

1. SITE INFORMATION	
Reference number	
Site name/address	
Landowner	
Agent	
Greenfield/Brownfield	
Site area (ha)	
Proposal yield	
Site location Town Centre, Urban, adjacent to urban, MBLP Rural Service Centre, adjacent to MBLP Rural Service Centre. MBLP Larger Village, MBLP adjacent to Larger Village, Rural	
Site source (e.g. Call for Sites)	

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	
Current use	
Planning and other designations (AONB, greenbelt etc)	
Planning history	
Has site previously been considered in Local Plan Inquiry	
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	
Ecological Impacts (inc. SSSI & local wildlife sites within or adjacent to site)	
Trees (inc. TPO, ancient woodland within and adjacent to site and veteran trees)	
Agricultural land quality	
Heritage impacts (Listed building, conservation area)	
Archaeology (SAM etc.)	
PROW (within or near site)	
Highways <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to strategic/main highway network 	

<ul style="list-style-type: none"> • Availability of public transport/walking/cycling 	
Access to services – distances from bus stop/rail station/shop/GP/school	
Impacts on existing residential amenity	
Availability of utilities infrastructure – e.g. water/gas/electric/broadband	
Air quality	
Noise	
Land contamination	
Flood Risk (zone/drainage)	
Affordable housing	
Self-build Custom Housing building provision	
Density	
Suitability - assessment conclusion (including any refinements to proposal and mitigation required)	

3. AVAILABILITY		
<p>Is the whole site available, are there any barriers for the proposed use: e.g.</p> <ul style="list-style-type: none"> • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement • Legal constraints • Planning history 		
Timing (when could the site be delivered)	Market	Affordable
Now – 2027		
2027-2032		
2032-2037		
Availability conclusion (developer assessment valid, any barriers to development and planning consents)		

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	
Achievability conclusion	

5. CONCLUSIONS
Suitability
Availability
Deliverability
Overall conclusion
Actual yield