

Stanford in the Vale Parish
NEIGHBOURHOOD PLAN

Site Assessment Form

~~November 2014~~

Please indicate site location on the map below in **red**:

SITVNP SITE ASSESSMENT FORM:

NP SITE REF:

SHLAA REF:

1. Site information: Owner:

Tel:

Email:

Site name:

Site address:

Site area (hectares)

Existing use(s)

Previous use(s) (If known)

Greenfield ... YES NO Brownfield...YES NO Both... YES NO

Adjacent/surrounding land uses (e.g. Housing, industrial, agricultural)

Is the site covered by any existing Policies restricting or preventing development?

YES NO

Is site subject to any Restrictive Covenants? (attach copies if available) YES NO

Is the site:

- Within the settlement boundary or built form? ... **YES NO**
- Adjacent to the settlement boundary or built form? **YES NO**
- Open countryside? **YES NO**

Previous Planning History: (summary or attach Decision Notice if available)

Ref

Ref

Ref

Ref

2. Brownfield capacity source *(Tick appropriate)*

Vacant and derelict land and buildings	YES	NO
Conversion of commercial buildings	YES	NO
Intensification	YES	NO
Existing housing allocations in plans	YES	NO
Redevelopment	YES	NO
Public Sector land	YES	NO
Car parks	YES	NO
Vacant not previously developed	YES	NO
Longstanding Employment site	YES	NO
Other, please state	YES	NO

3. Greenfield capacity source *(Tick appropriate)*

Grassland	YES	NO
Fallow	YES	NO
Arable	YES	NO
Open space	YES	NO
Woodland (identify any TPOs)	YES	NO
Agricultural (state Grade or quality)	YES	NO
Agricultural buildings	YES	NO
Other, please state	YES	NO

4. Landscaping

Topography:

Views into the site *(can the site be seen from a distance, are there gaps in the boundary?)* **Include Pictures where possible**

Views out of the site *(church spires, monuments, natural features, etc):* **Include Pictures where possible**

5. Other site features

Vegetation (*trees and hedgerows*)

Hydrological features (*streams, ponds, watercourses*)

Other on site features (*particular features, existing buildings etc.*)

Signs or evidence of contamination (*attach report if available*)

Power Lines, Pipelines or other infrastructure crossing or affecting the site;

6. Site accessibility

Is the settlement served by a public transport service? If so, how frequent is this service?	YES	NO
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Wantage	Faringdon	Swindon	Oxford
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Is there a Public Right of Way within or adjoining the site?	YES	NO
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Does the site have Safe access to an adopted Highway?	YES	NO
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Does the site have Safe access via a private road or ransom strip?	YES	NO
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Is site within a 10 minute walk of Existing Facilities	YES	NO
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Is there Safe pedestrian Access to/from the site	YES	NO
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What improvements are required for Safe Access?

7. General area description

Could the site be well integrated with the surrounding area? YES NO

Height and character of surrounding buildings?

Any other issues nearby? (*bad neighbours, odour, noise etc*)

8. Policy constraints and local services

Do any of the following affect the site? (*Tick all that apply and provide brief description and pictures if appropriate*)

Historic

Archaeological sites.....	YES	NO
Scheduled Ancient Monument...	YES	NO
Listed buildings.....	YES	NO
Conservation area	YES	NO

Natural

AONB.....	YES	NO
TPOs.....	YES	NO
CTA.....	YES	NO

Flood zone Yes No

Zone 1 Zone 2 Zone 3a Zone 3b

Biodiversity

Sites of national importance:

Sites of Special Scientific Interest (SSSIs)	YES	NO
Other.	YES	NO

Sites of local importance:

~~Lowland Vale (NE9) Stanford in the Vale is covered by Saved Policy NE9~~

Conservation Target Areas YES NO

Other policy constraints:

Utility services available:

Gas.....	YES	NO
Electricity.....	YES	NO
Water.....	YES	NO
Sewerage.....	YES	NO

Additional comments;

9. Site Appraisal

Is the site considered appropriate for development? YES NO PRIMARY USE?

Possible Alternative uses;

Reserved Site? YES NO PRIMARY USE?

Possible Alternative uses;

Can the entire site be developed? YES NO

WHAT AREA?	ACRES	HECTARES
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Will development deliver tangible benefits to the community beyond Section 106 contributions? YES NO WHAT?

Would development result in a loss or gain to the;

Facilities	Loss	Gain	WHAT?
Services	Loss	Gain	WHAT?
Recreation	Loss	Gain	WHAT?
Amenity	Loss	Gain	WHAT?
Views	Loss	Gain	WHAT?
Infrastructure	Loss	Gain	WHAT?
Employment	Loss	Gain	WHAT?
Housing	Loss	Gain	WHAT?
Other	Loss	Gain	WHAT?

Does it meet NP Vision and Objectives? YES NO

Is it likely to have Public Support at a Referendum? YES NO

Additional comments

10. Deliverability

Infrastructure Requirements:

Is there capacity within existing infrastructure to support new development or would development of the site require additional infrastructure to be provided?

Highways?	YES	NO	WHAT?
Water supply?	YES	NO	WHAT?
Sewerage?	YES	NO	WHAT?
Drainage?	YES	NO	WHAT?
Other?	YES	NO	WHAT?

Availability;

Is the land owner willing for their site to come forward for development?

YES NO

If yes, do you have any written evidence to support this (e.g. letters)? YES NO
(if so, attach copies)

Are there any factors, which might prevent or delay development, e.g. tenancies, leases,

(if known)? YES NO WHAT?

Any further comments on availability?

In which time frame could the site be developed? (Subject to infrastructure requirements, e.g. Sewerage schemes, road improvements etc.)

0 - 5 years 6 -10 years 11-15 years 16 -20 years Never

Give Reasons;

Potential housing capacity on the site;

Suitability (what are the problems if any)

1. Totally inappropriate
2. Significant constraints
3. Minor constraints
4. Unconstrained