



Local Development Framework

SLAA Site Assessment Criteria

November 2011

How to use this assessment

The purpose of this assessment is to understand the issues that may affect the deliverability of development in respect of suitability, availability and achievability. The use of red/amber/green provides a simple visual tool for understanding the issues that may affect a site from coming forward for development.

However, the purpose of this assessment is not to 'score' sites by simply adding up the number of 'green' assessments since this could skew the results as the criteria have not been weighted, although the assessment of suitability has been grouped into the three levels of constraint so as to further understand the likelihood of developability (see below). Equally, a 'red' assessment would not necessarily preclude development since it is possible that some constraints could be mitigated. Furthermore, Government guidance recommends sites should not be ruled out simply based on current policy designations. Where information is unavailable the assessment will be recorded as unknown and regarded as undeliverable since deliverability should not be assumed.

Thus, the purpose of this assessment is to obtain a more realistic idea of the likelihood of a site coming forward for development. Equally, however, that is not to say that a site will be developed. The SLAA is about determining whether a site **could** be developed; **not** whether a site **should** be developed. That is the role of the planning system either through the establishment of the principle of development in the LDF or through the determination of a planning application, which would be based on the individual merits of the application.

Site Details

Site Reference		Site Area		No. of Dwellings	
Site Name				Site Postcode	
Site Address					
Parish			Ward		
Proposed Use					

Assessment of Suitability

Major Constraints - critical or national designations that are likely to prevent development

Topic	Criteria	Comment	Assessment
Biodiversity	Would development affect a European or Nationally designated wildlife site?	PPS9 affords significant protection to these important wildlife sites including RAMSAR, NNR, SAC, SSSI and undesignated ancient woodland. Development that causes harm to the geological and conservation interests on such sites will not be permitted.	Onsite - RED Offsite but potential to impact wildlife site - AMBER Offsite no impact - GREEN
Environmental	Is the site in an area of flood risk?	PPS25 sets out a sequential approach to development in areas of flood risk with the aim to steer new development away from areas of highest risk (Zone 3). Information from the Environment Agency Flood Maps and East Herts Strategic Flood Risk Assessment (SFRA).	Zone 3 high probability - RED Zone 2 medium probability - AMBER Zone 1 low probability - GREEN
Heritage	Would development affect a Scheduled Monument?	PPS5 seeks to conserve heritage assets in a manner appropriate to their significance. Substantial harm to registered parks and gardens should be wholly exceptional.	Onsite - RED Offsite but potential to impact scheduled monument - AMBER Offsite no impact - GREEN
Heritage	Would development affect a Registered Historic Park and Garden?	PPS5 seeks to conserve heritage assets in a manner appropriate to their significance. Substantial harm to or loss of a registered parks and gardens should be exceptional.	Onsite - RED Offsite but potential to impact park and garden - AMBER Offsite no impact - GREEN
Heritage	Would development affect a Listed Building?	PPS5 seeks to conserve heritage assets in a manner appropriate to their significance. Substantial harm to or loss of a Grade II Listed Building should be exceptional and in respect of Grade I or Grade II* Listed Buildings, wholly exceptional.	Development would require demolition - RED Development would affect setting - AMBER No impact - GREEN
Heritage	Would development affect Tree Preservation Orders (TPO)?	The affect of development on protected trees is a material consideration. Trees provide amenity value and are an important feature of the townscape and landscape.	Area TPO onsite - RED Single TPO onsite - AMBER No TPOs - GREEN
Policy	Is the site allocated in the Hertfordshire Minerals and Waste Plan?	Minerals and Waste planning is undertaken by the County Council. The District Council has responsibility to ensure that development does not affect identified sites.	Allocated / safeguarded for minerals or waste - RED Development would affect minerals or waste sites / site identified for potential minerals or waste development - AMBER No affect on minerals or waste sites - GREEN
Policy	Is the site in the Green Belt?	PPG2 sets out the presumption against inappropriate development to maintain the openness of the Green Belt.	Yes - RED No - GREEN
Policy	Is the site in the Rural Area Beyond the Green Belt?	Local Plan Policy GBC3 sets out a similar presumption against inappropriate development. Government guidance also directs development to the more sustainable locations.	Yes - RED No - GREEN

Local Constraints - local policy designations that may constrain development

Topic	Criteria	Comment	Assessment
Biodiversity	Would development affect a locally designated wildlife site?	Local Plan Policy ENV14 prevents development that would have an adverse impact on a local wildlife sites.	Onsite - RED Offsite but potential to impact wildlife site - AMBER Offsite no impact - GREEN
Environmental	Are there problems with noise?	Consideration needs to be given to whether there are any existing noise sources that could impact on the suitability of the site for development?	Yes - AMBER No - GREEN
Environmental	Will development of the site affect, or be affected by Air Quality Management Areas (AQMA)?	Development should not adversely affect or be adversely affected by air quality. Where any issue arises, an air quality assessment may be required.	Yes - AMBER No - GREEN
Environmental	Is the site likely to be affected by contaminated land?	The presence of contaminated land may affect the viability of sites being developed. Information will be obtained from Appendix A of the East Herts' Contaminated Land Strategy Please note, for those sites assessed as: RED - a further assessment will be required. AMBER - there could still be the potential for localised contamination and further assessment is required. GREEN - there could still be the potential for localised contamination and further assessment is required.	Historical data has identified that the site was previously used as a potentially contaminative industrial land - RED Previously developed land where historical data has not identified a potentially contaminative industrial land use - AMBER Sites where there is no record of previous development. These sites are considered to be less likely to be contaminated - GREEN
Heritage	Would development affect a locally listed historic park and garden?	Local Plan Policy BH16 seeks to ensure that development proposals do not harm the special historic character or appearance of the park or garden.	Onsite - RED Offsite but potential to impact Historic Park and Garden - AMBER Offsite no impact - GREEN
Heritage	Would development affect a Conservation Area?	Local Plan Policy BH6 seeks to ensure that development in conservation areas or that affects the setting of a conservation area should be sympathetic to the character of the conservation area.	Yes - AMBER No - GREEN
Heritage	Is the site designated as an Area of Archaeological Significance?	Local Plan Policy BH1 seeks to ensure that development does not adversely affect archaeological sites. Where development affects an area of archaeological significance, further assessment and mitigation will be required.	Yes - AMBER No - GREEN
Policy	Is the site designated for leisure, recreational or community use in the Local Plan?	Local Plan Policies LRC1, LRC11 and OSV8 seeks to prevent the loss of facilities which contribute to sustainable mixed communities	Yes - AMBER No - GREEN
Policy	Is the site in employment or former employment use?	Local Plan policies EDE1 and EDE2 seek to prevent the loss of sites in or previously in employment use in order to maintain a sufficient supply of employment land across the district.	Designated Employment Area - RED Employment Site - AMBER Non-employment use - GREEN

Accessibility Constraints¹ - accessibility to day-to-day services that may constrain development

Topic	Criteria	Comment	Assessment
Buses²	Is the site accessible to a bus stop?	Within 800m (10mins). Sites closer to passenger transport facilities are regarded as being in more sustainable locations.	Outside threshold - RED Within threshold - GREEN
Trains³	Is the site accessible to a railway station?	Within 1.2km (15mins). Sites closer to passenger transport facilities are regarded as being in more sustainable locations.	Outside threshold - RED Within threshold - GREEN
Education⁴	Is the site accessible to primary schools?	Lower threshold = 15mins Upper threshold = 30mins	Outside thresholds - RED Between higher and lower threshold - AMBER Within lower threshold - GREEN
Education⁵	Is the site accessible to secondary schools?	Lower threshold = 20mins Upper threshold = 40mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN
Health⁶	Is the site accessible to GP facilities?	Lower threshold = 15mins Upper threshold = 30mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN
Health⁷	Is the site accessible to hospital facilities?	Lower threshold = 30mins Upper threshold = 60mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN
Retail Centres⁸	Is the site accessible to district and town centre locations?	Lower threshold = 15mins Upper threshold = 30mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN
Employment⁹	Is the site accessible to employment facilities?	Lower threshold = 20mins Upper threshold = 40mins	Outside thresholds - RED Between upper and lower threshold - AMBER Within lower threshold - GREEN

¹ - Accessibility data for education, health, retail and employment provided by Hertfordshire County Council Accession software and based on bus and rail travel modes with a maximum walk of 800m to the stop at a speed of 4.8km per hour (i.e. 10mins) using the Information Transport Network (ITN) i.e. roads, and excludes pedestrian only routes. Calculations are for outbound routes only.

² - Distance calculated 'as the crow flies' based on GIS. It should be noted that whilst a site may be in proximity to a bus stop, the service provided may not be frequent

³ - Applying threshold of 15mins calculated 'as the crow flies' based on GIS, allows flexibility for an overall walking time of 20mins (1.6km). 1.6km (1 mile) is considered to be the maximum distance that the majority of people will walk.

⁴ - Includes Middle Schools and assumes an arrival time of between 8-9am

⁵ - Assumes an arrival time of between 8-9am

⁶ - Assumes an arrival time of between 10-11am

⁷ - Includes community hospitals and A&E services and assumes an arrival time of between 10-11am

⁸ - Includes town and district centres (including Stanstead Abbots and St Margarets and the Thorley Centre, Bishop's Stortford) and assumes an arrival time of between 10-11am

⁹ - Super Output Areas generating over 500 jobs and assuming an arrival time of 8-9am

Site Constraints - other planning and environmental considerations that may affect development

Topic	Criteria	Comment	Assessment
Access	Is there direct access to the site?	Sites require adequate access to the existing road network.	No direct access - RED Direct Access onto a classified road - AMBER Direct access - GREEN
Access	Does access to the site affect its development?	Need to ensure that the access (whether existing or proposed meets current highway standards.	Does not meet current standards - RED Requires highway works - AMBER Access acceptable / minor works required - GREEN
Access	Does the site form access to other sites?	Use of the site to access other properties may affect whether it comes forward for development.	Yes, provides access to existing development - RED Yes, but could be developed in tandem - AMBER No - GREEN
Character	Does the topography of the site affect development?	Flatter sites are easier to develop and often have less of a visual impact.	Yes - AMBER No - GREEN
Character	How well does the site relate to existing development?	Development should integrate well with the existing development.	Poorly - RED Subject to appropriate landscaping / mitigation - AMBER Well - GREEN
Site	Does the planning history of the site affect the potential for development?	The site may have been assessed through previous plan-making or planning application processes. Planning history may provide information as to whether the principle of development is acceptable.	Yes - AMBER No - GREEN
Site	Does the shape of the site constrain development?	e.g. Irregular shaped site. Narrow sites may pose problems with access.	Yes - AMBER No - GREEN
Site	Could the site form part of a larger development?	It is important that the development is co-ordinated and the development of one site should not prejudice a strategic site.	Yes - AMBER No - GREEN
Site	Is the site affected by neighbouring uses?	e.g. overlooking / incompatible neighbouring use	Yes - AMBER No - GREEN
Site	Previously Developed Land (PDL)	There is a presumption in favour of the development of previously developed land.	Greenfield - RED Garden Land - AMBER Brownfield - GREEN

Suitability Conclusion

Assessment of Availability

Topic	Criteria	Comment	Assessment
Legal	Are there any known legal issues?	Legal issues such as multiple land ownerships or ransom strips may affect the site coming forward for development in the short term.	Yes - AMBER No - GREEN
Ownership	Has the owner of the site been identified?	This could determine when the site comes forward for development	No - RED Yes - GREEN
Ownership Intentions	Is there an intention by the landowner to sell and/or a developer to bring forward this site?	This could determine when the site comes forward for development	No - AMBER Yes - GREEN
Use	Is the site in current use?	Sites that are currently in use are less likely to come forward for development in the short-term as the current occupier will need to be relocated. There may also be less in-principle objection to vacant sites coming forward for development.	Occupied - RED Vacant - AMBER Derelict / undeveloped - GREEN

Availability Conclusion

Assessment of Achievability

Achievability Conclusion		
Short-term (0-5 years)	Medium-term (6-10 years)	Long-term (11-15 years)

Overall Assessment of Deliverability

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