

Strategic Housing Land Availability Assessment - Site Evaluation Criteria



A. Assessment of Suitability

i. Major planning considerations

Criteria	Purpose	Assessment
Green Belt	The NPPF seeks to maintain the openness of the Green Belt by restricting inappropriate development. Very special circumstances need to be demonstrated as to why development would outweigh the harm. Green Belt boundaries can be reviewed in exceptional circumstances through the preparation of a Local Plan.	Inside Green Belt = RED Outside Green Belt = GREEN
Area of Outstanding Natural Beauty	The NPPF requires great weight to be given to conserving the landscape and scenic beauty of Areas of Outstanding Natural Beauty.	Inside AONB = RED Adjacent to AONB = AMBER Outside AONB = GREEN
Conservation Area	Development should seek to enhance the significance of Conservation Areas and make a positive contribution.	Inside Conservation Area = RED Adjacent to Conservation Area = AMBER Not inside or adjacent to Conservation Area = GREEN
European / National Wildlife Site	The NPPF affords significant protection to these important wildlife habitats including RAMSAR, NNR, SAC, SSSI and Ancient Woodland. Development that causes harm to the geological and conservation value of such sites should not be permitted.	Inside protected site = RED Adjacent to protected site = AMBER Not inside or adjacent to protected site = GREEN
Special Landscape Area / Area of Restraint	The Core Strategy includes specific policies to resist development in areas deemed to be of important local landscape value and character. Development should not cause significant harm to these areas.	Inside Special Landscape Area or Area of Restraint = RED Outside Special Landscape Area or Area of Restraint = GREEN
Flood Risk	The NPPF sets out a sequential approach to development with the aim to steer development away from areas of highest risk. Surface water flooding could also act as a constraint to development. Information provided from the Environment Agency and Strategic Flood Risk Assessment	Entirely or mostly inside Flood Risk Zone 2 or 3 or subject to surface water flooding = RED Partly inside Flood Risk Zone 2 or 3 or partly subject to surface water flooding = AMBER Outside Flood Risk Zone 2 or 3 and not subject to surface water flooding = GREEN
Heritage Assets	The NPPF seeks to conserve heritage assets in a manner appropriate to their significance. Substantial harm or loss to Scheduled Monuments, Registered Historic Parks and Gardens, and Listed Buildings should be exceptional or wholly exceptional.	Inside heritage asset = RED Adjacent to heritage asset = AMBER Not inside or adjacent to heritage asset = GREEN
Major Infrastructure	Development should avoid affecting or being affected by major existing and proposed infrastructure (e.g. route of High Speed 2, high pressure gas pipelines, high voltage electricity cables).	Infrastructure crosses substantial part of site = RED Infrastructure crosses small part of site or adjacent to it = AMBER Not affected = GREEN
Agricultural Land Quality	Is the site classified as being the best and most versatile agricultural land?	Grade 1 or 2 = RED Grade 3a or partly Grade 1 or 2 = AMBER

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		Grade 3b, 4 or 5 / not relevant = GREEN
Minerals and Waste	Development should not affect sites allocated or safeguarded for minerals extraction or waste management in the Minerals and Waste Local Plans.	Entirely or mostly inside Minerals or Waste allocation = RED Inside Minerals or Waste safeguarding area = AMBER Not inside Minerals or Waste allocation/safeguarding area = GREEN

ii. Other planning considerations

Criteria	Comment	Assessment
Access to site (vehicles)	Is there access to the site from the road network that is likely to meet highway standards?	No achievable access to site = RED Major works required = AMBER Minor works required = GREEN
Access to site (walking and cycling)	Is there access to the site for pedestrians and cyclists?	No achievable access to site = RED Major works required = AMBER Minor works required = GREEN
Accessibility to Local Facilities	Is the site within reasonable walking distance of local services and facilities (eg. shop, school, doctor's surgery)?	Beyond 800m/10mins = RED Within 800m/10mins = AMBER Within 400m/5mins = GREEN
Public Transport	Is the site within reasonable walking distance of public transport services (400m/5mins to bus or 800m/10mins to rail)?	Not accessible to service = RED Accessible to infrequent (ie. less than hourly) service = AMBER Accessible to frequent service = GREEN
Relationship to Highway Network	Is the site well located in respect of the road network and vehicle movements?	Adjacent to minor road only = RED Adjacent to/within 200 metres of B road = AMBER Adjacent to/within 200 metres of A road = GREEN
Public Right of Way (PROW)	Is the site affected by a Public Right of Way?	PROW crosses site = RED PROW runs along edge of site = AMBER No PROW across or along edge of site = GREEN
Coalescence	Does the site form an important contribution to defining and maintaining the separate identity of the settlement?	Significant contribution = RED Moderate contribution = AMBER Minor / no contribution = GREEN
Settlement Form	Is the site well-related to and capable of being integrated into the existing built form?	Poor relationship = RED Reasonable relationship = AMBER Good relationship = GREEN
Settlement Character	Does the site make an important contribution to the character of the settlement?	Significant contribution = RED Moderate contribution = AMBER Minor / no contribution = GREEN
Neighbouring Amenity	Would development of the site significantly impact upon the amenity of neighbouring occupiers (eg. overlooking etc.)?	Significant impact = RED Moderate impact = AMBER Minor / no impact = GREEN
Neighbouring Land Uses	Is the site affected by neighbouring uses (eg. noise, lighting, odour, etc.)?	Significant impact = RED Moderate impact = AMBER Minor / no impact = GREEN
Non-designated Heritage Asset	The NPPF seeks to conserve heritage assets in a manner appropriate to their significance, including non-designated features of historic and cultural importance, eg. ridge and furrow.	Inside non-designated asset = RED Outside non-designated asset = GREEN
Landscape Sensitivity	Is the site within a landscape that is sensitive to change as a result of development? (NB. see various Landscape Sensitivity Assessments)	High & High-Medium sensitivity = RED Medium & Medium-Low sensitivity = AMBER Low sensitivity = GREEN

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Contaminated Land	Is the site likely to be affected by contaminated land (eg. petrol filling stations, industrial land etc.)?	Contamination identified = RED Potential contamination = AMBER Contamination unlikely = GREEN
Tree Preservation Order (TPO)	Trees provide amenity value and are an important feature of the townscape and landscape and should be retained.	TPO within site = RED TPO on edge of site = AMBER No TPO within or on edge of site = GREEN
Local Wildlife or Geological Site	In addition to nationally important sites, Warwickshire County Council has identified sites of local wildlife or geological value. Development should not significantly affect the biodiversity value of these sites.	Inside LWS or LGS = RED Adjacent to LWS or LGS = AMBER Not inside or adjacent to LWS or LGS = GREEN
Natural Features	There may be a range of features on the site that are valuable for their habitats but are not designated.	Significant impact = RED Moderate impact = AMBER Minor / no impact = GREEN
Pollution	Is the site likely to be affected by sources of pollution (eg. road, railway, business uses)?	Significant impact = RED Moderate impact = AMBER Minor / no impact = GREEN
Site Assembly	Are there any constraints to assembling the site for development (eg. multiple ownerships)?	Significant constraint = RED Potential constraint = AMBER No known constraint = GREEN
Site Topography and Shape	Does the physical nature of the site constrain development?	Significant constraint = RED Moderate constraint = AMBER Minor / no constraint = GREEN

B. Assessment of Availability

Criteria	Comment	Assessment
Current Use	There is a presumption against the loss of land in employment, community or leisure use, including public open space.	In active use, including agricultural buildings = RED Agricultural / forestry use = AMBER Vacant / undeveloped = GREEN
Intentions	Is there an intention by the landowner to sell/develop and is there a developer in place to bring the site forward for development?	No known intention to develop = RED Site promoted = AMBER Developer in place = GREEN
Legal	Are there any legal issues (eg. multiple land ownerships, ransom strips) that may affect the site coming forward for development?	Yes = RED Unknown = AMBER No = GREEN
Ownership	Has the landowner been identified?	Unknown = RED Known but no contact = AMBER Known with contact = GREEN

C. Assessment of Achievability

Criteria	Comment	Assessment
Local Market Analysis	Is there demand within the local market for the site to sell?	Likely poor market conditions = RED Likely marginal market conditions = AMBER Likely good market conditions = GREEN
SHLAA History	Has the site been assessed in earlier version of the SHLAA?	Rejected = RED Inside Broad Location = AMBER With potential = GREEN Not previously assessed = GREY

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Planning History	Does the planning history of the site provide any indication as to its suitability for development?	Permission refused/appeal dismissed = RED No relevant history = GREY
Viability	Is development currently considered economically viable?	Not viable = RED Likely to be viable = AMBER Viable = GREEN

Overall Assessment

Criteria	Comment	Assessment
Availability	Has the landowner (or other party) informed the District Council that the site is available for development?	No = RED Yes = GREEN
Suitability - Environmental	Are there any environmental constraints to the development of the site?	Significant constraints = RED Moderate constraints = AMBER Minor / no constraints = GREEN
Suitability - Technical	Are there any technical constraints to the development of the site?	Significant constraints = RED Moderate constraints = AMBER Minor / no constraints = GREEN
Achievability	Is development of the site achievable based on marketability, viability and previous history?	Significant constraints = RED Moderate constraints = AMBER Minor / no constraints = GREEN
Initial Overall Deliverability	Is development of the site deliverable taking into account environmental and technical constraints and availability?	Not deliverable = RED Likely to be deliverable = AMBER Definitely deliverable = GREEN
Scope for Mitigation	Assessment of sites that are RED under Initial Overall Deliverability and GREEN under Availability. It considers whether mitigation would be effective in overcoming major environmental and/or technical constraints to delivery.	Commentary
Adjusted Overall Deliverability	Is development of the site deliverable having taken into account the scope for mitigation?	Not deliverable = RED Likely to be deliverable = AMBER Definitely deliverable = GREEN