

# Appendix VI

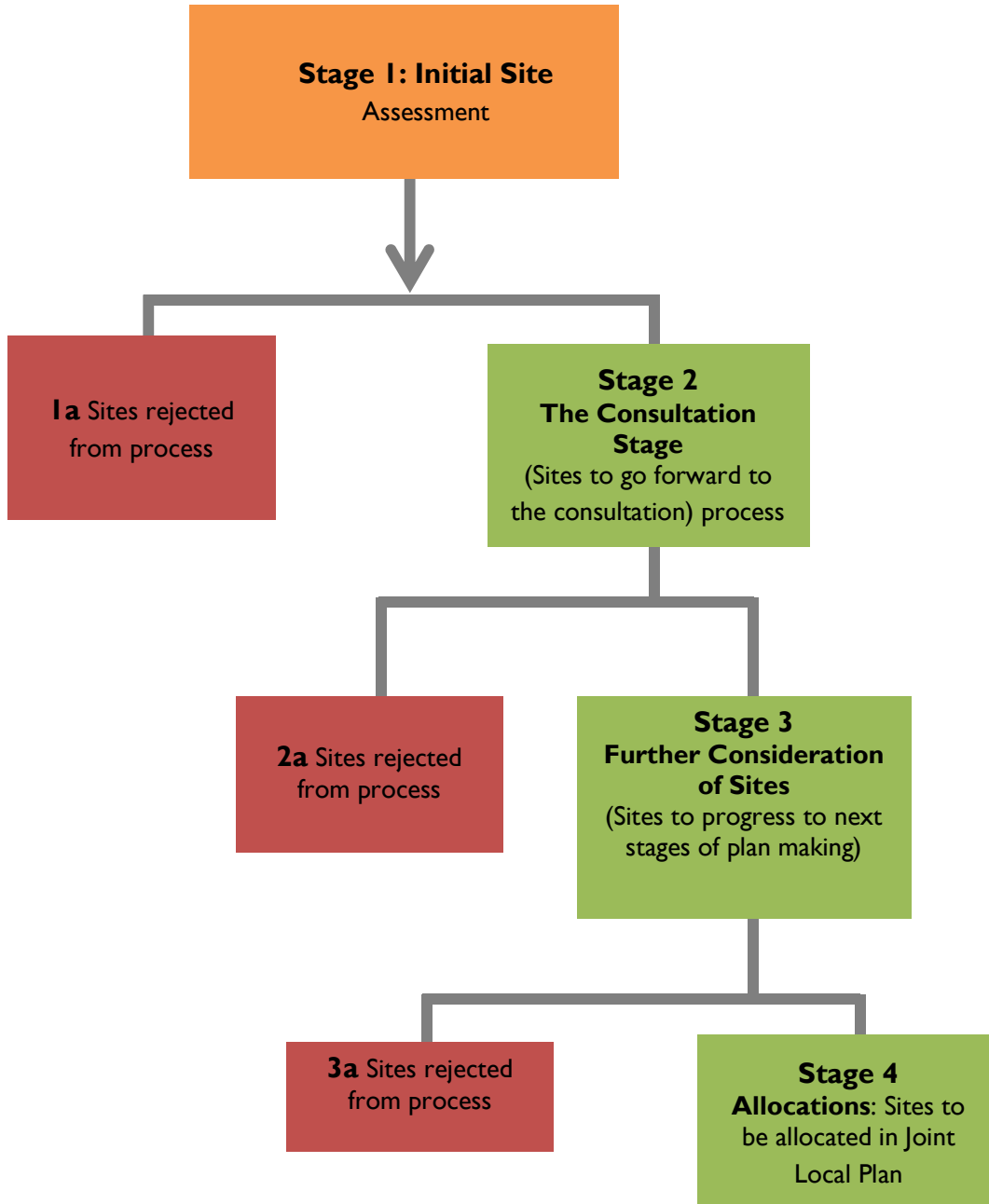
## Site Selection Methodology

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### I Introduction

- I.1 This document sets out the methodology for how the Councils have been assessing land for future development for housing, employment and other development for the purposes of preparing the Joint Local Plan. Each of the Councils has been working to identify land which is suitable, available and deliverable for development in the Joint Local Plan. Although the processes within each Council are slightly different, they essentially consider the same factors when considering land which could be allocated within the plan, this document sets out the key stages in the process of allocation of sites to ensure that the Council consider sustainability as part of the process of deciding which sites are the best sites for future development.
- I.2 This methodology has been used to assess which sites should be taken forward in the plan for allocation. It does not replace the established methodology for the Strategic Housing and Employment Land Availability Assessments (SHELAA) as required by national planning policy. However, there is clearly a relationship between the two processes. As is shown below, the assessment of the suitability of potential sites for development which took place in early 2016 was a common process for both the SHELAA and the site allocation process. The results of the assessments fed into both the SHELAA and the consideration of site allocations. Thereafter the SHELAA process continued to consider site availability and achievability while the site allocation process considered the suitability of sites for allocation in the draft JLP.
- I.3 The Councils are also working together to prepare a single Integrated Assessment which will enable policies and proposals to be assessed for Sustainability Appraisal, Strategic Environmental Assessment, Equalities Impact Assessment through one process. This single process of assessment will test this methodology and the key stages of the process to ensure that the Councils are having consideration to the different elements which make up a sustainable development.

## The Process



## 2 The Methodology

### Stage I: Initial Site Assessment

2.1 Each site is initially assessed against a number of criteria to see if the site should be progressed through the next stages of plan preparation. In the Plymouth Policy Area these criteria include:

Topic	Key Issues
<b>Existing and Emerging Policy Constraints - Plymouth</b>	
Access to Play Space 600m	Is the site located within 600m of a play space?
Access to high quality green space 400m	Is the site located within 400m of a green space?
Access to a bus stop	Is the site located within 300m of a bus stop?
Economic Importance	Is the site considered to be of economic importance eg it's the site currently in employment use or considered to form part of an important key strategic or important employment area?
Existing green space	Has the site or part of it been designated as green space?
Sustainable linked communities	Is the site well connected to existing important local services for example local shops and GP surgeries?
<b>Natural and Historic Environment</b>	
Natural Environment	Does the site contain important greenspace features for example playing pitches, parks, allotments or does the site have landscape or agricultural value?
Nature Conservation	Does the site contain important biodiversity features and/or be designated as one of the following: Local Nature Reserve, Site of Special Scientific Interest, and County Wildlife Site?
Historic Environment	Does the site contain any important Heritage Assets such as Listed Buildings, Scheduled Ancient Monuments or a County Wildlife Site?
<b>Physical Limitations</b>	
Access/Highways	Does the site have any access or highways issues which would need to be addressed?
Infrastructure	Will the site require significant infrastructure to be provided such as transport or other utilities infrastructure?
Gradient/Topography	Does the site have challenging topography which may affect the potential for development?
Ground Conditions	Does the site have difficult ground conditions for example geology, hydrogeology, hydrology which may affect the potential of the development?
Flood Risk 2	Is the site located within Flood zone 2?
Flood Risk 3	Is the site located within Flood zone 3?
Hazardous risk	Is the site located within a potential hazardous risk

	zone, for example the Ministry of Defence Safeguarding Area, Health and Safety Executive Safety Zones around major hazardous installations which may affect the potential for development?
Contamination	Is the site located in an area which is likely to have contamination/pollution which may impact on the development potential on the site?
<b>Other constraints</b>	
Amenity – noise/air/nuisance	Would development subject the occupiers to noise/air pollution or nuisance from nearby uses?
Availability	Is the site known to be available for development?

2.2 In the South Hams and West Devon Thriving Towns and Villages policy area, the criteria for the initial assessment are as follows:

Topic	Key Issues
Current use of the land	Is the land greenfield or brownfield. What is its current use?
Access	Does the site have any access or highways issues which would need to be addressed?
Landscape and Ecology	Does the site contain important biodiversity features and/or be designated as one of the following : Local Nature Reserve, Site of Special Scientific Interest, County Wildlife Site
Heritage and Archaeology	Does the site contain any important Heritage Assets such as Listed Buildings, Scheduled Ancient Monuments or a County Wildlife Site
Flood Risk, water quality and drainage	Is the site within a flood zone? Does the site have difficult ground conditions for example geology, hydrogeology, hydrology which may affect the potential of the development?
Contamination and environmental health	Is the site located in an area which is likely to have contamination/pollution which may impact on the development potential on the site?
Other	Are there any other issues or factors which need to be identified?

2.3 Following this initial assessments sites were either rejected from the process or went forward to the next stage which comprised of various regulation 18 consultation exercises.

## Stage 2: The Consultation Stage

2.4 Two sites consultation stages took place, seeking views on potential sites for development. An initial consultation was held during the summer of 2016, ending on the 12<sup>th</sup> August. This was followed up by a further consultation during November / December 2016. Comments were invited on the key constraints which had been identified through the consultation process and whether the sites were appropriate for development.

2.5 The consultation process was helpful in testing the assessments of constraints as well as ensuring that local people, landowners and development interests were aware of the sites actively being considered as potential development opportunities.

### Stage 3: Further consideration of Sites

2.6 The sites that were considered through the consultation process were further considered in relation to a further series of questions. This was to help inform the decision about whether or not they should be carried forward to site allocations in the plan, and if so, whether the allocation should include any particular requirements.

Topic	Question considered
Development Strategy	Does the site fit with the overall development strategy for the Joint Local Plan Area? Is this site needed to help meet objectively assessed need?
Objectives	Does the site meet with the Joint Local Plan objectives in terms of delivering sustainable development?
Consultation Responses	Has the consultation raised any new issues relating to whether or not the site should be allocated or what the nature of the allocation should be?
Flooding	Have we fully checked capacity for development on areas which do not flood? If development is going forward on Flood zones 2 and 3 there is a need to undertake the sequential and possible exceptions testing.
Heritage Assets	Have all heritage assets been defined on the sites and have we undertaken appropriate historic environment assessment to define and any requirements needed to mitigate for any impact?
Landscape issues	Has an appropriate landscape sensitivity/capacity assessment for development proposals within or adjacent to sensitive landscapes been undertaken?
Infrastructure	Are there any individual site requirements to enable development to take place?
Availability, Deliverability, viability	Are the sites available, achievable and deliverable (as tested through the Strategic Housing Land Availability Assessment)

### Stage 4: Allocations

2.7 Those sites which have made it through the various stages of the site allocation process will then progress to proposed allocations within the Joint Local Plan.

2.8 The site allocations will be available for formal consultation as the Pre-Submission Version of the Joint Local Plan (Reg 19). At this stage formal representations can be made in relation to land proposed for development through the Joint Local Plan. These proposed sites and any representations made in connection with the Joint Local Plan will then be tested through a an Examination in Public.

2.9 Following successful consideration through the Joint Local Plan Examination the sites will be formally adopted by the Joint Local Planning Authorities.



## Integrated Assessment

In line with the Integrated Assessment Framework, the Site Allocation Methodology has been appraised accordingly.

	Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Site Allocation process	+	+	+	+	+	+	+	0	+	+	+	+	0	+	+	-	+
<p><b>Commentary</b></p> <p>On the whole, the assessment shows that the site allocation process results in positive effects to the achievement of the framework objectives and as such represents an approach which supports the principles of sustainable development.</p> <p>Potential negative effects are identified in relation to the impact on air quality which may be adversely affected by new development, for example when new road infrastructure is developed to enable the development of large sites. Where air quality is identified as an issue, early interception will be required at the detailed planning stage to identify appropriate mitigation measures.</p>																	