

APPENDIX 1

Site Assessment Checklist Version 2 (issued May 2013)

This checklist has been updated to reflect feedback from local communities, by simplifying the categories. A template is available to complete at <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/>

N.B It is not necessary to apply this process to sites smaller than 0.3ha. This is due to the fact sites of this size are too small to allocate in Local Plan Part 2 – you may wish to note however if any constraints apply to these sites and could impact on their availability.

Stage 1 : Site Sieve Process

This checklist provides a list of key requirements to be considered when assessing whether a site is suitable for development.

In addition to the sites on the Strategic Housing Land Availability Assessment register, the Council also issued a ‘call for sites’ as part of the commencement of the Local Plan Part 2 process. Through this process the Council should now hold a comprehensive list of potential sites for further assessment.

The following considerations cover a wide range of matters that affect the suitability of a site for development. The presence of one or more of the considerations may or may not render the site undevelopable. Some matters can be mitigated whilst others may be more fundamental and have a detrimental impact on the delivery of a site. Some matters may only affect part of a site.

The purpose of this checklist is to ensure all sites are assessed equally and fairly, regardless of their current location either within or outside the defined settlement boundary (as set out in the 2006 Local Plan). The output from this assessment will be a shortlist of potential sites that can then be subject to further technical assessment prior to inclusion in an ‘Issues and Options’ version of Local Plan Part 2.

Notes to users :

- When assessing sites be consistent with interpretation of data
- Record if the consideration affects the whole or part of the site

- If the assessment requires a commentary to explain how a site has scored include this – particularly if it is possible to mitigate and avoid a negative impact
- Complete the blank template as fully as possible
- The following allows the consideration to be ‘scored’ on the basis of a traffic light system
 - Red = absolute constraint (no mitigation possible)
 - Amber = some constraints (consider mitigation)
 - Green = no constraints

The suitability of sites for development will depend on the combination of ‘scores’ the more ‘red’ will render the site not suitable for development, ‘amber’ will suggest that the site needs careful examination to determine whether mitigation is possible and this in itself will not render the site unviable. Generally speaking those sites with fewer designations or constraints have more potential.

Stage 1 : Site Sieve Process – use the following template to assess each site

Name of site site reference number				
Topic	Red	Amber	Green	Commentary
Section 1: Policy Considerations				
Natural designation	<p>Whole sites falls within a designated site/area – mitigation unlikely:-</p> <p>Special Areas of Conservation, Special Protection Area and Ramsar sites (as protected through the Conservation (Natural Habitats) Regulations 1994)</p> <p>Sites of Special Scientific Interest (SSSI);</p> <p>Sites of Importance for Nature Conservation (SINC)</p>	<p>Part of site falls within or is near a designated site – consider whether mitigation is possible :-</p> <p>Special Areas of Conservation, Special Protection Area and Ramsar sites (as protected through the Conservation (Natural Habitats) Regulations 1994)</p> <p>Sites of Special Scientific Interest (SSSI);</p> <p>Sites of Importance for Nature Conservation (SINC)</p>	Site not covered by any designations	Please provide the details of the designation identified.

Historic Designations	Listed building; Scheduled Ancient Monument;	Listed building; Sites within a Conservation Area Scheduled Ancient Monument; ancient woodland English Heritage registered park, garden or battlefield	Site not covered by any designations	Please provide the details of the designation identified.
Presence of mineral resources as identified in the Hampshire Minerals and Waste Plan		Whole or part of site underlain by mineral reserves	Site not affected.	
Trees and planting	Are there trees or planting on the whole site that are protected.	Are there trees or planting on part of the site that are protected.	No protected trees or planting on the site.	
Overhead power cables	Do these take up a substantial portion of the site and require access by the suppliers	Only part of the site is affected by these.	No presence of cables or pipelines	
Water courses and flooding (see Policy CP17 of Local Plan Part 1)	Site lies with flood zone 2 or 3	Site partially lies in flood zone 2 and could accommodate limited development with flood zone 2/3 land being within the open space, GI etc	Site lies within flood Zone 1	
Designated Settlement gap (as defined by Policy CP18 of		The site is within a designated settlement gap.	Site does not lie within a designated settlement gap	

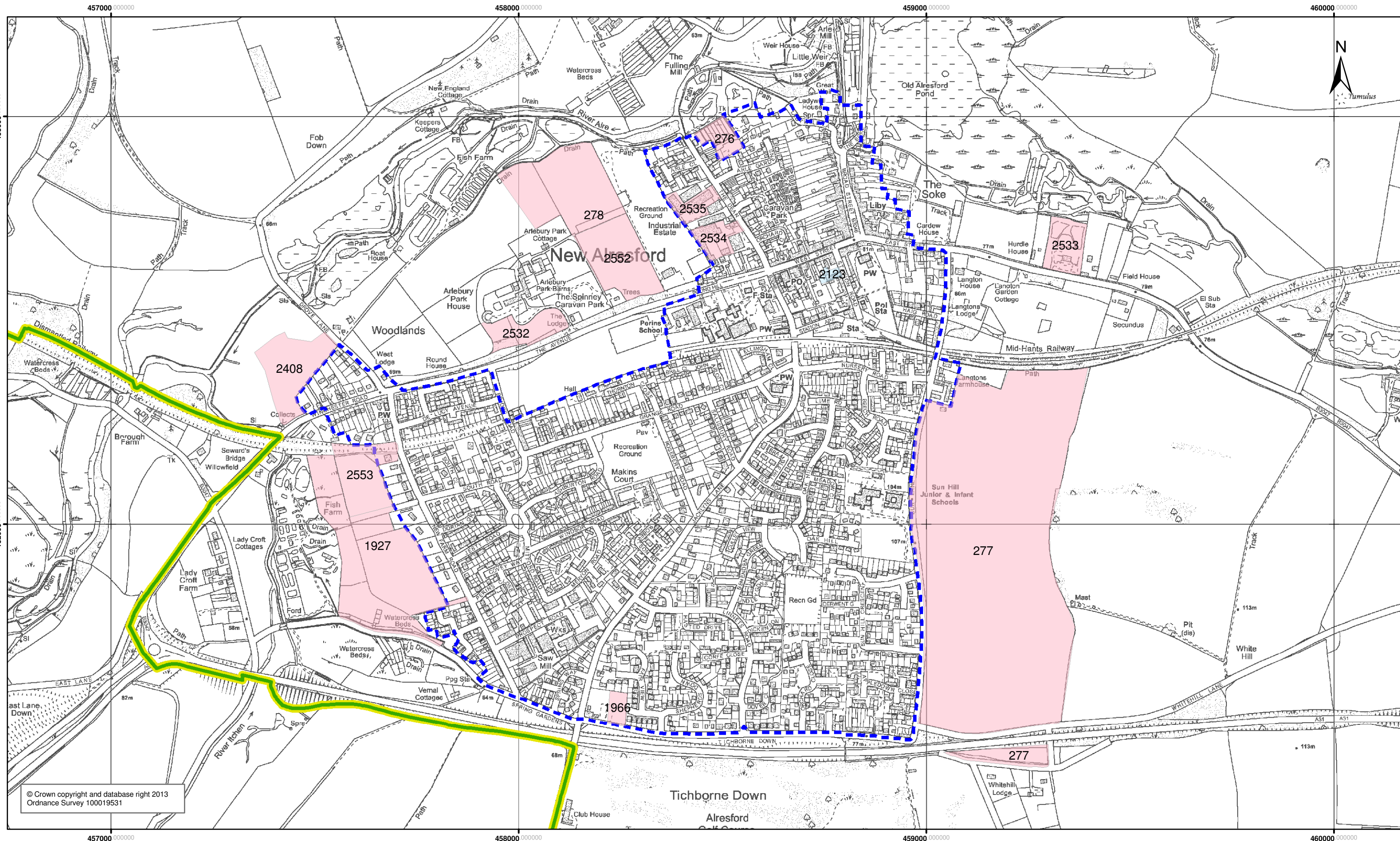
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Local Plan Part 1)				
Highway access to the site	The site is landlocked and there is no likelihood of access being achieved.	Uncertain whether some form of access could be provided / improved.	The site has direct access onto an adopted road.	Provide details of access issues
Site Availability	Site is known not to be available with the Plan period	Site is not immediately available but could be developed in the Plan period (after the first 5 years)	Site is available now	To be completed by Winchester City Council
Site Ownership	The land owner is unwilling to release the site and/or there are restrictions/covenants preventing its development	The site has more than one owner and/or its availability is not certain	The site is in single ownership and it is available for development	To be completed by Winchester City Council
Section 2: Local Considerations				
Non recorded sites		Site is understood to have Archaeological features or non-designated biodiversity	Site not affected	Please provide the details of the features or designation identified.
Conformity with Parish Plan, Village Design Statement or a local vision statement				Do not assign as red, amber or green, just add a commentary if necessary
Community Feedback				Do not assign as red, amber or green, just add a commentary if necessary
Potential use (s)				For example

		housing, employment, mixed use, open space or Gypsy and Traveller site (do not assign as red, amber or green).
Other		any further information that would be informative to the future of the site.

Stage 2 : Technical Assessment

On completion of stage 1 those sites categorised as predominantly ‘green’, possibly including some ‘amber’, will then be assessed in more detail by City Council officers in partnership with local communities, in terms of transport, ecology, landscape, flooding, infrastructure etc, to determine in more detail their availability, suitability and development potential.



Local Plan Part 2 Sites Submitted showing sites no longer under consideration for one or more of the following reasons

- Sites which are under 0.3 hectares;
- Sites within the current boundaries of settlements listed in policy MTRA 3 of the Local Plan Part 1 (these sites may be able to be brought forward for development/ redevelopment under current planning policy);
- Sites which are distant from the settlements of Winchester Town, New Alresford, Bishops Waltham, Kings Worthy, Colden Common, Swanmore, Waltham Chase, Wickham, or Denmead.
- Sites within the South Downs National Park (if the site is adjacent to one of the settlements listed above then Winchester City Council may approach the National Park if it is considered that the site is more suitable for allocation than alternative sites outside of the National Park).

The other sites will be short-listed in due course to determine which should be allocated in Local Plan Part 2

	Site under consideration
	Site not under consideration
	Settlement Boundaries
	South Downs National Park

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