

Housing Sites Methodology

November 2022

1. Introduction

- 1.1 National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify a sufficient supply of homes through a range of options in order to meet the locally identified housing need.
- 1.2 This paper explains how the city council has identified its local plan housing target and supply including housing sites to meet the overall need in the city. This paper is a part of the evidence base supporting the draft plan and will be consulted for Reg 19 alongside the plan.
- 1.3 Local plans are required to comply with the NPPF (updated 2021) which requires the calculation of the local housing need based on the standard methodology as prescribed in the Planning Practice Guidance. The guidance also requires the 20 major cities including Leicester to apply the 35% urban uplift introduced by the Government in December 2020.
- 1.4 NPPF requires local plans to identify broad locations and allocations to meet the objectively assessed needs over the plan period. Strategic policies are required to provide sufficient land at a sufficient rate to deliver the strategic priorities of the area.
- 1.5 This Paper focuses on the work undertaken on the capacity of Leicester to deliver housing growth during the 2020-2036 covered by the draft plan. This is a 16 year plan.

2. Background

- 2.1 The overall housing need for Leicester is 2,464 dwellings per annum (39,424 homes for the 16 year plan period (2020-36)). This includes the 35% major cities and urban centres uplift announced by the Government in 2020. Leicester & Leicestershire authorities have been working together since 2017 and before to address the housing and employment needs within the Housing Market Area (HMA) and the Functional Employment Market Area (FEMA). A Statement of Common Ground (SoCG) has been agreed between partners to distribute the unmet need from Leicester to neighbouring areas within the HMA. This SoCG has been informed by Leicester & Leicestershire wide evidence on the Housing and Economic Needs Assessment (HENA) and the Sustainability Appraisal (SA) informing the distribution up to 2036. The SoCG forms key evidence supporting the Leicester Local Plan.

2.2 The SoCG has been an iterative document which was based upon the Council’s housing supply consulted at Reg 18. However, the sites were revised and reassessed and housing supply was updated as part of Reg 19 work for the Local Plan as explained further in this paper.

3. Local Plan Housing Requirement

3.1 As mentioned above, the overall need for Leicester as calculated by the standard methodology using the 2014 projections, latest affordability ratio published in 2022, and the 35% uplift is 2,464 dwellings per annum (39,424 dwellings over the plan period).

3.2 However due to being a constrained authority, the overall identified housing need cannot be met within the city council area. The draft housing supply identified through the local plan work has identified an anticipated supply of about 23,010 homes including the completions since the start of the plan period (2020-22). Considering lapses and any non-delivery of sites, the Council has considered a realistic (achievable) housing target of 20,730 (c. 1,296 dwellings per annum) for the local plan which allows a buffer of about 2,280 homes (11%). This leaves us with an unmet need of 18,694 homes over the plan period as shown in the table below.

Table 1: Local Plan housing target and buffer

Component	Dwellings
Housing Need 2020-36 (Standard Method 2021)	39,424 (2,464 dwellings per annum)
Anticipated supply (includes completions, commitments, windfall and local plan draft allocations)	23,010
Proposed plan target	20,730
Buffer (11%)	2,280
Unmet need	18,694
Local Plan Housing Target (2020-36)	20,730 dwellings c. 1,296 dwellings per annum

Note: Numbers have been rounded up.

4. Housing Supply

4.1 Table 2 below shows the sources of housing supply for the Submission Plan (Reg 19 consultation) version.

Table 2: Leicester City Sources of Housing Supply 2020-2036

	Source of supply	Dwellings
A.	Completions 2020-21	1,050
B.	Completions 2021-22	842
C.	Total completions 2020-22 (A + B)	1,892
D.	Commitments: detailed and outline permissions	9,410
E.	Windfall allowance	2,354 (214dpa for 11 years)
F.	Allocations identified in the plan (non-strategic)	1,230
G.	Allocations identified in the plan (strategic sites)	1,838
H.	Central Development Area	6,286
J.	Total anticipated supply within the city (D+E+F+G+H)	21,118
K.	Overall supply (anticipated supply + completions) (J+C)	21,118 + 1,892 = 23,010

4.2 Completions

4.2.1 Total completions for last two years (2020-22) has been 1,892 dwellings. These have been considered in the supply as already achieved since the start of the plan period (2020).

4.2.2 Housing delivery prior to the plan period can be seen in the council's Authority Monitoring Report (2022).

4.3 Commitments

4.3.1 The total supply from commitments is 9,410 dwellings across the city. This will be

updated next year to include the current monitoring year.

4.3.2 The commitments include the extant permissions in the city as on 31st March 2022. The commitments include committed dwellings derived from sites with full planning permission and those with outline permissions. Sites with full planning permissions have been considered deliverable as per the NPPF, while those with outline permissions have been considered to be achievable within 6-10 years of the plan period unless there is evidence that they can be brought ahead of that¹. The commitments also include the student homes and older people's homes².

4.4 Windfall

4.4.1 An allowance of 214 dwellings per annum is made for windfall development based on past delivery rates.

4.4.2 Table 3 below shows completions on small sites³ for the period 2015-2022. The average completions achieved for this period is 214 dwellings per annum which is also expected to be delivered at this rate going forward in the plan period.

Table 3: Leicester City Completions on Small Sites 2015-2022

Year	Number of Dwellings
2015/16	202
2016/17	214
2017/18	313
2018/19	236
2019/20	247
2020/21	183
2021/22	100
Total	1,495
Average	213.57 (214 dwellings)

¹ Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years (Annex 2, NPPF).

² Each self-contained older people's flat or student housing is counted as 1 dwelling. Communal accommodation for older people is counted on a ratio of 1.8 bedrooms = 1 dwelling; and 2.5 bedrooms for student housing.

³ Small sites here means those capable of accommodating fewer than 10 dwellings, and includes those delivered through the conversion/change of use of existing buildings as well as through new build

4.4.2 It must be noted that for housing delivery, the council would rely on commitments for the initial years of the plan period. Therefore delivery through windfall development has only been considered since year 6 of the plan period alongside the identified allocations. This brings the windfall allowance to a total of 2,354 dwellings over 11 years.

4.5 Allocations identified in the Plan (non-strategic)

4.5.1 The Local Plan proposes 53 non-strategic site allocations. Of these, 47 are proposed either solely for housing, or for a mix of uses that includes housing. The combined housing capacity of the non-strategic site allocations is estimated as **1,230** dwellings. Remaining sites are made up of employment, education, leisure and office allocations.

4.5.2 The approach applied to the estimation of housing capacity on individual sites is explained in the Sites Methodology document (Appendix 1) and the SHELAA 2022.

4.5.3 The non-strategic site allocations and sites methodology evidence base documents can be viewed via the council's consultation portal:

<https://consultations.leicester.gov.uk/planning/local-plan-documents>

4.5.4 As part of the local plan work, the council has since Reg 18 plan, reviewed the following as part of work to progress the Local Plan towards Reg 19 consultation:

- the densities used to estimate housing capacity – the capacities on non-strategic sites have been recalculated using the density assumptions of 35dph as opposed to 30dph which was used for Reg 18 sites assessment
- the deliverability of sites having regard to evidence of viability and any site-specific infrastructure and open space/ecology mitigation requirements;
- Reg 18 consultation responses;
- Stakeholders responses informing the suitability of the sites alongside any mitigations suggested;
- Sustainability Appraisal findings alongside any mitigations suggested;
- Any active planning permissions on the sites, and associated capacities;
- Any boundary amendments to existing sites;
- and the availability (and suitability) of any new sites that may come to light in the intervening period.

4.6 Local Plan Allocations – Strategic Sites

4.6.1 The Local Plan identifies five strategic development opportunities (made up from 8 individual sites). Of these, four strategic development opportunities (made up from 6 individual sites) are proposed either solely for housing or for a mix of uses that includes housing. The combined housing capacity of the strategic development opportunities is

estimated as **1,838** dwellings.

4.6.2 The approach applied to the estimation of housing capacity on individual sites is explained in the Sites Methodology document (Appendix 1).

4.6.3 The strategic site allocations and sites methodology evidence base documents can be viewed via the council's consultation portal:

<https://consultations.leicester.gov.uk/planning/local-plan-documents>

4.6.4 The council has reviewed the strategic site allocations as part of work to progress the Local Plan towards Reg 19 consultation. In addition to the matters for consideration listed under non-strategic sites (above), the council has considered evidence prepared by site promoters that demonstrates the deliverability and illustrates the masterplanning of these strategic opportunities.

4.7 Central Development Area (CDA)

4.7.1 The Local Plan proposes a new Central Development Area (CDA) designation, which formed part of Reg 18 plan in 2020. The housing capacity of the CDA over the plan period is estimated as **6,286** dwellings.

4.7.2 This has been based on the medium level growth option identified by the CDA Capacity Study 2022 commissioned by the council. The Study has taken into account the character areas and tall buildings work which was consulted on at reg 18 as well as other adopted and emerging policy both nationally and locally including the national model design code. The study along with the updated character areas and tall buildings work can be found on council's website alongside the rest of the local plan evidence.

4.7.3 It must be noted that the study also identifies a capacity for the CDA based on current planning permissions, however this has not been included in the total figure for the CDA capacity as this has already been considered as part of the commitments to avoid any double counting.

5. Housing Trajectory

- 5.1 Table 4 below shows the housing trajectory for the Local Plan period 2020-2036. It provides an initial balance of projected housing delivery for each year over the plan period relative to Leicester's annual housing need. The trajectory has been produced with the input from site promoters alongside professional judgement on deliverability of sites.
- 5.2 Commitments: Sites with full planning permission have been assessed as deliverable within the first five years while those with outline planning permission have been projected to come forward within years 6-11. This will be further revised as part of the next update.
- 5.3 Windfall: As noted in section 4.4, an allowance of 214 dwellings per annum is made for windfall development from year 6 of the plan for a period of 11 years.
- 5.4 Local Plan Allocations: The trajectory is founded on site promoters' input on individual sites alongside officers' judgment as to when a particular site will be expected to come forward.
- 5.5 Central Development Area: the deliverability of CDA sites has been assessed in five year tranches and, for the purposes of the Local Plan trajectory, the total for each five year tranche has been attributed in equal portions to each of the constituent years.
- 5.6 Officers have reviewed the initial (Reg 18) housing trajectory as part of work to progress the Local Plan towards Reg 19 consultation. Of particular relevance is the engagement with the development industry and site promoters as part of the Reg 19 local plan work, and evidence based on revised site assessments including any infrastructure or any other constraints.

Table 4: Housing Trajectory (2020-36)

	Completions	Completions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	
Housing supply components	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	Total
Completions	1050	842															1892
Commitments			3206	1769	811	101	150	531	574	528	720	720	150	150	0	0	9410
CDA			449	449	449	449	449	449	449	449	449	449	449	449	449	449	6286
Allocations			26	109	99	71	131	431	466	470	378	322	259	117	160	29	3068
Windfall						214	214	214	214	214	214	214	214	214	214	214	2354
Total supply	1050	842	3681	2327	1359	835	944	1625	1703	1661	1761	1705	1072	930	823	692	23010
Cumulative supply	1050	1892	5573	7900	9259	10094	11038	12663	14366	16027	17788	19493	20565	21495	22318	23010	
Overall Need	2464	2464	2464	2464	2464	2464	2464	2464	2464	2464	2464	2464	2464	2464	2464	2464	39424
Cumulative need	2464	4928	7392	9856	12320	14784	17248	19712	22176	24640	27104	29568	32032	34496	36960	39424	
Balance each year	-1414	-1622	1217	-137	-1105	-1629	-1520	-839	-761	-803	-703	-759	-1392	-1534	-1641	-1772	-16414
Cumulative balance	-1414	-3036	-1819	-1956	-3061	-4690	-6210	-7049	-7810	-8613	-9316	-10075	-11467	-13001	-14642	-16414	

APPENDIX 1: SITES METHODOLOGY FOR LEICESTER SUBMISSION (REG 19) LOCAL PLAN (2022)

Introduction

In 2017 the council undertook an ‘emerging options’ stage of consultation on a new Local Plan for the city. The consultation included a ‘Potential development sites’ document which listed sites that could be considered for development within the city. The list comprised council and privately owned sites of 0.5 hectares or more in size.

Alongside the 2017 ‘emerging options’ consultation, the council published a Sites Methodology document (“the Methodology document”) to set out how the council would proceed to consider sites for allocation as development sites in the new Local Plan. The document was revisited during 2018, in consultation with partner district and borough councils forming the Leicester & Leicestershire Housing Market Area (HMA), following the publication of the revised National Planning Policy Framework (NPPF).

This version of the Methodology document was published as part of the evidence base underpinning the consultation draft Local Plan (2020). The methodology document was further revisited to incorporate any further changes following Reg 18 consultation. The methodology provides a record of the process that has been followed to assess the suitability of the sites proposed for allocation in the Local Plan.

As with the original version, this version of the Methodology document is split into two parts:

Part 1: Site Assessment Methodology

This part explains how sites have been assessed for their suitability for potential inclusion in the Local Plan as allocations for development.

Part 2: Site Assessment Criteria

This part sets out the criteria that have been used to assess the suitability of sites for inclusion in the draft Local Plan.

Part 1: Site Assessment Methodology

The original version of the Methodology document identified five stages of assessment. These were:

- Stage 1: Initial site identification
- Stage 2: Suitability assessment including the stakeholders comments

- Stage 3: Accordance with spatial, strategic and sustainability objectives of the Local Plan
- Stage 4: Viability/deliverability including the stakeholders responses
- Stage 5: Allocations in the Local Plan

Stage 1: Initial site identification

Strategic Housing and Economic Land Availability Assessments (SHELAA) provide evidence of available land from which sites may be selected to meet an area's housing, employment and other development needs. In 2016 a Strategic Housing and Economic Land Availability Assessment Methodology Paper ("the SHELAA Paper") was agreed between the local planning authorities, including Leicester City Council, forming the Leicester & Leicestershire HMA. The SHELAA Paper was updated during 2019. Both the SHELAA Paper and national guidance are clear that a 'policy off' approach must be taken to the inclusion of sites in the SHELAA, meaning that existing Local Plan designations such as Green Wedge cannot be used as a reason to exclude sites from the Assessment. The threshold for including sites in the assessment is five or more dwellings for housing development and 0.25ha (or 500m² floorspace) for economic development. The SHELAA Paper goes on to set out how the capacity of sites should be estimated; this includes plot ratios for housing and employment development and, for Leicester, stipulates densities of at least 50 dwellings per hectare (dph) in the city centre and lower densities - from 30 and up to 50 dph – elsewhere in the city.

SHELAA Paper provides for the exclusion of a site (for initial suitability purposes) from the SHELAA only where the whole of the site is:

- within the functional floodplain (fluvial flood zone 3b);
- a scheduled ancient monument;
- an internationally or nationally designated site of biodiversity or geological interest; and/or
- a major hazardous facility as defined by the Health & Safety Executive.

The updated SHELAA (2022) can be accessed here:

<https://consultations.leicester.gov.uk/planning/local-plan-documents>

During the last couple years, council officers compiled an updated list of sites, using city's SHELAA (2017) as a starting point but removing those sites upon which development has been completed in the intervening period and adding the following sites:

- (a) with full and outline planning permission⁴ that either haven't commenced or that have commenced but where development had yet to be completed as of 31st March 2022;

⁴ For developments of five or more dwellings and sites greater than 0.25ha.

- (b) where the council has made a resolution to grant planning permission but permission has not formally been issued (usually because of outstanding work to prepare and complete a section 106 Planning Obligation);
- (c) submitted to the council as a result of the Reg 18 and the 'Call for Sites' consultations;
- (d) previously published in the council's 'Potential development sites' document that formed part of the 2017 emerging options Local Plan consultation and that remain available for development⁵; and
- (e) where there is a recently expired planning permission that, in the opinion of Council, could still come forward. For these sites the council has carried out a focused consultation with site owners to gauge the continued availability of these sites for development during the draft Local Plan period.

For sites included under (a), (b) and (e), the consented/agreed capacity has been used. For sites included under (c) and (d) capacity has been estimated in accordance with the HMA Paper methodology.

A number of potential sites for new schools were also assessed in the same SHELAA process, and were listed as available for education use only. The estimated pupil/student capacities from local educational need informed which sites were put forward, deemed available and initially suitable. This was carried out through discussions with the city council's Education service. A similar process applied for community and leisure sites.

The updated list comprised 418 available sites (including sites specific to needs such as employment, education and leisure uses). Of these, the following were not taken forward to Stage 2 for suitability assessment:

- 156 sites with planning permission⁶ (whether under construction or not), including some within the proposed Central Development Area;
- 21 other sites within the proposed Central Development Area⁷; and
- 1 site wholly within the functional floodplain (fluvial flood zone 3b).

As a result of these exclusions, a total of 240 sites were assessed for Reg 18 and then taken forward to Stage 2 for suitability assessment. A total of 84 sites were consulted as part of Reg 18. This was made up of 6 strategic sites (9 parcels of land) and 74 non-strategic sites.

For Reg 19 consultation plan, all of the Reg 18 sites were revisited and reassessed along with

⁵ Since the 2017 consultation the city council has given further consideration to its operational public open space requirements. As a result of this consideration, a number of the city's strategically important parks and all active allotment sites were withdrawn from the list of available sites. Cemetery sites were also withdrawn.

⁶ This is because sites with planning permission as at 31st March 2019 were, by definition, suitable and their contribution to housing supply is captured in the city council's commitments figures.

⁷ This is because these sites had been taken into account in the city council's assessment of the potential capacity of the Central Development Area proposed in the draft Local Plan (2020).

any new sites submitted through Reg 18 or through the 'Call for Sites' consultation. This included an assessment of site availability, which discounted some sites based on the latest availability or sites now being built out (e.g. some of the schools). Taking into account reassessment of availability and suitability of Reg 18 sites and initial assessment of new sites (put forward through the call for sites) resulted in a total of 6 strategic sites (made up of 9 parcels of land) and 74 non-strategic sites.

Stage 2: Suitability assessment

This stage involved the consideration of the suitability of sites for proposed allocation in the draft Local Plan. It comprised an assessment of the merits of each available site against criteria set out at Part 2 of the Methodology document.

Part 2 of the Methodology document includes indicators for rating the performance of each site against each criterion as: Red (site cannot comply with indicator); Amber (site could potentially comply with indicator); and Green (site complies with indicator). The exercise – which was informed by technical expertise from relevant service areas across the council and the professional judgement of planning officers - reveals the relative suitability of the available sites, but sites scoring 'Red' against one or more criteria were not automatically excluded from the appraisal process. An initial Red, Amber or Green (RAG) score, as an illustration of that site's performance against relevant Methodology criteria, is provided in site allocations documents accompanying the Plan.

Stage 3: Accordance with spatial, strategic and sustainability objectives of the Local Plan

It is important to note that the Stage 2 suitability assessment was used to help inform whether a site was selected for inclusion as a proposed allocation, but was not the sole determining factor.

Alongside the suitability assessment, a Sustainability Appraisal (SA) of over 300 sites has been carried out. The SA has scored each site's performance against a range of sustainability criteria. A Red, Amber or Clear/Green score has been given for each site to convey its overall performance against the individual criteria, and mitigation measures for potential adverse impacts have been identified. The outcome of the SA of the sites is documented in the Sustainability Appraisal Report, which is published alongside the Plan. The sites were initially assessed for the Reg 18 consultation and again in preparation for Reg 19 consultation.

The Red, Amber or Green score for each site is reproduced in the site allocations documents accompanying the Plan. It should be noted, however, that site selection has also had regard to the potential for adverse sustainability impacts to be mitigated and to the Plan's objectives.

Taking into account the findings of the suitability assessment, the SA, updated site information and the objectives of the Local Plan, the city council has identified (in addition to the proposed Central Development Area) a total of 58 potential development sites. These have been the subject of a 'Level 2' Strategic Flood Risk Assessment (SFRA) to apply the sequential and (where relevant) exception tests. This document was completed in 2020 and revised in July 2022 with updated flood risk allowances. All 58 sites have passed the sequential test and (where relevant) the Level 2 SFRA provides commentary in relation to the exception test. The up to date Level 2 SFRA is published alongside the Local Plan.

Stage 4: Viability/Deliverability

The Viability Assessment and an Infrastructure Assessment will form part of the evidence base underpinning the Local Plan. It should be noted that these are 'whole plan' assessments and do not set out viability or infrastructure requirements for individual sites.

As part of the sites assessment work, the council has contacted and engaged with the site owners to reaffirm availability and to ensure that the council has the fullest possible understanding of any other issues affecting deliverability of development on the sites, such as covenants, leases and other ownership constraints.

For the strategic site allocations, the city council will continue to work with site owners/promoters and partners to ensure viability of development proposed and to establish the mechanisms for securing the infrastructure needed to enable the development of these sites. This work has informed the Reg 19 plan site allocations as well as the relevant site-specific policies in the plan.

Stage 5: Allocations in the Local Plan

The council is now consulting on the site allocations proposed in the Local Plan. To view the Local Plan and to make representations about any of the proposed site allocations please visit our website.

Part 2: Site Assessment Criteria

Criteria	Site cannot comply with indicator	Site could potentially comply with indicator	Site complies with indicator
Flooding	Most or all of site (or the only access route) is within Flood Zone 3b (functional flood plain)	Most or all of site is within Flood Zone 3a or 2 (areas of decreasing flood risk)	Most or all of site is within Flood Zone 1 (area with very low flood risk)
Biodiversity/ geodiversity	The site is in or could impact upon Site of Special Scientific Interest Important bio-diversity on majority of site All site covered by TPO Some of the site is protected by TPO and mitigation difficult	The site is in or could impact upon a Local Wildlife Site, Local Nature Reserve or Regionally Important Geological Site Development would require the removal of trees protected with TPO TPO issues able to be mitigated Potential for bio-diversity implications – candidate wildlife site Bio-diversity issues identified but can be mitigated	The site is unlikely to affect sites or features of recognised biodiversity or geodiversity importance No bio-diversity issues on site or off site implications No TPOs affected

Criteria	Site cannot comply with indicator	Site could potentially comply with indicator	Site complies with indicator
<p>Heritage assets Heritage assets are defined in the NPPF as a building, monument, site, place or landscape identified as having a degree of significance because of its heritage interest. It includes designated heritage assets and assets identified by an LPA. Designated heritage assets include schedule ancient monuments, listed buildings, registered parks and gardens, and conservation areas.</p>	<p>Development of the site would lead to substantial harm to or total loss of significance of a designated heritage asset Mitigation not possible</p>	<p>Development of the site would lead to substantial harm to or loss of significance of a non-designated heritage asset, or may have the potential to affect a designated heritage asset however it is possible that this could be mitigated as part of the development (less than substantial harm) Heritage Asset and setting issue outside of site can be mitigated</p>	<p>Development of the site is unlikely to affect a designated or non-designated heritage asset, or may have the potential to affect a non-designated heritage asset however it is possible that this could be mitigated as part of the development No Heritage Asset / setting issues</p>
<p>Physical Constraints/ Topography</p>	<p>The site is too irregular/steep sloping etc. to safely accommodate development and/or there are other physical constraints such as pylon, gas mains, gas holders which would prevent development</p>	<p>There are physical or topographical constraints however it is possible that these could be mitigated as part of the development</p>	<p>There are no known physical or topographical constraints which would prevent the development of the site</p>

Criteria	Site cannot comply with indicator	Site could potentially comply with indicator	Site complies with indicator
Pollution/contamination	There are pollution and/or contamination constraints which would prevent the development of the site	There are pollution and/or contamination constraints however it is possible that these could be mitigated as part of the development	There are no known pollution and/or contamination constraints which would prevent the development of the site
Green Wedge Green wedges are extensive areas of predominantly open and green land that penetrate towards the City Centre from the edge of the City. They are identified in the 2014 Core Strategy.	Site lies in the Green Wedge parcel with a score of 3-4	Site lies in the Green Wedge parcel with a score between 2-3	Site not in a Green Wedge. Site lies in the Green Wedge parcel with a score between 1-2
Open Space Quantity Further background on open space is in the Open Space, Sport and Recreation Study (OSSR) 2017.	Development of the site would result in the loss of open space in a location already deficient in open space which cannot be mitigated against	Development of the site would result in the loss of open space in an area already deficient in open space. It is likely that this could be mitigated as part of the development through on site open space provision or enhancing nearby open spaces	Site not a designated open space Development of the site would result in the loss of open space in an area that has sufficient open space. Development of the site would not cause an undersupply of open space in the area

Criteria	Site cannot comply with indicator	Site could potentially comply with indicator	Site complies with indicator
Open Space Quality	Development of the site would cause a high quality or recently updated open space to be lost	Development of the site would cause part of a good quality or recently updated open space to be lost	Development of the site would not result in the loss of a good quality or recently updated open space to be lost
Impact on road network	The development would have an unacceptable impact on the road network	The development would have an unacceptable impact on the road network however it is possible that this could be mitigated as part of the development	The development would not have an unacceptable impact on the road network
Impact from and on neighbouring uses	The nature of existing neighbouring uses could prevent the development of the site or development could prejudice the existing use of neighbouring sites or their future development	Development of the site could be affected by neighbouring uses however it is possible that this could be mitigated as part of the development	Development of the site is unlikely to be affected by neighbouring uses

Criteria	Site cannot comply with indicator	Site could potentially comply with indicator	Site complies with indicator
Loss of employment or any other economic use?	Development of the site would lead to complete loss of an employment/ economic use	Development of the site would lead to partial loss of an employment/ economic use or employment / economic use is no longer required	Development of the site would not lead to a loss of employment / economic use or employment / economic use would be mostly retained
Minerals and waste	The site is a minerals safeguarding location which would prevent development of the site. Would affect a waste site	Use of a minerals site could take a form that could be easily extinguished to allow minerals extraction in the future	Not a minerals safeguarding site/or development of the site is not prevented by being a minerals safeguarding location. Would not affect a waste site
Access to site	Currently no direct vehicular and pedestrian access available, and cannot be overcome as part of development	There is no direct vehicular and pedestrian access to the site possible at present but this could be overcome as part of development	There is existing direct pedestrian and vehicular access
Previously Developed Land (PDL) Often referred to as 'Brownfield land'.	No part of site is on PDL	Most of the site is PDL	Whole of the site is PDL

Criteria	Site cannot comply with indicator	Site could potentially comply with indicator	Site complies with indicator
Loss of playing pitches Further background on playing pitches is in the Playing Pitch Strategy 2017.	Development of the site would result in the unacceptable loss of playing pitches and no alternative suitable provision could be provided	Development of the site would result in the loss of playing pitches however they could be replaced by an equivalent or better suitable provision	Development of the site would not result in the loss of playing pitches
Access to public transport (bus)	The site is more than 1200m walking distance from a regular bus route/stops	The site is within 400-1200 metres walking distance from a regular bus route/stops	The site is within 400 metres walking distance from a regular bus route/stops
Access to public transport (rail)	The site is more than 3000m walking distance from a rail station	The site is within 1500-3000 metres walking distance from a rail station	The site is within 1500 metres walking distance from a rail station
Access to local schools	Nearest primary school more than 1200m walking distance	Nearest primary school within 800-1200 metres walking distance	Nearest primary school within 800 metres walking distance
Access to Town Centres	Nearest centre more than 1200m walking distance	Nearest centre within 800-1200 metres walking distance	The site is within 800 metres walking distance of nearest centre
Access to Health	Nearest GP Surgery more than 1200m walking distance	Nearest GP Surgery within 800-1200 metres walking distance	The site is within 800 metres walking distance of nearest GP Surgery

Criteria	Site cannot comply with indicator	Site could potentially comply with indicator	Site complies with indicator
Access to Employment	Outside 5 kms of an employment site	Between 800 metres and 5kms of employment sites	Within 800 metres of employment sites
Open Space Accessibility	The site is more than 1200 metres walking distance of nearest open space	The site is within 800-1200 metres walking distance of nearest open space	The site is within 800 metres walking distance of nearest open space