



**New Forest National Park
Submission draft Local Plan 2016 – 2036**

**Strategic Housing Land Availability Assessment
(SHLAA)**

January 2018

Appendix A – Site Assessment Criteria

Appendix A: New Forest NPA SHLAA Assessment Proforma (2017)

The criteria and associated questions listed below indicates a range of considerations for a high level assessment of the sites. Further investigation will be required prior to the allocation of this site in the Local Plan. The determination of any subsequent planning applications will require a greater level of detail and understanding of any constraints.

SITE DETAILS	
SHLAA Reference	
Address	
Postcode	
OS Grid Reference	
Parish	
Source	<i>e.g. 'Call for Sites', 'Call for Brownfield Sites', 'Local Plan representation'</i>

SITE DESCRIPTION
<i>Brief description of the site, including details of its setting and context</i>

FURTHER INFORMATION	
Greenfield / Brownfield	
New build / conversion	
Current land uses	
Planning status None / Proposal / Pre-app / Outline / Full	
Pertinent Planning Information References/history/under construction etc.	

ADMIN	
Assessing Officer	
Photos (Y/N)	
Date Processed	
Scanned	

SUITABILITY ASSESSMENT AND AVAILABILITY ASSESSMENT

ENVIRONMENTAL CONSIDERATIONS

A	Biodiversity			
<i>What is the potential impact upon important sites or upon the habitat of any protected flora or fauna? (SPA, SAC, Ancient Woodland, SSSI, SINC)</i>				
A1	European & International Sites			
Site is more than 2km from a Natura 2000 / International site		Site is 400m - 2km from a Natura 2000 / International site		Site is within 400m of a Natura 2000 / International site
Commentary:				
A2	National Sites			
Site is more than 2km from a SSSI		Site is 400m - 2km from a SSSI		Site is within 400m of a SSSI
Commentary:				
A3	Ancient Woodland and SINC			
Site is more than 2km from a SINC or Ancient Woodland		Site is 400m - 2km from a SINC or Ancient Woodland		Site is within 400m of a SINC or Ancient Woodland
Commentary:				
B1	Landscape			
<i>What would be the impact of development on the landscape of the National Park?</i>				
Site is well related to existing settlements / development		Site has an open aspect to the surrounding National Park landscape		
Commentary:				
C1	Built Environment			
<i>What would be the impact on the historic environment (setting and/or character of a Listed Building, SAM, sites on the Sites and Monument record, Conservation Area, Historic Park and Garden etc?)</i>				
Development could protect or enhance a designated heritage asset		No impact or not relevant		May adversely affect a designated heritage asset unless mitigated
Commentary:				

D1	Site Constraints/Site Features		
<i>Are there any topographical constraints on the site? Is there evidence of contamination, instability, underground or overhead services?</i>			
Site appears free of topographical and other constraints		Site potential affected by one or more constraints relating to topography, contamination, instability or services	
Commentary:			
E1	Trees and Hedgerows		
<i>What would be the impact upon trees or hedgerows (including those covered by TPOs)</i>			
There are no protected trees or hedgerows on the sites		There are trees and hedgerows on the site that would require protection	
Commentary:			
F	Land Status		
<i>Is the site previously developed land? Are there any existing structures? Is it good quality agricultural land?</i>			
F1	Brownfield / Greenfield land classification		
Is the site previously developed?		Is the site a greenfield site?	
Commentary:			
F2	Agricultural land classification		
The proposal does not involve the loss of the best and most versatile agricultural land		The proposal involves the loss of the best and most versatile land	
Commentary:			
G1	Compatibility		
<i>Would development for residential use be compatible with existing and/or proposed surrounding areas?</i>			
The proposal would be compatible with surrounding land uses		The proposal would not be compatible with surrounding land uses	
Commentary:			

H1	Mineral and Waste Resources			
<i>Would development of the site result in sterilisation of mineral and waste resources? Is the site within designated minerals safeguarding area?</i>				
The proposal would not affect safeguarded minerals & waste resources			The proposal sterilises, or has the potential to sterilise, minerals and waste resources and sites	
Commentary:				
I1	Air Quality			
<i>What would be the impact of development on air quality (including impacts on any designated Air Quality Management Areas)?</i>				
The site is located outside a designated Air Quality Management Area			The site is located within a designated Air Quality Management Area	
Commentary:				
J1	Light Pollution / Tranquillity			
<i>Is the site likely to generate inappropriate levels of light pollution and/or affect particularly tranquil areas as defined by the New Forest National Park Tranquillity Map?</i>				
Site within the least tranquil areas of the Park (Levels A & B)			Site within Level C on the Tranquillity Map	Site within the most tranquil areas of the Park (Levels D & E)
Commentary:				
K1	Access to Public Transport (train stations and bus routes)			
<i>Is the site well located in relation to public transport to encourage people to use modes of transport other than the private car?</i>				
The site would be within 400m of main bus route or within 800m of train station			Within 800m of main bus route or within 1.5km of train station	More than 800m from a main bus route or 1.5km from a train station
Commentary:				
L1	Access to Services and Facilities			
<i>What access does the site offer to the main Defined Villages in the National Park and other settlements (including those outside the National Park)?</i>				
The site is within or adjacent to a defined New Forest village			Within or adjacent to a settlement with at least 5 essential services	Within or adjacent to a settlement with a basic range of services, or not related to a settlement
Commentary:				

M1	Highway Access		
<i>Can adequate access be provided from a highway?</i>			
There is an existing (or permitted) road access to the site		A new access point would be required	
Commentary:			
N1	Public Rights of Way (PROW) Pedestrian and Cycle Links		
<i>Are there any PROW on or adjacent to the site? Is there pedestrian & cycle access?</i>			
The site is well located in relation to the existing PROW network		The site is not close to the existing PROW network	
Commentary:			

DEVELOPMENT CONSIDERATIONS

O1	Open space / recreational facilities		
<i>Would development of the site result in the loss of open space/recreational facilities? Could replacement provision be accommodated?</i>			
There would be no loss of existing public open space and new provision could be provided on site		There would be no loss of existing public open space	Development would result in the loss of existing open space
Commentary:			
P1	Employment Land		
<i>Would development of the site result in the loss of existing employment land?</i>			
Development would not result in the loss of an existing employment site		An existing employment site would be lost	
Commentary:			
Q1	Infrastructure Capacity		
<i>Is the site adequately served by existing infrastructure? If not, what improvements would be required? (includes consideration of local and strategic highway network, education, water, drainage and sewerage, health and any other appropriate infrastructure)</i>			
The site is adequately served by existing infrastructure		Additional infrastructure requirements would be required	
Commentary:			

SITE AVAILABILITY AND DELIVERY

Housing Capacity	
Net Developable Area (ha)	
Estimated Dwelling capacity	
Density	
Capacity Notes (brief details of the approach used to calculate site capacity)	

AVAILABILITY

Availability Status			
Unknown		Unavailable	
Being Marketed		Developer Option	
Developer Ownership		Under Construction	
Summary of the site availability information including ownership, legal issues, ransom strips etc.			
Anticipated Availability			

ACHIEVABILITY

Commentary on achievability – viability, market cost and delivery factors:			
Anticipated Commencement		Duration of Construction	
Comments on potential delivery rates, phasing etc.			

JUSTIFICATION AND CONCLUSION

The site is considered (tick the boxes that apply):			
Suitable		Available	Achievable
Include within SHLAA Supply		Discount from SHLAA Supply	

Conclusion and justification about site suitability and availability:

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OVERCOMING SITE CONSTRAINTS / MITIGATION

If applicable, what opportunities are there to overcome any constraints and enable site delivery?

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