

APPENDIX F

TEMPLATE PROFORMA USED AT STAGE 2B

STAGE 2b DEVELOPABILITY ASSESSMENT (*Different proforma required for each parcel – where different sub-parcels within the parcel have different characteristics ensure these are reflected in comments and summary boxes; also ensure a separate gross and net developable area and notional development capacity is given for any sub-parcels*)

Parcel Ref and Location	
Sub-parcels discounted at stages 1B or 2A	<i>Identify here any sub-parcels which were discounted at previous stages</i>
Area covered by stage 2B assessment	<i>List here the remaining sub-parcels, which are subject to stage 2B i.e. which have not been discounted at earlier stages – if no sub-parcels discounted at earlier stages state 'Whole of parcel'</i>

Insert half page plan of parcel including any sub parcels (shade over any of these that have been excluded at Stage 1B or 2A).

SUITABILITY

<u>Constraint type</u>	<u>Characteristics of each parcel/sub-parcel considered in relation to each constraint</u>	<u>Primary data sources</u>
Landscape and visual character	<ul style="list-style-type: none"> • <i>What is the character of the landscape within the parcel and its surroundings?</i> • <i>How sensitive to change is the landscape?</i> • <i>How sensitive to visual intrusion is the area?</i> • <i>Would any development lead to enhancement of a derelict or previously developed site?</i> • <i>See criteria for SA objective 7 for further guidance</i> 	<i>St.Helens Borough Landscape Assessment 2006 – see maps on landscape character, landscape sensitivity and visual sensitivity</i>
Ecology	<ul style="list-style-type: none"> • <i>Is the parcel/sub-parcel within 400 metres of a Site of Special Scientific Interest or within 100 metres of a Local Wildlife Site, Local Geological Site or Local Nature Reserve?</i> • <i>If the parcel/sub-parcel contains one of the above designations, how much of it is affected?</i> • <i>How susceptible is the specific ecological interest in the designated site to damage/loss by development?</i> • <i>Is there any known presence of protected species and/or habitats on or close to the parcel/sub-parcel?</i> • <i>See criteria for SA objective 1 for further guidance</i> 	<i>Maps of Sites of Special Scientific Interest; Local Wildlife Sites; Local Nature Reserves Local Wildlife Site details</i>
Agricultural Land Quality	<ul style="list-style-type: none"> • <i>Is land within the parcel/sub-parcel recorded as being grade 1, 2, 3a, 3b, 4 or 5?</i> • <i>Where different grades of land are present, what is the approximate proportion of each grade?</i> • <i>See criteria for SA objective 2 for further guidance</i> 	<i>Agricultural Land classification maps (published by Natural England)</i>
Heritage Assets	<ul style="list-style-type: none"> • <i>Would development of the site be likely to affect the character, appearance or setting of any designated (or non-designated)</i> 	<i>Maps showing Listed Buildings, Scheduled Monuments, Registered Parks and Gardens,</i>

<u>Constraint type</u>	<u>Characteristics of each parcel/sub-parcel considered in relation to each constraint</u>	<u>Primary data sources</u>
	<p>heritage asset?</p> <ul style="list-style-type: none"> • What is the significance of any identified heritage asset within or adjacent to the parcel/sub-parcel? • How susceptible is the affected asset to effects of new development? • What proportion of the parcel/sub-parcel is affected by the asset or its setting? • Does the site have any known substantial archaeological interest? • See criteria for SA objective 8 for further guidance 	<p>Conservation Areas Archaeological information Conservation Area Appraisals Listing details for Listed Buildings</p>
Flooding	<ul style="list-style-type: none"> • What fluvial flood zone is the parcel/sub-parcel located within? • What proportion of the parcel/sub-parcel (if any) is in zones 2 or 3? • What effect will climate change have on any flood risk affecting the site? • Is there any substantial known flood risk from other sources including surface water? • See criteria for SA objective 6 for further guidance 	<p>Environment Agency Flood Zone maps St.Helens Strategic Flood Risk Assessment 2014 Surface water flooding maps</p>
Trees and Woodland	<ul style="list-style-type: none"> • The extent of any TPOs or other important woodland/planted areas within the parcel/sub-parcel. • Does the parcel/sub-parcel contain any ancient woodland? • What contribution do any trees or woodlands which would be lost currently make to amenity in the area? • See criteria for SA objective 1 for further guidance 	<p>Maps of Tree Protection Orders (TPOs) and ancient woodland areas</p>
Open Space and Recreation	<ul style="list-style-type: none"> • The type of any open space and/or sporting facility within the parcel/sub-parcel. • Whether the parcel/sub-parcel is in an area of surplus or deficit for any specific provision which would be lost. • Any known proposals for replacement provision. • How close is the parcel/sub-parcel to public open space or natural greenspace in the surrounding area? • Whether the parcel/sub-parcel offers opportunities to contribute to enhancement of the Green Infrastructure network • See criteria for SA objectives 5 and 9 for further guidance 	<p>St.Helens Indoor and Built Sports Facilities Needs Assessment (2016) (including its Golf Course Addendum) St.Helens Open Space Assessment (2016) St.Helens Playing Pitch Strategy Assessment (2016) St.Helens Playing Pitch Strategy & Action Plan (2016) St.Helens Greenway Policy Review (2015) Maps of open space and recreation facilities</p>
Minerals	<ul style="list-style-type: none"> • Whether the parcel/sub-parcel is within a minerals safeguarding area and if so the proportion of the parcel/sub-parcel which is affected. 	<p>Minerals safeguarding maps</p>

<u>Constraint type</u>	<u>Characteristics of each parcel/sub-parcel considered in relation to each constraint</u>	<u>Primary data sources</u>
Infrastructure	<ul style="list-style-type: none"> • Whether the parcel/sub-parcel is affected by easements for pipelines etc. restricting development and if so to what extent. • Are there any known constraints concerning provision of utilities to the parcel/sub-parcel (water, sewerage etc.)? • Whether the parcel/sub-parcel is affected by future transport or other infrastructure projects. • Would any development be critically constrained by infrastructure issues (see criteria for SA objective 16)? 	Pipeline maps Future infrastructure proposals (e.g. transport schemes)
Ground conditions	<ul style="list-style-type: none"> • Whether the parcel/sub-parcel contains or is within 250 metres of an active or former landfill site. • Whether the parcel/sub-parcel is affected by any area of known contamination (within it or on adjacent land) • Is the parcel/sub-parcel within an area of known subsidence from mining or other source of ground instability? • See criteria for SA objective 4 for further guidance 	Landfill sites (Council records) Contaminated land (Council records) Coal Authority 'development risk' maps
Air, water and noise pollution	<ul style="list-style-type: none"> • Whether the parcel/sub-parcel is within or close to an Air Quality Management Area • Whether the site is located within 100m of a groundwater source protection zone 1 or 2 • Whether the parcel/sub-parcel would be affected by any existing sources of noise in the surrounding area • See criteria for SA objective 3 for further guidance 	Maps of AQMAs Environment Agency groundwater source protection zone maps
Hazardous installations	<ul style="list-style-type: none"> • Is the parcel/sub-parcel within any Health and Safety Executive (HSE) consultation zone alongside or around a hazardous installation? • If so, what proportion of the parcel/sub-parcel is affected? 	Maps of notifiable hazard locations
Neighbouring uses	<ul style="list-style-type: none"> • Would housing or employment use be compatible with nearby uses (existing or proposed)? • Would access to the site lead to amenity issues in the wider area? 	
Any other constraints		

TRANSPORT ACCESSIBILITY

(see also criteria for SA objectives 12, 13, 14, 19 and 20 for further guidance)

Walking	<ul style="list-style-type: none"> • Is the parcel/sub-parcel within 800 metres safe and convenient walking distance of a district or local centre? • If not what is the walking distance to such facilities? • Is the parcel within 400 metres, 400-1200 metres or 1200 metres+
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	<i>safe and convenient walking distance of a primary school? (1200m+ should be flagged up as an issue that needs considering further in the overall Developability section) See SA Criteria for SA Objective 13</i>
Cycling	<ul style="list-style-type: none"> • <i>Is the parcel/sub-parcel within 1 mile safe and convenient cycling distance of a district or local centre?</i> • <i>If not what is the cycling distance to such facilities?</i>
Public Transport	<ul style="list-style-type: none"> • <i>Is the parcel/sub-parcel within 400 metres safe and convenient walking distance of a bus stop with a reasonable range of services to different destinations?</i> • <i>Is it within 800 metres safe and convenient walking distance of a train station?</i> • <i>Is the parcel/ sub-parcel within a 40 minute journey by public transport to a secondary school?</i>
Vehicular Traffic	<ul style="list-style-type: none"> • <i>Can safe and convenient access be provided for all vehicles that are likely to use the parcel/sub-parcel to and from (a) the public highway and (b) the strategic road network?</i>

AVAILABILITY

Ownership	<i>Is parcel subject to current land owner interest in developing? If so, to what extent? This should take account of current landowner intentions. i.e. if only part of the parcel is being promoted then this should be stated.</i>
Existing use	
Current planning status	<i>i.e. planning permission; any relevant planning history</i>
Use(s) promoted by landowner(s)	<i>Insert housing, employment or both</i>

ACHIEVABILITY

Viability Considerations	<i>What viability zone (as identified in the EVA) does the parcel/sub-parcel fall within? Would any development be likely to be subject to abnormal costs?</i>
Gross Developable Area	<i>This should be provided for the whole parcel and any sub-parcels If only part of the parcel or sub parcel is being promoted for development by the landowner/developer then the GDA should be reduced to reflect this</i>
Net Developable Area	<i>As above</i>
Notional Development Capacity	<i>This should be provided for the whole parcel and any sub-parcels and state any assumptions used (e.g. 93-112 units at 75% net developable area and 25/30 dph). This should take account of current landowner intentions as above.</i>

CONCLUSIONS ON DEVELOPABILITY

Summary of Developability Assessment	<i>Insert here key points from earlier sections (split by sub-parcel)</i>
Preferred use (to be considered in stage 3)	<i>Insert here whether to be considered for housing, employment or both and briefly why (split by sub-parcel if necessary)</i>
Notional development capacity (to be considered in stage 3)	<i>As above</i>
Developability Score	<i>Good, moderate or limited (Ensure a separate score is given for any sub-parcels)</i>

