

This form sets out a checklist to allow an initial assessment of sites to identify those considered to have development potential and where further investigation could be undertaken.

1. Baseline Site Information (to be completed by the client)	
<i>For sites within 'development envelopes' and of less than [1] hectare in size.</i>	
Site location	
Site size (red line area)	
GIS constraints map of the site and land/buildings in the immediate vicinity	
<p>(This information is held by the Council and would assist in the site assessment and provide answers to many of the questions set out below. What information does the GIS system provide – for example does it include utility information including easements and way-leaves?)</p>	
Where is the site in the settlement hierarchy?	Market town
	Village
	Countryside
Current use of the site	
Previous uses of the site (if currently vacant)	
What is the legal history of the site?	Did the Council purchase the land or was it gifted?
Is the site Registered Open Space?	If yes, advertisements may need to be placed.
Is the site allocated in the Local Plan? If so what is allocation?	
Preferred use (if any)	

2. Major constraints (not in priority order)				
		Performance		Commentary
		YES	NO	
2.1	The site in Flood Zone 3			<p>If yes – development highly unlikely unless for a compatible use. Specialist advice to be sought.</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 8: Flood Risk</i></p>
2.2	The site is in Flood Zone 2			<p>If yes – development may be resisted and Sequential Test required. Specialist advice to be sought.</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 8: Flood Risk</i></p>
2.3	The site is within a site of international or national importance for nature conservation including Site of Special Scientific Interest (SSSI), Ramsar, Special Protection Area, Special Area of Conservation or a National Nature Reserve.			<p>If yes – development highly unlikely.</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 7: Biodiversity and Geology</i></p>
2.4	The site is adjacent to a site of international or national importance for nature conservation including Site of Special Scientific Interest (SSSI), Ramsar, Special Protection Area, Special Area of Conservation or a National Nature Reserve.			<p>If yes – Ecology Survey required to assess whether the benefits of the development can be demonstrated to significantly outweigh the impacts</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 7: Biodiversity and Geology</i></p>
2.5	The site in the Green Belt.			<p>If yes – development will be restricted to exceptions such as infilling, affordable housing or redevelopment of brownfield land</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 10: Green Belt</i></p>
2.6	The site within or adjacent to a Scheduled Monument.			<p>If yes – development may be restricted. Heritage Impact Assessment required to</p>

2. Major constraints (not in priority order)			
		Performance	Commentary
			<p>assess potential impacts</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 14: Sites of Archaeological Interest</i></p>
2.7	The site contains or is immediately adjacent to a Listed Building?		<p>If yes – development may be restricted. Heritage Impact Assessment required to assess potential impacts</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 12: Listed Buildings</i></p>
2.8	There is no direct vehicle access to the site from the public highway.		<p>If yes – development highly unlikely unless access can be provided</p>

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3. Minor criteria (not in priority order)				
		Performance		Commentary
		YES	NO	
3.1	Physical Environment			
3.1.1	Is the site likely to be impacted by noise pollution? (e.g. are there noise generating uses nearby major roads, railway etc. in the vicinity)			<p>If yes – noise survey work will need to be undertaken and mitigation measures will need to be considered as part of any development proposal</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 9: Pollution</i></p>
3.1.2	Is there potential for land contamination on the site? (e.g. from current or previous uses)			<p>If yes – contamination survey work will need to be undertaken and mitigation measures will need to be considered as part of any development proposal</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 9: Pollution</i></p>
3.1.3	Is the site crossed by utilities (underground / overhead) that may require diversion?			<p>If yes - then developable area may be reduced as cost of diversion may be prohibitive</p>
3.1.4	Is there a Public Right of Way on the site?			<p>If yes – the incorporation or re-routing of the Public Right of Way will need to be considered as part of any development proposal</p>
3.2	Natural Environment			
3.2.1	Is the site within or adjacent to a County Wildlife Site or Local Nature Reserve?			<p>If yes – ecology survey work will need to be undertaken and mitigation measures will need to be considered as part any development proposal</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 7: Biodiversity and Geology</i> <i>County Wildlife Sites SPD (2010)</i></p>
3.2.2	Are there any major/significant trees on or immediately adjacent to the site, including those that are protected by a Tree Preservation Order (TPO)?			<p>If yes – tree survey will need to be undertaken and mitigation measures will need to be considered as part of any development proposal</p> <p><i>East Cambridgeshire Local Plan (2015) Policy ENV 7: Biodiversity and Geology</i></p>

3. Minor criteria (not in priority order)				
		Performance		Commentary
		YES	NO	
3.2.3	Are there ditches / watercourses within or in vicinity of site?			If yes – specialist advice may be needed to ascertain if these are compatible with development
3.3 Historic Environment				
3.3.1	Is the site within or adjacent to a Registered Park and Garden or a locally significant historic park and garden?			If yes – Heritage Impact Assessment required to assess potential impacts and mitigation measures will need to be considered as part of any development proposal <i>East Cambridgeshire Local Plan (2015) Policy ENV 15: Historic Parks and Gardens</i>
3.3.2	Is the site within or adjacent to a Conservation Area?			If yes – Heritage Impact Assessment required to assess potential impacts and mitigation measures will need to be considered as part of any development proposal <i>East Cambridgeshire Local Plan (2015) Policy ENV 11: Conservation Areas</i>
3.3.3	Does the site contain or is it adjacent to a building on the Local Register of Buildings and Structures?			If yes – Heritage Impact Assessment required to assess potential impacts and mitigation measures will need to be considered as part of any development proposal <i>East Cambridgeshire Local Plan (2015) Policy ENV 13: Local Register of Buildings and Structures</i>
3.3.4	Is the site known to be in an area of high archaeological interest?			If yes – Archaeological Survey required to assess potential impacts and mitigation measures will need to be considered as part of any development proposal <i>East Cambridgeshire Local Plan (2015) Policy ENV 14: Sites of Archaeological Interest</i>
3.4 Social				
3.4.1	Would the development lead to loss of community facilities, such as? <ul style="list-style-type: none"> • local shops / Post 			If yes – justification will be required for the loss of community facilities and mitigation measures will need to be considered as part of any development proposal

3. Minor criteria (not in priority order)				
		Performance		Commentary
		YES	NO	
	Offices; • pubs; • community meeting places; • schools; • health care facilities; • open spaces, allotments; • cultural facilities; and • sport and recreation facilities).			<i>East Cambridgeshire Local Plan (2015) Policy COM 3: Retaining Community Facilities¹</i>
3.4.2	Would the development of the site result in the loss of employment land or buildings?			If yes – viability information will be required to justify the loss of employment land or buildings <i>East Cambridgeshire Local Plan (2015) Policy EMP 1: Retention of Existing Employment Sites and Allocations</i>
3.5 Residential Amenity for existing neighbouring residential properties				
3.5.1	Would development be likely to have a significant impact on residential amenity such as: <ul style="list-style-type: none"> • Loss of light / sunlight; • Overlooking; or • Being over-bearing? 			If yes – design will be an important factor in mitigating the impact of the proposed development <i>Design Guide SPD (2012) sets out guidance on plot sizes, plot ratios, and back to back distances etc.</i>
3.6 Planning History				
3.6.1	Is there a history of planning applications / appeals on the site?			If yes - are these relevant to proposed development?

¹ The Emerging Local Plan Policy LP21: New Open Space will add more weight against the loss of open space as well as any future designation of ‘Local Green Space’

3. Minor criteria (not in priority order)		Performance		Commentary
		YES	NO	
3.6.2	Has the site previously been considered as part of a SHLAA / employment land assessment?			If yes – why was it not considered suitable for allocation?
3.7 Other considerations				
3.7.1	Are there any other factors to be taken into account in the assessment? This could include matters such as the emerging Local Plan, evidence of informal use etc			If yes - add below with brief summary

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4. Conclusions		
		Commentary
4.1	What are the key constraints of the site?	
4.2	Is there a reasonable prospect these constraints can be overcome?	
4.3	What economic benefits would arise from development of the site?	e.g. increased land value, CIL
4.4	What community benefits would arise from development of the site?	e.g. affordable housing, open space, CIL / S106 contributions, on-site facilities
4.5	Overall conclusion – is the site developable?	
4.6	Summary of development brief and sketch of the site	(to indicate key issues to be resolved through design. This will be a combination of text and drawing(s) which summarise the constraints and opportunities.)

Note:

For major sites a more detailed sustainability assessment would need to be added to address access to services and facilities.