

Site Appraisal Checklist

SITE CHARACTERISTICS

- Site area
- Current use (previous if vacant)
- Evidence of previous development
- Greenfield or brownfield
- Description of buildings present (floorspace, scale, character, condition)
- Hardstandings / parking / turning areas
- Vehicular access (location, width, visibility)
- Ground conditions and topography
- Public footpaths
- Means of enclosure (any 'Village Green' risk?)
- Trees (with TPO?) / hedgerows
- Agricultural land classification
- Drainage / ponds / watercourses
- Flood risk
- Archaeological interest
- Pylons / mains / sewers / easements

SURROUNDINGS

- Adjacent land uses
- Character of location (eg. town centre / suburban / industrial)
- Styles of nearby development
- Residential amenity issues (eg. overlooking / noise)
- Landscape sensitivity and prominence of site
- Parking situation (on-street restrictions?)
- Location re: highway network
- Nearest bus stops and services operating

- Nearest railway station and destinations served
- Location of retail (supermarket and local shops)
- Location of community facilities (eg. schools / doctors)
- Places of employment

PLANNING HISTORY

- Lawful use and any restrictions (eg. hours of operation)
- Previous planning applications / appeals
- Any extant permissions not implemented?
- Previous development plan representations
- Applications on adjacent sites and in wider area

RELEVANT POLICY AND EVIDENCE

- Saved Local Plan or UDP policies
- Core Strategy and Site Allocations document: current status and opportunities to respond where not adopted
- Land-use allocation and other designations within or adjacent (Green Belt, Conservation Areas, ecology)
- Borough-wide policies for likely end uses (eg: protection of employment land)
- Site identified in SHLAA or Employment Land studies?
- Annual Monitoring Reports, including land supply and development completions
- Supplementary Planning Documents (eg. Affordable Housing / Parking Standards / Design / Open Space)
- Resultant financial contributions
- Community Infrastructure Levy
- Non-planning strategies: (eg. Housing / Regeneration / Transport)

Mosaic can work with you to appraise your site and to help you to identify whether an opportunity has development potential that aligns with your aims and objectives. Our evaluation using the evidence listed above will allow you to make better judgements about strategy, timescales and the likely return on investment.