

## LAA 2023 - Appendix 2

### Assessment Criteria

Criteria	Factor	Questions to consider in assessing site
<b>Suitability Assessment</b>		
Policy Restrictions	National policy constraints	Consideration against the National Planning Policy Framework.
	Local policy constraints	<p>Distance from nearest planning boundary?</p> <p>Distance from nearest amenities or services?</p> <p>Would development of the site result in the loss of an existing use?</p> <p>If the site is within the setting of the South Downs National Park can development be sensitively located and designed to avoid adverse impacts on the landscape, environment, wildlife and cultural heritage?</p> <p>Is the site within 7km of the Ashdown Forest?</p> <p>Are there any Neighbourhood Plan policies of relevance?</p> <p>What are the risks or potential vulnerabilities of the site to climate change over its lifetime?</p> <p>What, if any, potential is identified for the site in the Energy Opportunities Map?</p>
	Market attractiveness	Is there a demand for the type of development in this location?
	Contribution to regeneration priority areas	Is the site within a regeneration priority area?
	Current use/surrounding uses	Would the identified type of development be compatible with existing adjacent/nearby uses?

Criteria	Factor	Questions to consider in assessing site
	Environmental Constraints	<p>Are there any Tree Preservation Orders, protected hedgerows or woodland designations on the site?</p> <p>Are there any Scheduled Monuments, Registered Park and Garden, Listed Buildings or Conservation areas nearby, or is the site within an Archaeological Notification Area?</p> <p>If so, is there potential for harm to their significance?</p>
	Site typology	Is the site previously developed land?
Physical Site Issues	Highways infrastructure	Is there capacity in the surrounding highway network capable of supporting the identified type and amount of development?
	Site access	Is there appropriate existing access, or is creation of a new access possible?
	Contaminated land	Is there any known contamination?
	Topographical constraints	How will the topography of the site influence the intended development or density potential?
	Utilities	Are there existing utilities in close proximity?
	Flooding	Is the site at risk of flooding?
	Landscape Sensitivity	Can the intended use/density of use be accommodated in landscape terms?
	Biodiversity/ecological sensitivity	Are there known protected species, or priority habitats on site or nearby?
Locational Suitability of Residential Development	Public transport accessibility	<p>Is the site within walking distance of bus stops (up to 400m desirable and 800m maximum)? What are no. and frequency of services?</p> <p>Is the site within 15-20 minutes walking or cycling distance of a train station (approximately 1.6km).</p>
	Other sustainable transport opportunities	Does the site have pedestrian linkages or cycle path/network connections?

Criteria	Factor	Questions to consider in assessing site
	Access to local shops and services	Where, and what is, the nearest village centre? What services does it provide?  What local shops/services are available within a 15-20 minute walking/cycling route (approximately 1.6km)
	Residential amenity	Does the site adjoin existing residential uses?  Would the identified use be compatible with existing neighbouring uses?
Suitability Conclusion	Suitable	<ul style="list-style-type: none"> <li>The site offers a suitable location for development and there are no known constraints at the time of the assessment</li> </ul>
	Potentially Suitable	<ul style="list-style-type: none"> <li>The site offers a potentially suitable location for development however further information, investigation or work is required. Potential constraints should be highlighted in the assessment for clarity.</li> </ul>
	Unsuitable	<ul style="list-style-type: none"> <li>The site is not a suitable location for development</li> </ul>
<b>Availability Assessment</b>		
Ownership/use	Single/multiple ownership	Are there any known legal or ownership constraints?  Are there any ransom strips
	Indication of intention to develop received	Is there a house builder in place?
	Current use of the site	Are there any leaseholders/tenants requiring relocation?
Availability Conclusion	Available	<ul style="list-style-type: none"> <li>Landowner confirmed availability and there are no known legal or ownership issues</li> <li>Sites with planning permission (inc major development with detailed permission unless there is evidence otherwise)</li> </ul>

Criteria	Factor	Questions to consider in assessing site
	Potentially Available	<ul style="list-style-type: none"> <li>The land is in multiple ownership and may have assembly issues</li> <li>The land accommodates an existing use which would require relocation, for which arrangements are not in place</li> <li>The land is subject to legal issues, preventing the site being available in the short term</li> </ul>
	Not Available	<ul style="list-style-type: none"> <li>Landowner(s) have expressed an intention to not develop the site, or no contact with landowner</li> </ul>
<b>Achievability Assessment</b>		
Cost/delivery factors	Sales value	Are sales values/returns sufficient to cover costs of intended development?
	Abnormal costs	Are there additional costs in association with access or highway infrastructure, contamination, topography or land stability costs?
	Market factors	<p>Is there market demand for the intended use?</p> <p>What is the economic viability of the existing, proposed or alternative use?</p> <p>What is the land value of alternative uses?</p>
<b>Achievability Assessment</b>	Achievable	<ul style="list-style-type: none"> <li>The site appears to have a realistic prospect of achievability</li> </ul>
	Potentially Achievable	<ul style="list-style-type: none"> <li>The sites appears to be potentially achievable</li> </ul>
	Unlikely to be Achievable	<ul style="list-style-type: none"> <li>The site appears not to have a realistic prospect of achievability</li> </ul>

