

Site Assessment Criteria

The Neighbourhood Plan Team have received guidance that the best way to strengthen a Neighbourhood Plan is for it to allocate sites for potential development. The Neighbourhood Plan Team proposes to identify sites by evaluating those put forward by landowners or developers (as well as those identified by the Team) according to a set of criteria. To assist landowners and others putting forward sites for potential allocation, the Team have set out the draft assessment criteria that will be applied to all submitted sites below.

- A. Description of the Site
 - a. Location; please describe and provide a map showing the site boundaries
 - b. The area of the site in hectares or acres.
 - c. The current use of the land.
 - d. Is the site brownfield (previously developed land) or greenfield?
- B. Constraints on the Development of the Site
 - a. Is there safe and satisfactory access to the site, or can it reasonably be provided:
 - i. For cars?
 - ii. For pedestrians?
 - iii. For cycles?
 - b. How far is it on foot from the entrance to the site to the nearest bus stop
 - c. How far is it on foot from the entrance to the site to the facilities of the village:
 - i. The school?
 - ii. The surgery?
 - iii. The Coop or Budgens whichever is the nearer?
 - d. Is there sufficient capacity in the utilities (water, sewerage, electricity etc) to service the possible development and can connections be made economically?
 - e. Is the site affected by any other constraints on development, for example:
 - i. Contamination?
 - ii. Flood risk?
 - iii. Topography or ground stability?
 - iv. Other?
 - v. If yes, please give details
- C. Potential Impacts of the Development of the Site, which will be considered by the LMNP Team, where applicable:-
 - a. Does the site extend beyond an existing defensible boundary to the built-up area of the village? If so, does the site offer a new defensible boundary? (A defensible boundary is a natural or man-made edge to built development like a woodland belt or Melford Walk (wooded embankment or cutting)).
 - b. What effect might development of the site have on the village landscape and townscape, its Conservation Area, its Built Up Area Boundary, its Special Landscape Area? (Special Landscape Areas attract special protection; they are defined in Babergh DC's Core Strategy 2014).
 - c. What would be the impact on biodiversity and the natural environment, ancient woodland, County Wildlife Sites, Local Nature Reserves, Protected Species, Sites of Special Scientific Interest?
 - d. What is the agricultural land quality of the site?

- e. What effect might there be on the village's Historic Environment, Historic Gardens, Listed Buildings, Scheduled Ancient Monuments, Historic Environmental Record?
- f. Might the potential development site impact the village's open spaces including greens, LM Football Club, LM Cricket Club , allotments?
- g. What would be the effect on the village's transport facilities and roads and their ability to support additional traffic?
- h. Would the development of any potential site be compatible with neighbouring uses?
- i. What would be the effect in respect of utilities, the oil pipeline or the cordon sanitaire around the sewage treatment works?

If you have any queries about the call for sites and the assessment process, please contact Ian McDonald at mcdonald@spa-ltd.co.uk.