

Site Ref: 17 22

Site Name

Planning History

Green Belt

1. Check the unrestricted sprawl of large built up areas

Would development of this site lead to/constitute ribbon development	Yes	No	
Would development result in an isolated development site not connected to existing boundaries	Yes	No	
Is the site well connected to the built up area (Does it have 2 or more boundaries with existing built area)	Yes	No	
Would development of the site effectively 'round off' the settlement?	Yes	No	Partial
Do natural features and infrastructure provide a good existing barrier between the existing urban area and undeveloped land – which if breached may set a precedent for sprawl?	Yes	No	

Overall Conclusion – Development of the site would Result in

High potential of unrestricted sprawl | Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development of the site lead to physical connection of 2 or more settlements?	Yes	No
Do natural features and infrastructure provide a good existing barrier/boundary to the site that would ensure that development was contained?	Yes	No

Overall Conclusion – Development of the site would Result in

Coalescence/merging of settlements	No merging of settlements	No merging of settlements but	
		There is no defensible boundary	Would significantly reduce the green belt gap between settlements

3. Assist in safeguarding the countryside from encroachment

Is there a strong defensible boundary (infrastructure) between the existing urban area and the site?	Yes	No
Does the site provide access to the countryside?	Yes	No
Does the site include national or local nature conservation designated areas (SSSIs etc)	Yes	No
Does the site include areas of woodlands, trees, hedgerows that are or protected, or significant unprotected tree/hedge cover?	Yes	No
Does the site include any grade 1 agricultural land?	Yes	No
Does the site contain buildings?	Yes	No
If yes, are these in agricultural use?	Yes	No

Overall Conclusion

The site performs an important role in safeguarding the countryside from encroachment | The site does not perform an important role in safeguarding the countryside from encroachment

4. Preserve the setting and special character of historic towns

Is the site adjacent to a conservation area, listed building or other historical feature?	Yes	No
If yes, could development preserve this character?	Yes	No

Overall Conclusion – Development of the site would

Have no effect on the setting and special character of historic features	Have an effect on the setting and special character of historic features, which could be mitigated against through appropriate detailed design	Have a significant effect on the setting and special character of historic features
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Site Ref: 27240

Site Name

Overall Conclusion from Assessment against all 4 purposes of green belt and essential character, openness and permanence

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Proposed Uses

Proposed Use	
Residential	Mixed use - Please state:
Employment (B2&B8)	
Retail/office (B1 & A use classes)	Other - Please State:

Summary of Infrastructure and other planning requirements

Site Ref: _____

Site Name _____

Summaries (please provide detail in relevant section)
Highways
Public Transport
Affordable Housing
Greenspace
Biodiversity
Education
Health
Retail/Other Town Centres
Utilities (Drainage/Water/Electricity)
Built heritage
Other

Site Availability _____

Site Ref:

Site Name

Availability of site		
Known landowner	Yes(give details)	No
Willing landowner	Yes	No

Site Boundary

Does the boundary of the site need to be redrawn?: Yes / No

Would the redrawing of the site change conclusions/assumptions that would effect final assessments and conclusions?: Yes / No / Partial (if yes or partial a second assessment based on the new boundary needs to be undertaken)

Surrounding sites impact

Is the development of this site contingent on the development of surrounding land/sites?		
Yes	No	Partial
In what way is it contingent? (Circle all that apply)		
Road access	Enables shared delivery of infrastructure	
Enables joining up of site to settlement	Other (comments)	

Conclusion of Assessment

Site Ref: 0500000

Site Name

Decision		
Site Accepted		Site rejected
Specify Use (select as appropriate)		
Residential		Employment
Retail/Office		Mixed Use (Specify mix)
Reason and summary		
Is the site likely to affect other sites? (If Yes give details)		
If residential, Site Capacity?		
If residential use, Phase of delivery? (circle)		
Short (1-5 years)	Medium (5-10 years)	Long (10+ years)

Assessment Details

Planning Officer Initials

Site assessment completed (date):

Database input completed (date)