

Hungarton housing land 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	