

KNPG residential site assessment framework

Issue	Green	Amber	Red
Site capacity	Capable of securing up to 5 dwellings alone or in conjunction with another site	Capacity of significantly more than 5 dwellings but can be sub-divided	Capacity of significantly more than 5 dwellings and cannot be sub-divided
Current Use:	Vacant	Existing use needing to be relocated	Loss of important local asset
Adjoining Uses:	Site within residential area	Site adjoining commercial dwelling or extending village boundary	
Topography:	Flat or gently sloping site	Greater slope that can be mitigated	Severe slope that cannot be mitigated
Greenfield or Previously Developed Land?	Previously developed land	Greenfield land	
Good Quality Agricultural Land*?	Land outside of the classifications 1, 2 and 3a	Land within classifications 1, 2 and 3a	
Site availability - Single ownership or multiple ownership*?	Single ownership and desire to develop	Multiple ownership but clear desire to develop	Multiple or single ownership with unwilling partners
Landscape Quality?	Already modified	Moderate landscape quality	Traditional landscape
Important Trees, Woodlands & Hedgerows?	Site not affected	Mitigation measures required	Site would harm or require removal of important tree/hedge
Relationship with existing pattern of built development?	Land visible from limited number of properties	Land visible from a range of sources that can be mitigated through planting	Prominent visibility
Local Wildlife considerations?	No impact on wildlife site	Need to determine the impact and potential to mitigate	
Listed Building or important built assets*?	No harm to existing building	Mitigation necessary to prevent harm	A listed or important building would be harmed

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
Safe pedestrian access to and from the site?	Existing footpath	No footpath but can be created	No potential for footpath
Safe vehicular access to and from the site?	Appropriate access can be provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
Impact on existing vehicular traffic?	Impact on village centre minimal		Major impact on village centre
Safe access to public transport?	Walking distance of 200m or less	Walking distance of 200 – 500m	Walking distance of greater than 500m
Distance to community facilities, specifically Village Hall, post box, pub. playground/sports are	Walking distance of 200m or less	Walking distance of 200 – 500m	Walking distance of greater than 500m
Current existing informal/formal recreational opportunities on site?	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
Ancient monuments or archaeological remains?*	No impact on ancient monument	Mitigation measures possible	potential harm
Any public rights of ways/bridle paths?	No impact on public right of way	Detriment to public right of way	Re-routing necessary or would cause significant harm
Gas, oil, pipelines and networks & electricity transmission network?*	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
Any noise issues?	No noise issues	Mitigation may be necessary	Noise issues may be an ongoing concern
Any contamination issues?*	No contamination issues	Minor mitigation required	Major mitigation required
Any flooding issues?*	Site in flood zone 1	Site in flood zone 2	Site in flood zone 3
Any drainage issues?	No drainage issues identified	Need for mitigation	Development would cause drainage concerns
Issues related to planning history on the site?*	Planners generally positive about development on the site	Planners generally negative about development on the site	

Kibworth 6 – Replacement community centre



1. Executive Summary

As a condition of the current planning consent, the large David Wilson homes development built to the West of Kibworth Beauchamp has a small site reserved for the construction of a community centre. A recent report (Nortoft) has been received that this is not a reasonable location for this use due to its size and position.

One option would be to re-purpose the site for a small residential infill, about four, two bedroomed bungalows could be accommodated on the site.

Although the SSA has been completed on the basis of the site yielding about 4 bungalows, it is a concern as to who would fund the development and own and manage the 4 bungalows. A partnership arrangement will have to be completed before June 2021 to meet the planning conditions.

The site scores a high green 11 and is recommended for further consideration and progression to stage two of this Strategic Sustainability Assessment (SSA) process.

2. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for the Neighbourhood Development Plan (NDP) making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Working in partnership with landowners and Harborough District Council (HDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in HDC's adopted Local Plan.

3. Site Selection in two stages

The first stage is to use a scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Kibworth twenty four indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites within the designated limit to development. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate so a second stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly or difficult mitigation measures will be required;
- Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

The second stage of the SSA process will ideally involve dialogue with the landowners and possibly other agencies.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
SHLAA and current planning position.	The site has an extant planning consent for a community centre use.

Site name:	Replacement community centre.
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Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.2HA – Approximately 3 or 4 units (2 bed bungalows).	Green
2. Current Use:	The site consists of a small section of land between current development and a balancing pond with a current consent in place.	Green
3. Adjoining Uses:	The site is within the DAVID Wilson homes development and is adjacent to residential units, with a balancing pond to its Eastern boundary and informal public open space to the South, it is within a wholly residential area.	Green
4. Topography:	The site is gently undulating and falls away to the balancing pond.	Green
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
7. Landscape & Visual Impact (LVIA) considerations.	The site sits forms part of an open space and balancing pond that although within a closed aspect in the development provides a green lung, development would cause a less than substantial harm to the character, quality and amenity of the surrounding built form.	Amber
8. Important Trees, Woodlands & Hedgerows?	The site has a small number of newly planted trees within its borders, it appears possible to develop the site with a sensitive design solution but green assets will be destroyed.	Amber
9. Relationship with existing pattern of built development?	The site is fully inside of the current residential development, the land is visible from a range of sources so a careful design will be required to remediate the effect of construction. The height and orientation of the bungalows is an important consideration.	Amber
10. Listed Building or important heritage assets and their setting?	None adjacent or within a sight line.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
11. A pavement access to and from the site?	A footpath directly serves the existing land.	Green
12. Impact on existing vehicular traffic?	A minor negative impact on the village centre due to the location of the site and the small number of units involved.	Green
13. Adequate vehicular access to and from the site?	A hammerhead access is already provided, as the site has an extant planning consent (for a community centre) the access has already been proven to be satisfactory by the highways authority.	Green
14. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is in excess of a 900m direct distance from the centre of the site.	Red
15. Distance to designated village centre (roundabout).	The roundabout is in excess of a 900m direct distance from the centre of the site.	Red
16. Distance to medical centre (Smeeton Road).	The direct distance to the medical centre is more than 950m.	Red
17. Current existing informal/formal recreational opportunities on site?	The area is currently intended for use as informal open space or a community centre, it would be used for jogging and dog walking.	Amber
18. Ancient monuments or archaeological remains?	None identified.	Green
19. Any public rights of ways/bridle paths?	A public footpath is found along the Eastern boundary of the site, development would cause a detriment to its setting.	Amber
20. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
21. Any nuisance issues (noise, light, odour)?	The main railway line is close by, this will be an ongoing concern.	Red
22. Any known contamination issues?	None found.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
23. Any known flooding or surface water issues?	The site is located within flood zone 1 and appears not to suffer from surface water problems.	Green
24. Any drainage issues?	None identified.	Green
SUMMARY	Red - 5 Amber - 5 Green - 14	A HIGH GREEN SCORING SITE OF 9.

Kibworth 1 – LCC land off Elliot Close



4. Executive Summary

This small section of land of approximately 708 square metres is adjacent to the main railway line and is owned by Leicestershire County Council (LCC). It could yield one, three or four bedroomed house or a two bedroomed bungalow.

Several adjacent residents on Elliot Close have “encroached” in to the land with rear garden extensions enclosing the ground, presumably without the consent of the landowner so the whole developable area will be problematic and time consuming to assemble for development purposes.

However, a single unit could be developed on most of the site without a “large linear garden” and the garden extension land sold to existing owners to avoid the encroachment being a “deal breaker.

The site scores a high green 11 and is recommended for further consideration and progression to stage two of this Strategic Sustainability Assessment (SSA) process.

5. Overview

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authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Working in partnership with landowners and Harborough District Council (HDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in HDC's adopted Local Plan.

6. Site Selection in two stages

The first stage is to use a scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Kibworth twenty four indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites within the designated limit to development. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate so a second stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the selection of allocated sites.

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- Amber is scored where there are negative elements to the site and costly or difficult mitigation measures will be required;
- Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

The second stage of the SSA process will ideally involve dialogue with the landowners and possibly other agencies.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
SHLAA/ current planning position:	No SHLAA reference, no plans submitted to HDC.
Site name:	LCC land off Elliot Close.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 780 square metres, 1 unit (subject to height restrictions as near to railway footbridge).	Green
2. Current Use:	The site consists of a large stand of mature trees that provide a visual and acoustic barrier between the railway line and residents, this use is an important local asset.	Red
3. Adjoining Uses:	The site is adjacent to the railway line to the North with residential use to three elevations, it is wholly within the adopted limit to development boundary.	Green
4. Topography:	The site is gently sloping and straightforward to develop.	Green
5. Greenfield or Previously Developed Land?	A greenfield site with many mature trees.	Red
6. Site availability - Single ownership or multiple ownership?	Single ownership (although the garden encroachment is complicated).	Green
7. Landscape & Visual Impact (LVIA) considerations.	Although the site is an enclosed environment it is surrounded by planting to most boundaries and highly visible, development would cause substantial harm to quality.	Red
8. Important Trees, Woodlands & Hedgerows?	The site has many mature trees and hedges within its confines, substantial mitigation measures are required and green assets will be destroyed by development.	Amber
9. Relationship with existing pattern of built development?	The site is fully inside of the current built form and is directly off Elliot Close, the land is visible from a small number of properties.	Green
10. Listed Building or important heritage assets and their setting?	The old grammar school is within close proximity to the site, development would cause a less than substantial harm to its visual amenity.	Amber
11. A pavement access to and from the site?	A footpath serves Elliot Close and it will be straightforward to extend this to serve the site.	Green
12. Impact on existing vehicular traffic?	A negligible impact on the village due to the low number of units possible.	Green
13. Adequate vehicular access to and from the site?	A small access is in place to Elliot Close, it appears that a vehicular access has been protected in the form of a hammerhead.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating	
14. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct distance of about 190m from the centre of the site.	Green
15. Distance to designated village centre (roundabout).	The roundabout is approximately a direct distance of about 275m from the geographical centre of the site.	Amber
16. Distance to medical centre (Smeeton Road).	The direct distance to the medical centre is more than 325m.	Amber
17. Current existing informal/formal recreational opportunities on site?	None identified.	Green
18. Ancient monuments or archaeological remains?	None identified.	Green
19. Any public rights of ways/bridle paths?	A public footpath crosses the railway line adjacent to the site via the railway pedestrian bridge, a major thoroughfare for the village.	Amber
20. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
21. Any nuisance issues (noise, light, odour)?	The mainline railway line is well used so noise and possibly atmospheric fumes will be an ongoing concern.	Red
22. Any known contamination issues?	None identified.	Green
23. Any known flooding or surface water issues?	No issues identified.	Green
24. Any drainage issues?	No issues identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY SCORE	Red - 4 Amber - 5 Green - 15	A HIGH GREEN SCORING SITE OF 11.

Kibworth 5 – Rear of 4 Station Street



7. Executive Summary

This section of backland of approximately 0.22HA would require the demolition of all or part of the dwelling at number 4 Station Street (which is within the conservation area) for vehicular access and could be replaced by 6 six, two bedroomed bungalows.

It is not clear whether such an infill site is commercially viable, given that an existing dwelling will be lost and there is no infrastructure in place.

The site scores a very high green 14 and is recommended for further consideration and progression to stage two of this Strategic Sustainability Assessment (SSA) process.

8. Overview

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Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Working in partnership with landowners and Harborough District Council (HDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in HDC's adopted Local Plan.

9. Site Selection in two stages

The first stage is to use a scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Kibworth twenty four indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites within the designated limit to development. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate so a second stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the selection of allocated sites.

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- Amber is scored where there are negative elements to the site and costly or difficult mitigation measures will be required;
- Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

The second stage of the SSA process will ideally involve dialogue with the landowners and possibly other agencies.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
SHLAA/ current planning position:	No SHLAA reference, no plans submitted to HDC.
Site name:	Rear of 4 Station Street.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.22HA about 10 net dwellings. Low density.	Amber
2. Current Use:	The site is currently not used and houses derelict sheds and storage containers, it mainly consists of mature trees that provide a visual and acoustic barrier between the railway line and residents, this use is an important local asset. The property and garden of 4 Station Street also make up the site area.	Red
3. Adjoining Uses:	The site is adjacent to the car park and the railway arms public house, with residential use to two elevations and an industrial use abutting and to the rear of the Old School health centre, it is wholly within the adopted limit to development boundary.	Green
4. Topography:	The site is undulating and straightforward to develop.	Green
5. Greenfield or Previously Developed Land?	A combination of greenfield and brownfield site with mature trees.	Amber
6. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
7. Landscape & Visual Impact (LVIA) considerations.	The site is in a closed environment surrounded by planting to most boundaries, development would cause a substantial harm to quality.	Red
8. Important Trees, Woodlands & Hedgerows?	The site has several mature trees and hedges within its confines, including a large centrally located apple tree. Most of these will need to be retained and the root structures will inhibit the potential site area, an arboricultural survey is required.	Amber
9. Relationship with existing pattern of built development?	The site is fully inside of the current built form and off Station Road, the land is visible from a small number of properties.	Green
10. Listed Building or important heritage assets and their setting?	None identified within a close proximity or sight line.	Green
11. A pavement access to and from the site?	A footpath is in place on Station Street and it will be straightforward to extend this to serve the site.	Green
12. Impact on existing vehicular traffic?	A negative impact on the village due to the location on a severe pinch point for traffic.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
13. Adequate vehicular access to and from the site?	The demolition of number 4 Station Street should allow an adequate visibility splay for this number of units, early dialogue with highways and the HDC conservation officer is advised.	Amber
14. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct distance of less than 100m from the centre of the site.	Green
15. Distance to designated village centre (roundabout).	The roundabout is approximately a direct distance of about 110m from the geographical centre of the site.	Green
16. Distance to nearest medical centre.	The direct distance to the medical centre is about 20m.	Green
17. Current existing informal/formal recreational opportunities on site?	None identified.	Green
18. Ancient monuments or archaeological remains?	None identified.	Green
19. Any public rights of ways/bridle paths?	None found in this “backland” location.	Green
20. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
21. Any nuisance issues (noise, light, odour)?	A small amount of traffic noise emanates from Station Street but this is very minor. The existing industrial buildings appear to have wood cutting machinery ventilating directly in to the site, this requires further investigation.	Amber
22. Any known contamination issues?	None identified.	Green
23. Any known flooding or surface water issues?	No issue identified.	Green
24. Any drainage issues?	No issues identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
SUMMARY SCORE	Red - 2 Amber - 8 Green - 16	A VERY HIGH GREEN SCORING SITE OF 14.

Kibworth 4A – Off St Wilfrid’s Close Low density option



10. Executive Summary

This ex-quarry site has a current planning consent for 45 older persons apartments (Ref 17/0500/FUL) granted by HDC on the 20th of March 2018.

This second SSA has been completed on the basis of the site yielding about 10 bungalows, it is highly likely that the current planning consent for 45 apartments would be more commercially viable although there is a perceived market belief in an oversupply of this type of accommodation due to the slow sales of apartments in Harborough town centre. It is the ground conditions that are expensive to remediate and a scheme of ten bungalows may not be commercially viable on this site.

The site scores a high green score of 12 and is recommended for further consideration and progression to stage two of this Strategic Sustainability Assessment (SSA) process.

11. Overview

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Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Working in partnership with landowners and Harborough District Council (HDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in HDC's adopted Local Plan.

12. Site Selection in two stages

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- Amber is scored where there are negative elements to the site and costly or difficult mitigation measures will be required;
- Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

The second stage of the SSA process will ideally involve dialogue with the landowners and possibly other agencies.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
Site summary :	Site has an extant planning consent for 45 retirement apartments, granted 20/3/18 – NB see date of expiry.
Site name:	Off St Wilfrid's Close low density option.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 1.06HA – Approximately 10 units (2, 3 & 4 bed bungalows).	Amber
2. Current Use:	The site consists of a large, underutilised grazing field, this use will need to be re-provided.	Amber
3. Adjoining Uses:	The site is adjacent to the railway line to the Southern boundary, with a play park to the Western edge and residential use adjacent to the northern elevation, it is wholly inside the adopted limit to development.	Green
4. Topography:	The site was previously a quarry so the land is unmade and will require a geophysical survey with the recommendations implemented for the site to be able to confirm viability and proceed.	Red
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
7. Landscape & Visual Impact (LVIA) considerations.	The site sits within a closed aspect in the settlement and provides a green lung with extensive planting, development would cause a less than substantial harm to the character, quality and amenity of the surrounding built form.	Amber
8. Important Trees, Woodlands & Hedgerows?	The site has a large number of mature and semi-mature trees and hedges located around its borders with a few free-standing trees within the site, it appears possible to develop the site with a sensitive design solution but some green assets may be destroyed.	Amber
9. Relationship with existing pattern of built development?	The site is fully inside of the current built form and overlooked by the railway line, the land is visible from a range of sources so a careful design will be required to remediate the effect of construction. Building at a single storey would be a preferred solution.	Green
10. Listed Building or important heritage assets and their setting?	The grade two listed grammar school buildings is the nearest location but this would not be harmed by construction on this site.	Green
11. A pavement access to and from the site?	A footpath serves the existing land to the directly connected Wilfrid's Close.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
12. Impact on existing vehicular traffic?	A negligible impact on the village centre due to the number of units and their dwelling type.	Green
13. Adequate vehicular access to and from the site?	A hammerhead access is already provided on St Wilfrid's Close, as the site has an extant planning consent (for 45 retirement apartments) the access has already been proven to be satisfactory by the highways authority.	Green
14. Distance to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct distance of about 270m from the centre of the site.	Amber
15. Distance to designated village centre (roundabout).	The roundabout is approximately a direct distance of about 300m from the geographical centre of the site.	Amber
16. Distance to medical centre (Smeeton Road).	The direct distance to the medical centre is more than 650m.	Red
17. Current existing informal/formal recreational opportunities on site?	None identified.	Green
18. Ancient monuments or archaeological remains?	Due to the previous quarry use none identified or expected.	Green
19. Any public rights of ways/bridle paths?	A public footpath (B1) is found along the Western boundary of the site, development would cause a detriment to its setting.	Amber
20. Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
21. Any nuisance issues (noise, light, odour)?	The railway line is well used and elevated so noise will be a minor ongoing concern.	Amber
22. Any known contamination issues?	Given its previous use the ground is unmade, a survey is required to ascertain contamination.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
23. Any known flooding or surface water issues?	The site is located within flood zone 1 and appears not to suffer from surface water problems.	Green
24. Any drainage issues?	A brook is located in the Southern part of the site and the detailed design proposed will provide a sustainable urban drainage system solution for the site.	Green
SUMMARY	Red - 3 Amber - 9 Green - 12	A HIGH GREEN SCORING SITE OF 12.