

MCNP Site Assessment – Kirtlington

Site Ref:	
Site Address	
Gross Site Area (ha)	
Owner/Contact Single ownership / multiple ownership	
Agent (where applicable)	
Planning History incl. SHLAA/ HELAA assessments where applicable	
Surrounding land uses	
Reason for inclusion CDC call for sites/ owner request/ completeness	

MAP

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>	RATING	COMMENTS ON RATING
1. Current Use	Vacant	Existing uses may need to be relocated	Loss of important local asset		
2. Relationship with Settlement Boundary	Site adjoins settlement boundary on more than one side	Site adjoins settlement boundary on one side	Site not contiguous with settlement boundary		
3. Topography	Flat or gently sloping site	Undulating site, though slope can be mitigated to accommodate development	Severe slope that cannot be mitigated		
4. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land		
5. Agricultural Land Classification	Land classified as Grade 3b or below or N/A	Land classified as Grade 3a (Best and Most Versatile)	Land classified as Grade 1 or 2 (Best and Most Versatile)		
6. Landscape Character (sense of place)	Site has indistinct character	Site has moderate character, typical of its surroundings	Site has strong positive character, with features worthy of conservation		
7. Relationship with existing pattern of built development	Consistent with existing settlement pattern	Some inconsistency with existing settlement pattern but can be mitigated	Wholly inconsistent with existing settlement pattern		
8. Site Visibility	Site visible from a small number of properties	Land visible from a range of sources; could be mitigated through landscaping or planting	Prominent visibility. Difficult to improve		
9. Likelihood of setting precedent of further adjacent development	Little likelihood of this scenario arising	Uncertain, but could be some likelihood of this scenario arising	High likelihood		
10. Important Woodlands, Trees & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of ancient tree or hedge (or TPO)		
11. Local Wildlife Designations (LWS or LNR)	No impact on wildlife designations	Small to medium impact but with potential to mitigate	Statutorily protected site affected		

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>	RATING	COMMENTS ON RATING
12. Proximity to habitats with potential for protected species (e.g. Ponds with GCN)	No impact on habitats	Small to medium impact but with potential to mitigate	Statutorily protected species/habitats likely to be impacted		
13. Listed Building or important built assets and their setting.	No harm to listed building	Less than substantial harm	Substantial harm		
14. Impact on the Conservation Area or its setting.	No harm	Less than substantial harm	Substantial harm		
15. Ancient monuments or archaeological remains.	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains site		
16. Impact on Registered Park and Garden	No harm or N/A	Less than substantial harm	Substantial harm		
17. Flood Zone Classification	Site in Flood Zone 1	Site in Flood Zone 2	Site in Flood Zone 3		
18. Any surface water flooding/drainage issues	No drainage issues identified	Need for mitigation (SuDS)	Drainage concerns.		
19. Any known contamination issues	No contamination issues	Minor mitigation required	Major mitigation required		
20. Any existing public rights of ways/bridle paths.	No impact on public right of way	Detrimental to public right of way	Re-routing required or would cause significant harm		
21. Safe pedestrian access to and from the site.	Existing footpath	No footpath but can be created	No potential for footpath		
22. Safe vehicular traffic to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided		
23. Impact on existing vehicular traffic.	Impact on village centre minimal	Medium scale impact on village centre	Major impact on village centre		
24. Safe access to a bus stop with current service	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m		

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>	RATING	COMMENTS ON RATING
25. Distance to village hall	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m		
26. Distance to equipped area of play (LAP, LEAP, NEAP)	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m		
27. Distance to amenity green space (LGS)/ outdoor sports facility	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m		
28. Distance to Primary School	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m		
29. Distance to village shop	A distance of 250m or less	A distance of 251-500m	A distance of greater than 501m		
30. Overhead electricity transmission network.	Site unaffected	Re-siting may be necessary	Re-siting may not be possible		
31. Noise impact on site.	No noise issues; peaceful site	Mitigation may be necessary	Noise issues will be an ongoing concern		

<p>SCORING</p> <p>Maximum Score Available = 30 x 5 = 150</p> <p>Number of Green scores = (add) x 5 = (total)</p> <p>Number of Amber Scores = (add) x 3 = (total)</p> <p>Number of Red Scores = (add) x 1= (total)</p>	<p>TOTAL</p> <p>20x G</p> <p>6x A</p> <p>5x R</p>	
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<p>AVAILABILITY</p> <p>Within Plan period/ after Plan period/ not at all</p>	
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KEY POINTS AND SUMMARY	
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