

Neighbourhood Planning

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Woolspinners

A toolkit for neighbourhood
planners

Neighbourhood Planning Site Assessment Template

Site Details

Detail	Assessment
Site Reference / Name	Woolspinners
[Insert site plan showing boundary of site]	See Site Plan attached
Site Address / Location	Woolspinners, Guildford Road, Loxwood RH14 0SA
Gross Site Area (Hectares)	0.2ha
SHLAA/SHELAA Reference (if applicable)	HLX 0014
Existing land use	House and Garden
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Market Housing
Landowner estimate of development capacity (if known)	5 Houses
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Helaa and Call for Sites
Planning history (Live or previous planning applications/decisions)	A planning application was submitted and then withdrawn
Neighbouring uses	Housing on 2 sides and open field at back

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Ancient Woodland NO Area of Outstanding Natural Beauty (AONB) NO Biosphere Reserve NO Local Nature Reserve (LNR) NO National Nature Reserve (NNR) NO National Park NO Ramsar Site NO Site of Special Scientific Interest (SSSI) NO Special Area of Conservation (SAC) NO Special Protection Area (SPA) NO</p> <p>Yes/ No/ Unknown</p> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? NO</p> <p>Yes/ No/ Unknown</p>	<p>No constraints to development</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Green Infrastructure Corridor NO Local Wildlife Site (LWS) NO Public Open Space NO Site of Importance for Nature Conservation (SINC) NO Nature Improvement Area NO Regionally Important Geological Site NO Other</p> <p>Yes/ No/ Unknown</p>	<p>No constraints to development</p>

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p>	Zone 1
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</p>	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	No
<p>Site contains habitats with the potential to support priority species? NO</p> <p>Does the site contain local wildlife-rich habitats? NO</p> <p>Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown NO</p>	NO
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown NO</p>	NO

Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat
<p>Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown YES</p>	Yes- Access needs visibility splays commensurate with Highways Manual
<p>Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?</p> <p>Pedestrian? Yes / No / Unknown NO</p> <p>Cycle? Yes / No / Unknown NO</p>	
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown NO</p>	NO
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees? Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties? Yes / No / Unknown</p>	Check with Owner
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown NO</p>	
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown NO</p>	

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown NO	NO
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown NO	NO

Accessibility

Factor	Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :	
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)
Town / local centre / shop	<p><400m 400-1200m >1200m</p>
Bus /Tram Stop	<p><400m 400-800m >800m</p>
Train station	<p><400m 400-1200m >1200m</p>
Primary School	<p><400m 400-1200m >1200m</p>
Secondary School	<p><1600m 1600-3900m >3900m</p>
Open Space / recreation facilities	<p><400m 400-800m >800m</p>
Cycle Route	<p><400m 400-800m >800m</p>
	Comments
	Less than 400 m
	Less than 400 m
	Greater than 1200 m
	Less than 400m
	Greater than 3900 m
	Less than 400 m
	Greater than 800m There are no cycle routes in the parish of Loxwood

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p>Low Sensitivity</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>Medium Sensitivity. Viewed from the west on the footpath/track that runs along the back of the property, the view of the large garden will be diminished by the proposed development.</p>

Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p style="color: red;">Directly impact and/or mitigation not possible</p> <p style="color: orange;">Some impact, and/or mitigation possible</p> <p style="color: green;">Limited or no impact or no requirement for mitigation</p>	<p style="color: orange;">Some impact, and/or mitigation possible</p> <p>Black Hall is the next house to the North of the proposed site and is deemed in the NP as a heritage asset due to its age. It is not listed. The back of Black Hall can be viewed from the site. This could be mitigated by tree planting.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p style="color: red;">Directly impact and/or mitigation not possible</p> <p style="color: orange;">Some impact, and/or mitigation possible</p> <p style="color: green;">Limited or no impact or no requirement for mitigation</p>	<p>See Above</p>

Planning policy constraints

Indicator of Suitability	Assessment
Is the site in the Green Belt? Yes / No / Unknown NO	
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown NO	
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	A mix of greenfield and previously developed land The site contains a large detached house which is it proposed to demolish
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Within the existing built up area and would act as part infill
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Adjacent to and connected to the existing built up area
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	NO
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown NO	NO

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown. YES	YES
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. NO	NO
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Available Now

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. Yes	Yes Demolition of residential house
What evidence is available to support this judgement?	Declared on Call for Sites template

Conclusions

Conclusions	Assessment
Summary of key development constraints affecting the site	Vehicular access Demolition of House
What is the estimated development capacity of the site?	5 Houses
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0 to 5 years
Other key information	
Overall rating (Red/Amber/Green) Green The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	The site is suitable, available and achievable
Summary of justification for rating	The site scores predominately as green and has been the subject of a planning application by an interested developer complete with site layout thus proving viability. The application was withdrawn because the site is outside the village settlement boundary and would not be supported by LPC and CDC

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