

SONNING COMMON NDP

SITE RANKING CRITERIA - SUMMARY OF SITE EVALUATIONS October 2013

Site ranking criterion	SON 1	SON 2	SON 3	SON 4	SON 5	SON 6	Part 6	SON 7	SON 8	SON 9	SON 10	SON 11	Part 11	SON 12	SON 13	Part 13	SON 14	SON 15A	SON 15B	
1 Survey Part1 - Descriptive only																				
2 Survey Part2A Sustainability Views and Setting (Low=Green; Medium=Amber; Red=Sensitive)	1	3	3	1	1	2	2	3	2	2	1	1	2	1	2	2	2	2	2	1
3 Survey Part2B Sustainability Green Space and Wildlife (Very well=Green; Potential=Amber; Sensitive=Red)	2	2	2	1	1	2	2	2	2	2	1	2	3	1	2	3	2	2	2	1
4 Survey Part2C Sustainability Neighbouring Character and Uses (Improve=Green; Potential=Amber; Harm/Negative=Red)	1	2	3	1	1	2	3	2	2	2	1	1	2	1	2	3	2	2	2	1
5 Survey Part2D Sustainability Walking and Cycling (Good=Green; Reasonable=Amber; Poor or Very Poor=Red)	2	2	2	2	2	2	2	2	1	1	1	2	2	2	2	3	3	1	2	1
6 Survey Part2E Sustainability Public Transport (Good=Green; Fair=Amber; Poor=Red)	2	2	2	2	3	3	3	3	3	2	2	3	3	2	3	3	2	3	2	2
7 Survey Part3A (All Clear=Green; Moderate concerns=Amber; Significant concerns=Red)	1	2	2	1	1	2	3	2	1	2	1	1	2	1	2	3	2	2	2	1
8 Survey Part3B (All Clear=Green; Partial=Amber; No potential or major concerns=Red)	1	3	3	1	1	2	3	3	1	3	1	2	3	1	2	3	2	2	2	1
A Is the site available for development within 1- 5 years? (Yes=vGreen; Yes?y?Amber; No=nRed)	y?	y?	y?	n	y	y	y	y	y	y	y?	y?	y?	y?	n	n	n	y	y	
B Is the site available for development within 1-10 years? (Yes=vGreen; Yes?y?Amber; No=nRed)	y	y	y	n	y	y	y	y	y	y	y?	y?	y?	y?	n	n	n	y	y	
C Is the site available for development within 15 years? (Yes=vGreen; Yes?y?Amber; No=nRed)	y	y	y	n	y	y	y	y	y	y	y?	y?	y?	y?	n	n	n	y	y	
D Is the site highly sensitive environmentally or ecologically? (Special nature of SON4 incl chalkpit and hedgerows; slow worms SON12, Widmore Pond and ecology SON14)	3	3	3	1	2	3	3	2	3	3	2	3	3	1	3	3	1	2	2	
E Is the site a 'greenfield' site? (If not what % has previously been developed?) (Greenfield=Red; Small % dev=Amber; Brownfield=Green)	1	1	1	1	2	1	1	2	2	2	1	1	1	1	1	1	1	2	1	
F Are there tree preservation orders? (TPOs on SONs 4, 5, 7, 8 and 9)	3	3	3	2	2	3	3	2	2	2	3	3	3	3	3	3	3	3	3	
G Is the site of archaeological interest? (Clarify re deep wooded hole on corner of SON5 joining SON4)	3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
H Does the site contain or adjoin any heritage assets? (Old Copse Wood, Reddish Manor and Widmore Pond)	2	3	3	3	3	3	3	3	3	3	3	1	3	3	3	3	2	3	3	
I Is the land graded 3a, or above for agriculture? (On SODC maps, part grades not available. Top 1or 2 =Red; 3 =Amber; Lower 4,5 and non-agric =Green)	2	2	2	2	3	2	3	3	3	3	3	1	2	2	2	2	2	3	3	
J Does the site have any infrastructure deficiencies? (Including access especially to deep sites)	1	3	3	1	2	3	3	3	1	3	3	2	3	1	1	2	1	2	1	
K Is the site particularly sensitive from a landscape (AONB) standpoint? (Any AONB =Amber; "important"=Red - SONs 5, 9 and 15B are adjacent "important")	2	2	2	1	2	3	3	3	3	2	3	1	2	1	1	2	1	2	1	
L Is the site free from flood risk? (incl significant drainage problems). (Sinkhole issue SON 5; drainage issues at base and from SON12, mid-SON11 and from SON14 to Widmore Pond)	3	3	3	3	2	3	3	3	3	3	3	2	3	1	3	3	1	2	2	
M Is the site readily accessible to the highway network?	3	2	3	1	2	3	3	3	3	3	3	3	3	2	3	3	1	2	1	
N Are community healthcare facilities reasonably accessible? (incl by bus)	2	2	2	2	3	3	3	3	3	2	2	2	3	2	2	3	2	2	2	
O Is a bus stop reasonably accessible?	2	2	2	2	3	3	3	3	3	2	1	2	3	2	3	3	2	2	2	
P Are shops reasonably accessible? (incl by bus)	2	2	2	2	3	3	3	3	3	2	2	2	3	2	3	3	2	2	2	
Q Are community facilities reasonably accessible? (incl by bus)	2	2	2	2	3	3	3	3	3	2	2	2	3	2	3	3	2	2	2	
R Are local schools reasonably accessible?	2	2	3	2	3	3	3	3	2	2	1	3	3	2	2	3	2	3	2	
S Will the local traffic impact be acceptable? (incl traffic access and overspill parking)	1	2	2	1	2	2	3	3	1	2	2	2	3	2	1	2	1	2	1	
T On how many sides does the site adjoin existing housing or development? (3or4 sides =Green; 1or2 sides =Amber; 0=Red)	2	2	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	
U Are there natural, or other obvious boundaries to the site?	3	3	3	1	2	2	2	3	2	2	2	1	3	2	2	2	2	2	2	
V Can this site take a mixed development of houses? (incl any restraint on ridge-heights)	3	3	3	3	2	3	3	3	2	3	3	3	3	3	3	3	2	2	1	
AA Would development of this site risk a significant trend toward merging with another settlement?	3	3	3	1	1	2	3	3	3	3	3	3	3	3	2	3	3	2	1	
AB Could development of this site/part site be appropriate in scale and character with the existing settlement? (incl consideration of adjacent density)	3	3	3	1	2	2	3	3	3	2	1	1	3	1	2	3	1	3	1	
AC Is development compatible with existing or proposed neighbouring uses?	2	3	3	1	2	2	3	3	3	3	1	1	3	1	2	3	1	2	1	
AD Would the development support or undermine the vitality and viability of the (village) centre? (Protect key routes Kennylands Road and Wood Lane re parking/congestion)	3	3	3	2	2	2	3	3	2	2	2	3	3	2	3	3	3	3	2	
AE Does the site provide publicly accessible open space, green infrastructure, recreation facilities or a public right of way?	1	3	3	1	3	3	3	3	1	3	3	3	3	3	3	3	3	3	3	
AF Landscape Setting: looking from outside (taking account of topography and woodland/hedging) would development have significant adverse impact on surrounding area?	3	3	3	1	2	2	3	3	2	3	3	1	2	1	1	3	1	2	1	
<b>Key Non-Housing needs</b>																				
AG Does site offer particular scope for provision of straightforward Amenity Greenspace (grassed, informal recreation - no formal pitches)? (Yes=vGreen; Yes?y?Amber; No=nRed)	y	n	y?	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	
AH Does site offer scope for development of any appropriate B1 office space? (Yes=vGreen; Yes?y?Amber; No=nRed)	n	n	y	n	n	n	y	n	y	n	n	n	y?	n	y?	y	n	n	n	
AJ Does site offer particular scope for development of Community/Sports Hall/Changing rooms - with parking and playing fields? (Yes=vGreen; Yes?y?Amber; No=nRed)	n	n	y	n	n	n	n	y?	y?	y	n	n	n	n	n	n	n	n	n	
AK Does site offer particular scope for development of schools, shops or healthcare etc facilities? (Yes=vGreen; Yes?y?Amber; No=nRed)	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	
AL Strategic: Is site compatible with an appropriate Spatial Vision for the settlement and its built limits? (Green=Yes; Red=No)	3	3	3	1	1	1	3	3	3	3	1	3	1	1	1	3	1	3	1	
* SON 5 subsequently changed from Red to Green due to reduction in area to be used																				
<b>Information</b>																				
Gross space in hectares of site (per SHLAA)	7.8	3.3	5.3	6.0	1.9	2.1	2.1	1.9	0.8	3.2	5.3	1.0	1.0	1.3	4.7	4.7	0.8	2.2	1.7	
Gross space in hectares of site (to be used)	7.8	3.3	5.3	6.0	1.2	2.1	1.5	1.9	0.9	3.2	5.3	1.0	0.5	2.3	4.7	1.5	0.9	2.1	1.7	
Existing use	Arable	Arable	Arable	Arable	Paddock	Arable	Arable	House +	Gymnastic	Paddock	Arable	Arable	Arable	Arable	Arable	Arable	Fallow	Playing	Playing	