on surrounding landscape/townscape anticipated?** |  | **If Yes give details** |  | | |
| **Are there any existing ‘bad neighbours’ which would be unsuitable in relation to the proposed use?** |  | **If Yes give details** |  | | |
| **Are environmental/ amenity impacts on potential occupiers or neighbours anticipated** |  | **If Yes give details** |  | | |
| **Is site attractive to the market** |  | **Comment** |  | | |
| **Is the Site suitable for the proposed use?** |  | **Is an alternative use considered more suitable?** | Yes / No | **If Yes, what and why** |  |

**Site Availability:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Has the owner said the site is available** |  | **Is there developer interest** | | «Is\_there\_developer\_interest» |
| **Are there any ownership constraints eg multiple owners, ransom strips, tenancies, need for continued occupancy** |  | **If Yes give details** |  | |
| **Are there any indications that the site may not actually be available**  **e.g. history of unimplemented permissions, site promoter with poor delivery record** |  | **If Yes give details** |  | |
| **Is the Site available** | «Is\_the\_Site\_available» | | | |

**Site Achievability:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Is there high demand for the proposed use in the area** |  | **Comment** |  |
| **Is the development expected to be viable** |  | **Comment** |  |
| **Is the Site achievable** |  | | |

**Overcoming Constraints**

|  |  |
| --- | --- |
| **What would be needed to overcome constraints / Any other comments / Summary** |  |

**Estimated development potential - residential**

**(a) Density multiplier (baseline 30dph):**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Area type** | **Prevailing density** | **Accessibility** | **Likely type** | **Design** |
|  |  |  |  |  |

**(b) Net capacity**

|  |  |  |
| --- | --- | --- |
| **Density** | **Net**  **Ha** | **Net capacity: (no. units)** |
|  |  |  |

**Estimated development potential – economic development (Policy CS10 uses)**

|  |
| --- |
|  |

**Estimated development potential – economic development (non-Policy CS10 uses)**

|  |
| --- |
|  |

**Estimated development potential – other economic development**

|  |
| --- |
|  |

**Deliverability / Developability:**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **What is the likely timescale within which the site is capable of being developed taking into account suitability, availability, achievability and constraints, plus anticipated lead in times and build out rates** | | | |  | | | |
|  | Deliverable  **1-5 years** |  | Developable  **6-10 years** |  | Developable  **11-15 years** |  | Developable  **16 years + or unknown** |

**Brownfield Register:**

|  |  |  |
| --- | --- | --- |
| **Should the site be considered for inclusion on the Brownfield Site Register?** | |  |
| **Reason** |  | |

**Survey undertaken:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Date** | Click here to enter a date. | **Survey by** |  |

**Assessment completed:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Date** | Click here to enter a date. | **Assessment by** |  |

**Plans and Photos:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Plan done** |  | **Photos done** |  |