

Appendix 1
Site assessment criteria

Site Assessment Criteria

Suitability

Criteria	Further Detail
Policy Restrictions	<p>Is it affected by any designations? Are there any overriding and clear cut planning policies or designations which prohibit development on the site? We have agreed with the HBF that these designations are: -</p> <ul style="list-style-type: none"> • International, European or national environmental designations (incl. SPAs, SAC, RAMSAR, RIGs, SSSIs, SNCIs) • Nature reserves, Historic parks and gardens, Scheduled Ancient Monuments.
	<p>Would development on this site contravene an adopted local planning policy in principle? For example:</p> <ul style="list-style-type: none"> • Is the site outside existing settlement boundaries? • Is the site identified (protected, allocated) for an alternative land use (e.g. employment, open space)
Physical Restrictions	<p>Are there any physical problems, limitations or potential issues picked up on in the survey which in your opinion are unlikely to be capable of being overcome? We considered the following types of physical constraints:</p> <ul style="list-style-type: none"> • Topography (flat, undulating, steep etc) • Ground conditions (unstable / contamination) • Flooding (Flood Zones 2/3) • Access (road/rail etc) • Accessibility to local services / facilities • Physical infrastructure
Potential Impacts	<p>Are there any potential impacts of development on site or off site which in your opinion are unlikely to be capable of being mitigated against? We considered the following types of potential impacts:</p> <ul style="list-style-type: none"> • Landscape character • Conservation areas / listed buildings • Nature conservation / biodiversity • Noise • Residential amenity • Compatibility with neighbouring uses

Availability

Criteria	Further Detail
Developer intention to develop	<p>A site is considered available if:</p> <ul style="list-style-type: none"> • The site is controlled by a housing developer who has expressed an intention to develop, or; • The land owner has expressed an intention to sell. <p>Because planning applications can be made by persons who do not need to have an interest in the land, the existence of a planning permission does not necessarily mean that the site is available. Where problems have been identified, then an assessment has been made as to how and when they can realistically be overcome.</p>
Landowner intention to sell	<p>A site is considered available for development, when, on the best information available:</p> <ul style="list-style-type: none"> • There is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.

Achievability

Criteria	Further detail
Location, site characteristics, adjacent uses	Note possible effects on sales values, using common sense, advice from developers/agents, e.g., high - low value sales area
Demand for particular type and mix of housing	Take account of location development in similar areas, advice from developers/agents, e.g. high - low value sales area
Constraints, physical and policy	Take account of all constraints and assess the extent to which they can be overcome, e.g., public funding
Design and conservation issues	Note likely effects on house design, additional costs and revenues.
Abnormal physical development items	Take account of likely effects of major infrastructure, contamination remediation, flood alleviation, highway/drainage improvements, S.106 package.
Delivery issues	Assess start date, anticipated sales rates, completion date, with any risks assessed.
Arrival at viability and achievability conclusion	By reference to all criteria, taking advice as necessary from Stakeholder Panel. This should be evident in most cases.
Where achievability is in doubt, or is marginal,	Use of RVM, and further discussion with developer/agent/owner. Deferral of development if current market is the reason.