

<b>Assessment Factor No.</b>	<b>Criteria</b>	<b>Score 1</b>	<b>Score 2</b>	<b>Score 3</b>	<b>Score 4</b>	<b>Score 5</b>
<b>1</b>	<b>Previously developed in whole or part</b>	100% greenfield	Site predominantly greenfield more than 70%	Greenfield / brownfield roughly 50/50	Site predominantly brownfield more than 70%	100% previously developed
<b>2</b>	<b>Ecological and environmental constraints i.e. SSSI's, Local Nature sites, trees etc</b>	Environmental designation upon site, very significant impact unable to overcome	Designation on the site, impact may be mitigated through safeguarding. No opportunities for enhancement	Designations on site mitigation and enhancement opportunities (Including TPO trees)	Designation in proximity of site, mitigation and enhancement may be achieved	No environmental constraints or designations. Opportunities for enhancement/improvements
<b>3</b>	<b>Historic constraints i.e. Listed buildings Conservation Area SAMR HERS WHS Archaeology</b>	Designated Heritage Asset on the site, very significant impact unable to overcome	Designation on the site, impact may be mitigated through safeguarding. No opportunities for enhancement	Designations on site mitigation and enhancement opportunities	Site adjacent to heritage asset, may affect setting. Mitigation may be achieved.	No heritage asset constraints or designations

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<b>4</b>	<b>Site access and impact upon strategic highway network i.e. rd junction improvements required, access to site, congestion, impact on network</b>	No safe access can be achieved, significant impact on highway network, insurmountable issues	Safe access may be achieved, significant impact on highway network requiring larger scale measures / infrastructure in order to mitigate impact.	Safe access can be achieved with localised highway improvements, significant impacts on highway network that can be mitigated in part.	Safe access can be achieved, limited impact on the highway network that can be mitigated in part or full  i.e. line painting, new right turn, re route bus service	Safe access can be achieved, no adverse impact on highway network
<b>5</b>	<b>Access – Public transport</b>	No bus stops within 20 minutes walk	Within 20 minutes walk of an existing bus stop	Within 15 minutes walk of a bus stop	Within 10 minutes walk of a bus stop	Within 5 minutes walk of a bus stop
<b>6</b>	<b>Location in relation to services and facilities</b>	No facilities within a 15 minute walk	Local shop i.e. convenience store, post office, within 10-15 minutes walk. Limited services available	Local centre within 10-15 minutes walk, reasonable range of services	Town centre within a 20-30 minute walk. Full range of services available	Town centre within a 10-15 minutes walk. Full range of services available

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<b>7</b>	<b>Flood Risk and surface water run off</b>	Site is at high risk of flooding from all sources – SFRA	Site at high- medium risk of flooding from all sources  None or limited FRA evidence – no verification by EA	Site at medium-low risk of flooding from all sources Waterbody present on site Water quality and catchment wide issues to be addressed – may be mitigated. FRA suggests flooding issues may be overcome with design and mitigation – verified by EA	Site at low risk of flooding from all sources Catchment wide issues to be addressed – may be mitigated FRA suggests flooding issues may be overcome with design and mitigation – verified by EA	Site not at risk of flooding from any source No water quality or catchment wide issues raised by EA
<b>8</b>	<b>Landscape setting</b>	Significant impact upon landscape. Unable to overcome through mitigation	Significant degree of landscape impact anticipated, that can be mitigated in part. None or limited opportunities for enhancement	Moderate Landscape impact that can be mitigated in part Limited opportunities for improvements and enhancement	Limited landscape impact that can be mitigated in full – limited opportunities for enhancement	No adverse impact upon landscape setting. Opportunities for improvements and enhancements

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<b>9</b>	<b>Infrastructure Constraints– i.e. education capacity, doctors, utilities, open space</b>	Existing significant infrastructure constraints that cannot be mitigated	Existing significant infrastructure constraints that can be mitigated in part	Existing limited infrastructure constraints that can be mitigated in part	Existing limited infrastructure constraints that can be mitigated in full	No infrastructure constraints
<b>10</b>	<b>Infrastructure improvements and Enhancements i.e. education, health, open space, allotments</b>	No infrastructure improvements or enhancements proposed or information unknown		Moderate/local scale infrastructure improvements proposed. Deliverability demonstrated i.e. on site – open space, allotments, footpath enhancement		Significant and strategic infrastructure enhancements and improvements proposed. Deliverability demonstrated. I.e. plan area wide benefits i.e. school provision, health care provision, shop/local centre, employment, roads

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<b>11</b>	<b>Housing Needs</b>	Unknown level of affordable housing provision	Provides significantly below policy requirement for affordable housing (10-20% of requirement)	Provides limited amount of affordable housing (20-50% of requirement)	Provides more than half of policy requirement for affordable housing (More than 50%)	Provides for the delivery of full or more policy requirement of affordable housing
<b>12</b>	<b>Extent to which site would be constrained by bad neighbouring, incompatible uses i.e. industry, commercial, railway, road noise</b>	Unacceptably high adverse affect for occupiers insurmountable issues	Significant adverse affect for occupiers some constraints may be overcome by mitigation	Moderate adverse affect for occupiers some constraints that may be overcome by design/mitigation	Slight adverse impacts that may be overcome by design/mitigation	No known constraints. Amenity unaffected

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<b>13</b>	<b>Ownership constraints</b>	Site ownership unknown.  Owner unwilling to sell	Ownership known, and limited part of site willing to release land for development. None / limited supporting information provided.	Ownership known, willing to release whole site. No supporting information provided.	Ownership known, willing to release whole of site. Limited supporting deliverability information provided	Ownership known, willing to release. Comprehensive supporting deliverability information submitted
<b>14</b>	<b>Site timeframe for delivery</b>	Site availability over 15 years or unknown/uncertain	Site availability 10-15 years	Phased over 10-15 and 6-10 due to site size	Site availability 6-10 years	Site available within 0-5 years- or with planning permission