

Assessment	Criteria	Measurement	Commentary Provided – Officer judgement	Core Strategy/National Policy
<u>STAGE 1:Subdivision of Widnes/Hale GB into site parcels</u>	Site should form one land use and exhibit a single character	Initial site parcel identified	N/A	Policy CS6:Green Belt
	Contain physical features – (existing built development)	Excluded from further stages of assessment	N/A	
<u>STAGE 2: (a) Assessment of parcels against constraints</u>				
Prohibitive Constraints	Sites entirely within flood risk zones 3a and 3b	Excluded from further assessment	N/A	Policy CS 23: Managing pollution and risk
	Sites entirely subject to unacceptable risk (Comah/Airport PSZ/PADHI)	Excluded from further assessment	N/A	Policy CS 23: Managing pollution and risk
	Site of Special Scientific Importance (SSSI)	Excluded from further assessment	N/A	Policy CS20: Natural and Historic Environment
	Ancient woodland	Excluded from further assessment	N/A	Policy CS20: Natural and Historic Environment
	Known contamination or remediation issues that would affect the deliverability of a site	Excluded from further assessment	Yes	Policy CS 23: Managing pollution and risk
	Sites of international Nature Conservation	Excluded from further assessment	N/A	Policy CS20: Natural and Historic Environment

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	importance (SPAs, SACs, Ramsar)			
	Land affected by Coastal Erosion	Excluded from further assessment	N/A	Policy CS20: Natural and Historic Environment
Restrictive/Limiting constraints that would not entirely prohibit new development and could be mitigated	Sites within flood risk zone 2	Yes/No	N/A	Policy CS 23: Managing pollution and risk
	Landscape Character Assessment:	Yes/No	Yes	Policy CS20: Natural and Historic Environment
	Local Wildlife Sites (LWS)	Yes/No	Yes	Policy CS20: Natural and Historic Environment
	Listed Building/ancient monuments	Yes/No	N/A	Policy CS20: Natural and Historic Environment
	Tree Preservation Orders (TPOs)	Yes/No	N/A	Policy CS20: Natural and Historic Environment
	Mineral safeguarding areas	Yes/No	N/A	Policy CS25: Minerals
	Regionally important geological sites (RIGs)	Yes/No	N/A	Policy CS20: Natural and Historic Environment
	Is the site located within or adjacent to an existing Air Quality Management Area (AQMA)?	Yes/No	Yes	Policy CS 23: Managing pollution and risk
	Known contamination or remediation issues that would not prevent deliverability	Yes/No	Yes	Policy CS 23: Managing pollution and risk

APPENDIX C

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<u>STAGE 2: (b)</u> <u>Sustainability/Deliverability</u> <u>Assessment of parcels</u>				
	Agricultural land Classification	Grade 1 - Score 1 Grade 2 - Score 3 Grade 3 - Score 5	N/A	Policy CS20: Natural and Historic Environment
	The parcel contains or is within 800m of publicly accessible open space. (Allotments and Community Gardens, Amenity Open Space, Natural and Semi-Natural open space, Outdoor Sports Facilities, Parks and Gardens, Provision for Children and Young People).	Yes – Score 5 No – Score 1	N/A	
	Is the site within 30 minute public transport journey time - GP Surgery Employment Site Local/Town Centre	Yes - Score 5 No - Score 1 Yes - Score 5 No - Score 1 Yes - Score 5 No - Score 1	N/A	Policy CS15: Sustainable Transport

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	Hospital Primary School Secondary School Further Education - College	Yes - Score 5 No - Score 1 Yes - Score 5 No - Score 1 Yes - Score 5 No - Score 1 Yes - Score 5 No - Score 1		
	Local Road Impact	Significant transport and/or accessibility problems envisaged with little or no scope for mitigation – Score 1 Some transport and/or accessibility problems envisaged that could be addressed by substantial mitigation which would be in the form of Developer Contributions secured through Planning Obligation agreements and/or off-site developer funded transport infrastructure-Score 3 No transport or accessibility problems evident from the information provided at the time	Yes	Policy CS15: Sustainable Transport

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		of appraisal/assessment – Score 5		
	Public rights of way	Multiple rights of way crossing the site – Score 1 Single right of way within the site – Score 3 Rights of way within 500m of the site – Score 5	N/A	Policy CS15: Sustainable Transport
	Does the site have any adverse gradients on it?	Yes – Score 1 No – Score 5	Yes	
	Compatibility with existing or planned adjoining uses	Poor – Score 1 Medium – Score 3 Good – Score 5	Yes	Policy CS23: Managing pollution and Risk
	Availability of Mains electricity	Poor – Score 1 Medium – Score 3 Good – Score 5	N/A	Policy CS7: Infrastructure Provision
	Availability of Mains Water	Poor – Score 1 Medium – Score 3 Good – Score 5	N/A	Policy CS7: Infrastructure Provision
	Availability of Mains Sewage System	Poor – Score 1 Medium – Score 3 Good – Score 5	N/A	Policy CS7: Infrastructure Provision
	Broadband availability	Poor – Score 1 Medium – Score 3 Good – Score 5	N/A	Policy CS7: Infrastructure Provision
	Land stability issues	Yes – Score 1 No – Score 5	N/A	
	Are there known land	Yes/No	Yes	

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	ownership issues that could prevent development of the site?																					
<u>STAGE 3: Assessment of parcels against the purposes of including land in the Green Belt</u>	See Appendix B		Yes	National Planning Policy Framework																		
					<table border="1"> <tr> <td data-bbox="981 740 1070 772">DPH</td> <td data-bbox="1070 740 1167 772"><0.4ha</td> <td data-bbox="1167 740 1263 772">0.4-2.0ha</td> <td data-bbox="1263 740 1359 772">2.0-5.0ha</td> <td data-bbox="1359 740 1438 772">>5ha</td> </tr> <tr> <td data-bbox="981 772 1070 804">Units</td> <td data-bbox="1070 772 1167 804"><10</td> <td data-bbox="1167 772 1263 804">10-50</td> <td data-bbox="1263 772 1359 804">50-125</td> <td data-bbox="1359 772 1438 804">125+</td> </tr> <tr> <td></td> <td data-bbox="1070 804 1167 836"><14</td> <td data-bbox="1167 804 1263 836">14-70</td> <td data-bbox="1263 804 1359 836">70-175</td> <td data-bbox="1359 804 1438 836">175+</td> </tr> <tr> <td></td> <td data-bbox="1070 836 1167 868">100%</td> <td data-bbox="1167 836 1263 868">90%</td> <td data-bbox="1263 836 1359 868">75%</td> <td data-bbox="1359 836 1438 868">70%</td> </tr> </table>	DPH	<0.4ha	0.4-2.0ha	2.0-5.0ha	>5ha	Units	<10	10-50	50-125	125+		<14	14-70	70-175	175+		100%
DPH	<0.4ha	0.4-2.0ha	2.0-5.0ha	>5ha																		
Units	<10	10-50	50-125	125+																		
	<14	14-70	70-175	175+																		
	100%	90%	75%	70%																		
<u>STAGE 4: Assessment of how the parcels remaining at stage 4 contribute to meeting the needs identified in the adopted Core Strategy, together with an indicative capacity of those parcels to meet the identified need to 2028</u>		Density at 30dph	Yes	Policy CS3: Housing supply and locational priorities																		