

Sustainability - housing land site assessment framework - Medbourne

Issue	Green	Amber	Red
1. Site capacity	Capacity up to 11 dwellings alone or in conjunction with another site Small site	Capacity of between 12-29 dwellings and cannot be sub-divided Medium/extension sites	Capacity of more than 30 dwellings and cannot be sub-divided Large/village expansion site
2. Current Use:	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses:	Site wholly within residential area or village envelope	Site adjoining village envelope or residential location	Extending village envelope outside boundary
4. Topography:	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated
5. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land
6. Good Quality Agricultural Land (by the Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)
7. Site availability - Single ownership or multiple ownership	Single ownership and clear desire to develop	Multiple ownership with desire to develop	Multiple or single ownership with one or more unwilling partners
8. Landscape Quality, Visual Impact Assessment (VIA)	Already modified and/or low quality.	Moderately modified and/or medium quality.	Traditional landscape and/or high quality, or Statutorily protected
9. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)
10. Relationship with existing pattern of built development	Land visible from small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve
11. Local Wildlife considerations	No impact on wildlife	Small to medium impact but with potential to mitigate	Statutory protected species in place
12. Listed Building or important built assets and their setting	No harm to existing building	Mitigation is necessary to	A listed or important building

		prevent harm	would be severely compromised or demolished
13. Impact on the Conservation Area or its setting	Outside conservation area and no impact	Within or outside conservation area with mitigation needed to prevent harm	Harm to conservation area which cannot be mitigated
14. Safe pedestrian access to and from the site	Existing footpath	No footpath but can be created	No potential for footpath
15. Safe vehicular access to and from the site	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
16. Impact on existing vehicular traffic	Impact on village centre minimal	Medium scale impact on village centre	Major impact on village centre
17. Safe access to public transport (specifically a bus stop with current service)	Walking distance of 200m or less	Walking distance of 201 – 450m	Walking distance of greater than 451m
18. Distance to designated village centre with community facilities, i.e the pub/village hall.	Walking distance of 200m or less	Walking distance of 201 – 450m	Walking distance of greater than 451m
19. Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
20. Ancient monuments or archaeological remains	No impact on ancient monument	Mitigation measures required	Potential for permanent harm
21. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to public right of way	Re-routing required or would cause significant harm
22. Gas, oil, pipelines and networks & electricity transmission network	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
23. Any noise issues	No noise issues	Mitigation may be necessary	Noise issues will be an ongoing concern
24. Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
25. Any known flooding issues	Site in flood zone 1 No flooding for more than 25 years	Site in flood zone 2 Flooded once in last 25 years	Site in flood zone 3 Flooded more than once in last 25 years
26. Any drainage issues	No drainage issues identified	Need for mitigation	Development would cause drainage concerns
Issues related to planning history on the site (not scored)			