



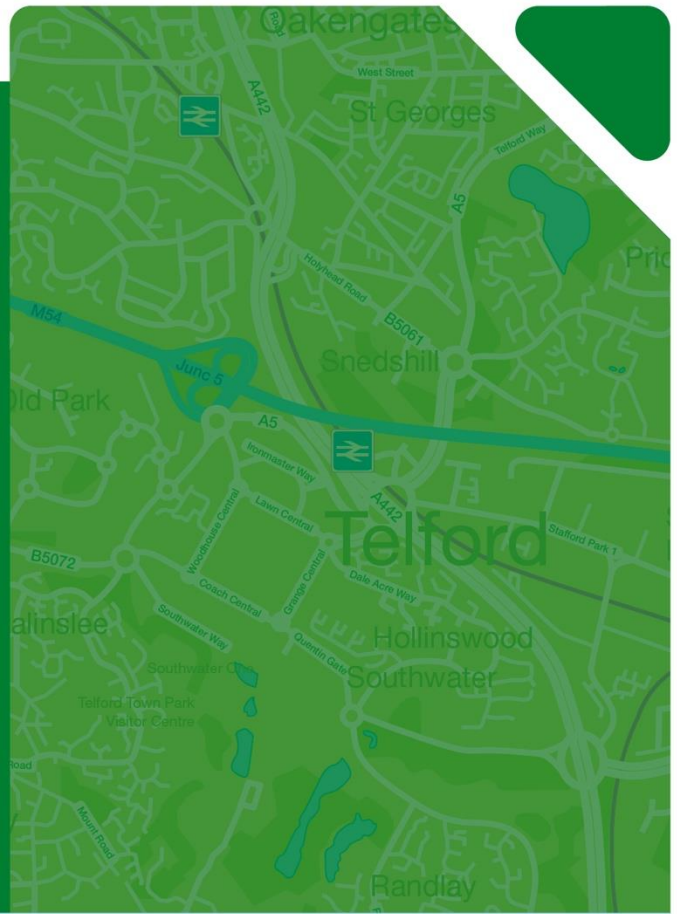
Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Telford and Wrekin Local Plan Review

DRAFT PLAN

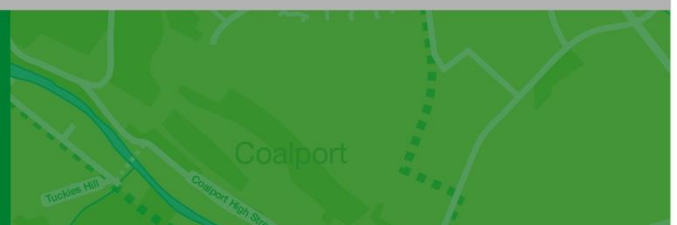
Site Assessment Technical Paper



2020 - 2040



October 2023



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1 Introduction

1.1 As well as identifying how much development the borough needs over the Local Plan period (2020-2040), the Telford & Wrekin Local Plan review (TWLP) will also need to assess and update its land supply in order to meet these requirements. To inform this process the Council held two Call for Sites, where potential land was submitted for consideration. Inevitably, a much higher total figure of land was submitted compared to the Councils identified housing and employment development requirements. Therefore, these sites have been assessed in accordance with the Councils assessment methodology (a proposed methodology was published as part of the Issues & Options Stage) to ensure the shortlist of proposed allocations (at Regulation 19 Stage) are sustainable and deliverable.

1.2 This Technical Paper provides details of the site assessment process applied by the Council when selecting sites for proposed allocations as part of the review of the TWLP. Although primarily a housing and employment site selection process, where appropriate, the suitability of other land uses was also considered.

1.3 The paper details the process of the site assessment, including:

- A summary of the Strategic Housing and Employment Land Availability Assessment (SHELAA) process;
- The site assessment methodology applied by the Council for accepting or rejecting sites as allocations;
- An overview of the results of the Integrated Appraisal (Sustainability Appraisal);
- How the Council have treated and selected broad areas for growth and the potential/proposed Sustainable Urban Extensions (SUEs) within these;
- How the Council have assessed the potential to allocate sites for a number of different uses where the promoter has indicated the intention to be considered for such;
- A summary of how each of the sites submitted through the Call for Sites process performed and the recommendations on whether they proceed as preferred site allocations

1.4 The wider Local Plan review will inform the requirements for, and supply of, further development land across the borough.

2 Site Assessment Overview

2.1 Process

2.1 The Council held two Call for Sites, one in 2020/21 and the other in 2022. The sites submitted by landowners and promoters in the Call for Sites process helped to identify the broad availability of land within the Borough. In order to assess these sites, the Council proposed a 7 stage methodology, whereby the audit trail of the assessment of each individual site would be clear and robust. At each stage of the process unsuitable sites would be removed, with the exception of stages 3 (Integrated Appraisal) and 4 (flood risk sequential and exception test) which would inform the wider technical assessment in stage 5.

2.2 The Council consulted on the proposed site assessment methodology through the Local Plan Issues & Options consultation. A number of comments were made on the process and as a result the Council reviewed the proposed process and made some minor amendments in order to improve the robustness of the process and the outcomes it will deliver. The key changes and rationale are set out in table 1 below.

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Table 1: Amendments / clarifications / changes to site assessment process

Amendment/clarification /change	Rationale
Re-ordering site assessment stages	The 'preferred growth and development principles' stage has been moved from stage 3 in the process to stage 6. This is to ensure that the Council maintains a sufficiently flexible approach to sites coming forward in Telford, Newport and the rural area. The re-ordering allows the Council to ensure that site constraints and technical issues have been addressed prior to applying the development strategy phase.
Clarification of how proposed uses including minerals, renewable energy, employment land as well as broad areas for growth will be assessed.	Further clarification has been provided on how proposed uses will be assessed and how the Council will treat broad areas for growth through the assessment process.
Additional hard constraints - EA recommended former/historic landfill sites and Source Protection Zones be added as hard constraints.	Advice of statutory bodies – former/historic landfills and source protection zones to be added as hard constraints.
Clarification of why the site assessment methodology will have regard to the preferred growth strategy (if it will) and how they will be scored against the growth strategy.	Following assessment of site specific issues such as hard and soft constraints to development the Council will assess sites against the emerging strategy for the distribution of growth between Telford, Newport and the rural area. A rigid scoring system is not proposed, planning judgement and evidence available from earlier stages will inform this stage in the process.
Clarify at which stage further information from promoter will be considered	Additional information provided by site promoters will be considered during the technical assessment at stage 5.
Clarify that the methodology can be equally applied to housing and employment sites in urban and rural areas.	The methodology looks at many site specific issues regardless of preferred uses. The Council will take into account proposed uses and where necessary to ensure needs, such employment land, can be met will consider sites that might be appropriate for such uses and will enter into discussions with site promoters on that basis.

2.2 Stages

2.3 Therefore, the finalised key stages of the site assessment methodology are illustrated on Figure 1 below. Further detail on each of these stages is provided later in the document.

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Figure 1: Summary of Site Assessment Stages



2.3 Broad areas for growth / SUEs

2.4 The Council received a number of Call for Site submissions on the edge of the built up area of Telford. Five potential broad areas of growth were identified where there was groupings of such submissions. The Council wrote out to the landowners and promoters in each of these areas to establish if they would also like to be assessed for their suitability as a potential Sustainable Urban Extension (SUE) in addition to the assessment of their individual site.

2.5 Following this initial letter, representatives within each broad area of growth submitted red line boundaries of potential SUE submissions for the Council to assess.

2.6 The assessment of broad areas for growth has been 'twin tracked' with the site assessment process so sites included in broad areas have been assessed individually as well as collectively (as part of a potential SUE) for completeness. The broad areas for growth have in addition been assessed against the policy proposals for SUE sites (contained in the Draft Plan document) which covers the infrastructure they would be required to provide as a minimum. Where evidence from site promoters has been available this has been used alongside the Council's own evidence base and planning judgement.

2.7 In correspondence with representatives of the potential SUEs to be assessed, the Council made it clear that engagement in the SUE assessment process did not imply inclusion of their site in the Local Plan and should a site be discounted as an SUE option or not included within one, the site would still be assessed individually on its own merits.

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2.4 Employment sites

2.8 A key driver for the review is to maintain a supply of employment land. When allocating employment sites, it is important to differentiate how a site might be more suitable for employment than for housing. Additional evidence through the Economic and Housing Development Needs Assessment (EHDNA) will incorporate local market analysis and information on key growth sectors of the economy, the study will translate this information into broad employment land use requirements. Factors that will help determine whether a site is suitable for employment include:

- Site-specific characteristics such as topography and shape;
- Proximity and likely access to principal and strategic highways;
- Proximity to other similar employment uses; and
- Any existing policy designations such as Strategic Employment Areas or Town Centres (subject to the Local Plan Review).

2.9 The Council also recognise that some submissions for other uses, such as housing, may make a more suitable contribution to the borough's employment land requirements. Where this is identified the Council will work with developers to justify proposals on the basis of delivering new employment land.

2.10 The Council have used gross site area for the purpose of assessing sites against its employment land requirement.

2.5 Other sites

Renewable Energy Sites

2.11 Telford & Wrekin Council are taking a positive approach to encouraging and facilitating renewable energy in the borough and as such requested submission of land that could potentially be allocated for renewable energy schemes.

2.12 Where sites have been submitted for renewable energy schemes, and owners / site promoters wish to take a scheme forward, sites will be assessed based on the site assessment process and the following additional evidence:

- Proximity of the site to existing electricity supply infrastructure;
- Potential impact to landscape, visual amenity, best and most versatile agricultural land; and
- Developer aspirations for the site including intended scheme and deliverability timescales.

Mineral Sites

2.13 Where a minerals proposals have been received these have been assessed based on the following additional evidence:

- The most up to date Local Area Aggregates Assessment available;
- The proposed market for the minerals;
- The proposed restoration scheme for the site; and
- Any regional requests to meet cross boundary demand for mineral supplies.

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2.14 *Mixed use development sites (inc. a mix of employment, commercial, housing and main town centre uses etc.)*

2.15 Where sites have been put forward for a mix of uses, in addition to the site assessment process, they have been considered based on the principles of size and location. This includes for example;

- Where sites have been identified as part of a broad area for growth and could work together to form a resulting Sustainable Urban Extension.
- Where sites are in locations that may justify some flexibility in the uses, this includes for example sites within Telford Town Centre that could deliver residential led mixed use development.

Gypsy and Traveller sites

2.16 Where sites are put forward for Gypsy and Traveller accommodation, in addition to the assessment process, the Council will welcome proposals that can demonstrate they are likely to come forward as intended and they contribute positively towards meeting the identified needs of the Gypsy and Traveller community as evidenced by the Gypsy & Traveller Accommodation Assessment.

3 Site Assessment Methodology

3.1 Sites allocated through the Local Plan are distinct from planning applications. A site allocation has been deemed by the Council to be the most appropriate use for a site, establishing the principle of development for a particular use and/or type of development (Housing or employment for example), subject to consideration of technical matters through a planning application. Similarly, if an area of land is not allocated through the Local Plan this does not prevent a future planning application coming forward.

3.2 It is important the site assessment process, in conjunction with accompanying Integrated Appraisal adheres to the principles as laid out in the NPPF. Paragraph 67 of the NPPF states strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing (and/or employment) land availability assessment (SHELAA). From the SHELAA, the Council's planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.

3.3 The Council have used the following methodology for determining indicative site yields to help inform the site assessment process:

- All sites are measured according to submitted plans and site areas are recorded in hectares.
- Where the site area submitted by the developer differs from that of the submitted site plan the submitted site plan area as measured in the Councils GIS system will be used for consistency.
- Site yields have been calculating using the Telford & Wrekin Density and Net Site Area Study (2023) as a starting point.

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Table 2: Net developable area

Site size	Lowest net developable area	Highest net developable area
Sites under 1ha	95%	100%
Sites between 1 and 2ha	75%	95%
Sites over 2ha	50%	75%

Table 3: Site densities

Area	Dwellings per hectare
Newport	45 – 55
Telford (under 4ha)	35 – 45
Telford (Over 4ha)	30 – 40
Telford Town Centre	45 – 75
Rural Area	30

- Site yields may be subject to further refinement as the review progresses based on further evidence and / or emerging policy requirements.
- Site yields used at the Regulation 18 stage are from; 1) yields estimated by the Council or 2) where provided yields from the site promoters.

3.1 Stage 1: Call for Sites & Strategic Housing & Land Availability Assessment (SHELAA)

Key points:

- **Stage 1 was the initial identification of sites to be assessed**
- **Sites above 5 dwellings or 0.25ha taken forward**
- **Sites below size threshold removed/not taken forward**
- **9 sites removed at this stage, site reference ID's - 322, 341, 342, 357, 358, 368, 423, 443 and 471**

3.4 The identification of potential sites:

- Firstly, from the Call for Sites, all sites submitted from landowners and developers go forward for consideration. Some sites may progress to planning permissions through the evolution of the plan preparation so site numbers and status will also evolve. Site submissions below 0.25 ha or capable of accommodating only 5 or fewer dwellings are unlikely to be considered for inclusion in the local plan, unless there is potential for allocation as part of a larger site. Such small sites can still be considered through the planning application process as '*windfall development*'.
- The majority of sites in the SHELAA are from the Call for Sites, however sites from other sources may also be identified for consideration. For example, from the brownfield register, planning permissions not yet started/stalled or permissions now expired. Where these sites

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have been identified, they will be subject to the same initial criteria as written above under 'a)' to continue within the site assessment process.

3.5 The Call for Sites process provided an opportunity for landowners and developers to formally submit their sites to the Council for consideration as a potential site allocation. The Call for Sites process started on 4 February 2020 and was extended until 8 January 2021 as a result of the Covid-19 pandemic and the recognition that many organisations wishing to submit sites may have had staff on furlough during that period. The Council received 166 sites in total through the first call.

3.6 Following a period where the Local Plan Review was paused in light of forthcoming national planning changes⁽¹⁾, the Call for Sites was reopened between 4 July and 28 October 2022 with an additional 32 sites submitted for consideration.

3.7 The Council reserved the right to consider sites submitted following the closure of the Call for Sites process. Sites were assessed by applying the site assessment methodology, as per any other site submissions. Please note sites may be submitted more than once, for example from different developers or on its own and also part of a larger strategic site. Where possible the Council sought to establish who was permitted to promote the site where there were duplicate submissions of the same or overlapping site location plan.

3.8 All sites submitted in the Call for Sites were assessed for their suitability as a potential allocation in the Local Plan Review, and for the purposes of the SHELAA in accordance with the SHELAA methodology. Therefore, the outcomes of the two assessments for the same submitted site may be different.

SHELAA summary

3.9 Telford & Wrekin Council is required to have a clear understanding of the land available in its area. The strategic housing and economic land availability assessment (SHELAA) is a technical assessment which identifies a future supply and mix of suitable, available and achievable sites for housing and economic development uses

3.10 The SHELAA provides information on the range of sites that could potentially meet the Council's housing and employment land requirements, but it does not allocate land for development. The inclusion of a site in the SHELAA does not imply that the Council would necessarily grant planning permission or preclude other uses from coming forward; nor does the exclusion of a site mean that development may not come forward in the future.

3.11 In order to identify land to accommodate future growth, the Local Plan Review will consider a variety of sites including those put forward through the Call for Sites and SHELAA processes to determine whether they are; 1) suitable, 2) available and 3) achievable. Sites that meet this criteria will progress through the site assessment methodology, testing the sites against assessment criteria including development constraints, strategic objectives and planning judgement.

3.12 Other than sites that didn't meet the size threshold all other sites submitted to the Council as part of the call for sites have been taken forward for assessment.

1 Planning for the Future, White Paper – August 2020

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3.13 A details of the SHELAA are available as part of the Local Plan review evidence base⁽²⁾.

3.2 Stage 2: Initial assessment of hard constraints

Key points:

- **Desktop assessment of hard constraints using GIS**
- **The Council will protect hard constraints present within a submitted site from development**
- **1 site was removed at this stage, site reference ID - 311**

3.14 An evidence based approach is important when it comes to identifying the most appropriate sites for development uses to be allocated in the Local Plan. Sites will be subject to assessment of any constraints present, providing a view of suitable sites for development. Constraints include environmental or heritage designations which can impact on the level or type of development occurring. These constraints are split into two categories:

1. **Hard constraints**, where sites will be deemed unsuitable for development if wholly or significantly within; and
2. **Soft constraints**, where development would be possible with appropriate mitigation.

3.15 This stage identified sites considered unsuitable due to site being wholly or significantly within hard constraints, i.e. where development on the remaining developable area would not be considered justifiable. Hard constraints identified within the borough include:

- Sites of Special Scientific Interest (SSSI)
- Local Nature Reserves (LNR)
- Historic Parks & Gardens
- Ancient Woodland/Ancient Trees
- Scheduled Monuments
- Flood Zone 3
- Areas of Outstanding Natural Beauty
- Local Sites (Wildlife or Geological)
- Former and historic landfills
- Source Protection Zones

3.16 Where development on submitted sites is clearly not achievable due to the presence of hard constraints, they will be filtered out at this stage of the site assessment process. The totality of soft constraints present on the site will be considered further, later in the process and total site areas will be reduced to exclude highly constrained areas of the site, or whether adverse impacts can be partially or substantially mitigated. Examples of mitigation measures could include the use of sustainable urban drainage systems and landscape design to minimise and manage flood risk, enhancing heritage assets, tackling heritage at risk and enhancing nearby or providing new public open space where an existing open space may be impacted by development.

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3.17 Planning judgement will be applied to candidate sites that have a significant area of coverage by a hard constraint, but not wholly covered. For example, the land coverage or presence of the hard constraint negates the feasibility of site access, or the remaining developable area would result in a number of homes lower than the small sites threshold of 5+.

3.3 Stage 3: Integrated assessment

Key points:

- **Matters of site accessibility and sustainability given a Red, Amber, Green (RAG) rating**
- **No sites removed at this stage as it informs the wider technical assessment in stage 5**

3.18 Sites progressing to this stage were appraised against the Sustainability Appraisal objectives. Significant positive or negative effects, as well as cumulative effects were identified and rated via a RAG style system.

3.19 The Integrated Appraisal was produced by AECOM, appointed by the Council to appraise the Local Plan Review process. Sites were assessed at a high desktop level, which provided some baseline information for each site in regards to their likely impacts, accessibility and sustainability which can be used further, later in the site assessment process.

3.20 Sites have been assessed with regards to soft constraints and the distance/accessibility to local services and facilities done through score thresholds set against sustainability appraisal criteria and objectives.

3.21 Soft constraints include but are not exclusive to:

- Tree Preservation Orders (TPOs)
- Public Open Space
- Mineral Safeguarding Areas
- Conservation Areas
- World Heritage Site
- Locally Listed Buildings
- Other non-designated heritage assets
- Flood Zone 2
- Strategic Landscapes (for housing, hard for employment)
- Green Network
- Grade I or II Listed Buildings

3.22 A copy of the Integrated Appraisal is available as part of the evidence base documents for the Draft Local Plan.

3.4 Stage 4: Flood Risk - Sequential test and exceptions test

Key points:

- **Ranking of sites on the basis of flood risk from all sources**

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- **Sites identified as high risk will be required to pass the exceptions test to be taken forward as an allocation in the final Regulation 19 version of the plan.**
- **No sites were removed at this stage.**

3.23 Sites ranked from low to high on flood risk (sites identified as wholly or significantly within flood zone 3b will have been ruled out at Stage 2). Rankings are based on findings from the Strategic Flood Risk Assessment (SFRA) Level 1, EA flood zone data and local knowledge. This enables a ranking based on the threat from all forms of flooding, rather than just flood zones.

3.24 More vulnerable sites (medium to high risk) requires pass of both parts of the Exception Test and site specific Flood Risk Assessment as set out in the NPPF, this will form the SFRA Level 2 which will be finalised as part of the evidence base in advance of the Regulation 19 version of the plan.

3.25 Priority allocation should be given to sites at the lowest risk of flooding, unless it is not possible to avoid the allocation of flood risk sites, in which case sites with a higher risk of flooding may be considered subject to meeting both parts of the exceptions test.

3.26 The findings of the sequential test are available as part of the evidence base documents for the Draft Local Plan.

3.5 Stage 5: Technical assessment stage

Key points:

- **All sites have had a high level comment provided by Council officers from a range of disciplines (highways, drainage, ecology, schools etc.)**
- **Builds upon stage 3, there is some crossover but sites are looked at in more detail**
- **55 sites removed at this stage, site reference ID's – 112, 128, 129, 188, 198, 225, 228, 233, 241, 279, 313, 317, 323, 325, 329, 343, 344, 347, 348, 359, 360, 361, 363, 365, 369, 371, 376, 389, 397, 401, 410, 419, 429, 435, 436, 442, 448, 464, 482, 484, 487, 518, 605, 606, 607, 616, 620, 636, 657, 677, 680, 681, 694, 697 and 700.**

3.27 Following assessment of soft constraints in Stage 3, remaining sites have been assessed in further detail using available evidence base and comments from technical officers based on their expertise and local knowledge of the sites (including site visits). Officers from a range of disciplines have provided comment on each site regarding constraints specific to their area of expertise. The totality of soft constraints present on sites in addition to information provided through the available evidence base and officer comments has informed the sites taken forward for consultation at the Regulation 18 Draft Plan stage.

3.28 Sites will be assessed against the following evidence base:

- Landscape and Visual Impact Study,
- Ecology and biodiversity evidence, through surveys and Ecology officer comment
- Heritage evidence – proximity to heritage assets and heritage officer assessment of impacts and setting
- Infrastructure delivery planning
- Service provision – e.g. schools, local and district centres
- Highways Development Control advice on site access and accessibility from Council officers

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- Flood risk and drainage comments from Council officer
- Geotechnical comments from Council officer
- Drainage and flood risk comments from Council officer
- Flood risk comments from Severn Trent Water

3.29 This stage will also have regard to technical evidence and information provided by site promoters.

3.6 Stage 6: Preferred growth strategy

Key points:

- **Filters out sites not fitting with the preferred growth strategy in the Local Plan**
- **27 sites removed at this stage, site reference ID's – 131, 132, 139, 157, 196, 199, 201, 262, 281, 283, 319, 394, 425, 456, 491, 492, 493, 494, 495, 496, 519, 520, 521, 522, 529, 615 and 619.**

3.30 Sites will be screened against the preferred Local Plan growth strategy. Housing and employment sites would not progress if they clearly do not fit with the preferred development strategy, minerals and possible other submitted typologies will be subject to a different process due to the nature of the use. The Council consulted on growth strategy options as part of the Issues & Options consultation document.

3.31 At the Issues & Options stage the Council consulted on a set of principles for; corridors and networks and centres and regeneration. Due to the complexity of assessing sites against each principle and in view of the need for a clear assessment of the Council development strategy these principles have not been used as a component of the site allocations process.

3.32 The growth strategy used to inform the assessment of sites includes:

1. Whether a site is within or adjacent to the urban areas of Telford or Newport
2. Whether a site, that is not necessarily directly adjacent to the urban area of Telford, could be considered as part of a broader set of sites that are adjacent to Telford.
3. Whether the site is within or adjacent to the built form of a key rural settlement – these are set out in the draft Local Plan document.

3.7 Stage 7: Overall conclusion and decisions on allocations and rejections

3.33 Key points:

- **Justification for overall decision on whether a site is removed or progresses to consultation at Regulation 18 draft Local Plan stage.**
- **24 sites removed at this stage:**
 - **9 sites that have secured planning permission since the start of the process, site reference ID's – 127, 224, 298, 300, 330, 416, 497, 602 and 648.**
 - **8 sites that were submitted as duplicates / superseded sites, site reference ID's – 469, 478, 524, 603, 625, 627, 686 and 690.**

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- **3 sites that have proposed uses that the Council are not proposing allocations for, site reference ID's – 194, 380 and 454.**
- **4 sites that have existing valued community uses, site reference ID's – 270, 338, 340 and 345.**
- **82 sites proposed as allocations – of those 18 are sites contained within the 3x proposed SUE sites and 64 are individual housing, employment and mixed use sites, site reference ID's are shown in table 4 below.**

3.34 Where a decision has been reached on a site at this stage of the process, following the application of planning judgement, it will either be justified as a proposed site allocation for the purposes of the Regulation 18 draft Local Plan consultation, or rejected with clear reasoning for the decision.

3.35 In reaching overall conclusions on sites the Council will set out:

- The rationale as to why a site has been selected, as proposed allocation, or rejected.
- The proposed use that the site will deliver.
- The indicative levels of development on the site at Regulation 18 stage.

3.36 Proposed site allocations will be consulted on at the Regulation 18 – draft Local Plan stage. The proposed sites have been assessed on the best available information at the time of consultation.

3.37 It should be noted that at the Regulation 18 stage the Council have assessed submitted sites and removed sites at various points in the assessment process (for example, if they failed to meet the size criteria). As this is a consultation on the draft Local Plan and proposed site allocations, prior to Regulation 19 version of the plan, the Council will need to consider;

1. Representations made as part of the consultation process from the public and stakeholders;
2. Representations from the development community;
3. Any further evidence base information including, but not limited to, strategic traffic and drainage studies; and
4. Further input from infrastructure providers.

3.38 The Council will use the above sources of information to finalise the sites that will be taken forward as part of the Regulation 19 (submission) version of the plan. It will also refine and finalise site assessment forms including:

- Reasons for assessment or rejection of a site at Regulation 19 stage
- Where site boundary changes have been proposed
- The final indicative housing yields
- Any site guidelines such as onsite infrastructure provision

3.39 The Council reserves the right to reconsider sites should new information become available. It also reserves the right to consider sites that may be presented to it for consideration as part of the Draft Plan consultation. Where 'late' submissions are received these will be given due and proportionate consideration.

3.40 For ease submissions that have secured planning permission or were duplicates / or superseded submissions have been recorded as being removed from the process at stage 7.

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3.41 Sites have been assessed at each stage and in some instances may not pass multiple stages, for example the site may have technical constraints and not meet the Councils growth strategy. For ease the first stage a site has not passed has been recorded as the stage it has been removed from the process.

Table 4: Summary of sites removed at stages of the site assessment process

Stage	No of sites removed	Site reference ID numbers
Stage 1	9	322, 341, 342, 357, 358, 368, 423, 443 and 471
Stage 2	1	311
Stage 3	0	n/a
Stage 4	0	n/a
Stage 5	55	112, 128, 129, 188, 198, 225, 228, 233, 241, 279, 313, 317, 323, 325, 329, 343, 344, 347, 348, 359, 360, 361, 363, 365, 369, 371, 376, 389, 397, 401, 410, 419, 429, 435, 436, 442, 448, 464, 482, 484, 487, 518, 605, 606, 607, 616, 620, 636, 657, 677, 680, 681, 694, 697 and 700.
Stage 6	27	131, 132, 139, 157, 196, 199, 201, 262, 281, 283, 319, 394, 425, 456, 491, 492, 493, 494, 495, 496, 519, 520, 521, 522, 529, 615 and 619.
Stage 7	24	127, 194, 224, 270 298, 300, 330, 338, 340, 345, 380, 416, 454, 469, 478, 497, 524, 602, 603, 625, 627, 648, 686 and 690.
Total	116	

Table 5: Summary of sites proposed for consultation at Regulation 18 – draft Local Plan stage

Site type	Number of sites	Site reference ID numbers
Housing	42	130, 171, 187, 197, 200, 202, 220, 245, 251, 269, 274, 302, 320, 324, 326, 327, 328, 334, 337, 339, 349, 378, 411, 412, 413, 422, 424, 445, 449, 450, 459, 463, 472, 483, 601, 647, 665, 685, 689, 695, 696 and 699
Mixed use	8	301, 303, 499, 513, 514, 515, 516 and 630
Sustainable Urban Extension	18	
Land North West of Bratton	2	408 and 675

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Site type	Number of sites	Site reference ID numbers
Land North of A442 Wheat Leasowes	7	126, 210, 277, 405, 414, 604 and 656
Land North East of Muxton	9	237, 257, 292, 293, 299, 321, 421, 428, and 488
Employment	14	263, 287, 350, 352, 356, 362, 364, 398, 399, 450, 462, 473, 498 and 525

3.42 The assessment of each submitted site has been recorded on a site assessment form and an example of this can be found in Annex A.

3.43 Annex B contains maps illustrating at what stage a site was removed from the process.

Next steps

3.44 Following the Regulation 18 Draft Plan consultation the Council will:

- Review all duly made representations it has received during the Regulation 18 consultation.
- Commission and release any further evidence base required in advance of the Regulation 19 Stage – including, for example, strategic highways modelling and water cycle phase 2.
- Determine which sites to be taken forward in the final Regulation 19 version of the plan for a further round of consultation, prior to submission to the Planning Inspectorate.
- Determine final site yields based on consultation representations, further detailed site assessment and where required consultation with the site promoter.
- Determine whether sites to be included in the Regulation 19 version of the plan are taken forward in whole or, where required in part (i.e. a reduced site area).

4 Annex A: Site assessment form - example

Annex A

Call for Site ID	
Site Address	
Parish	
Site Area (ha - rounded)	
Greenfield/Brownfield	
Proposed use	
Site Description	

Site Plan

N.B. Aerial photography and site visit photos are included in appendix 1

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Site assessment

Stage 1 – Sites above 0.25ha or capable of accommodating greater than 5 dwellings taken forward

Above threshold site carried forward

Unsure, site carried forward

Site below threshold, does not require further assessment

Stage 2 – Initial assessment of hard constraints

No hard constraint

Less than 75% within hard constraint or on boundary

Site entirely or 75% or greater within hard constraint, does not require further assessment

Stage 3 - Integrated Assessment Site Appraisal

Biodiversity

Trees and hedgerows

Air quality

Pre-1998 Grade 1, 2 or 3 overlap (ha)

Post 1988 - Grade 1, 2 or 3a overlap

Efficient Use of Land

Minerals

Landscape sensitivity

Visual sensitivity

Historic environment

Flood Risk (FZ2)

Flood Risk (FZ3)

Flood Risk (SWFR)

Access to GP

Access to green space

Potential loss or provision of onsite

Access to sports and recreation

Potential amenity issues

Site Assessment Technical Paper

Access to jobs/employees	
Loss of employment land	
Access to active travel network	
Access to bus stop/service	
Access to railway station	
Access to strategic road network	
Access to local centre	
Access to primary school	
Comment:	

Stage 5 – Technical Assessment		
Highways –		
Heritage –		
Ecology –		
Drainage –		
Education infrastructure –		
Overall favourable	Recognised issues or further evidence required but not unsuitable	Not suitable

Stage 6 – Preferred growth strategy		
Favourable site	Unsure	Not fitting with strategy and/or principles

Stage 7 – Overall conclusions & decisions on site allocations & rejections
<p>Strategic Planning Team – Initial Officer Commentary</p> <p><i>Initial comment on the site arising from assessment process</i></p> <p>Status at Regulation 18</p> <p><i>Where the site is taken forward for consultation</i></p>

Site Assessment Technical Paper

Status at Regulation 19

Confirmation of final site status following regulation 18 stage

Estimated development capacity	
Likely timeframe for development (0-5/6-1-/11-15/15+ years)	
Other comments	

Appendix 1 - Site photos

TWC licenced aerial photography 2016/2017

5 Annex B: Site Assessment Summary Table

Site Assessment Technical Paper

6 Annex C: Maps

6.1 Due to the download size of the maps, for ease of use these have been attached separately. The maps are detailed as follows:

- Site Assessment Process Stage 1;
- Site Assessment Process Stage 2;
- Site Assessment Process Stage 5;
- Site Assessment Process Stage 6; and
- Site Assessment Process Stage 7.