**Addingham Neighbourhood Plan APPENDIX 2**

**Housing Site Assessment Methodology – Suitability- Issues/Criteria/Evidence**

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| **ISSUE (BMDC Site Assessment Methodology)** | **CRITERIA/EVIDENCE** |
| **Highways/Access**   * Can the site be satisfactorily & safely accessed: * by vehicle * by public transport * on foot/cycle | * Location in relation to road network * Adequacy of site access * Location in relation to public transport provision (Straight line measure from centre of site to nearest bus stop (Skipton/Leeds & Keighley/ Ilkley services).   DATA: OS Base mapping, local knowledge, aerial photography, site visit |
| **Accessibility to centre of village** | * Distance to centre of village (Straight line measure from centre of site to The Crown Inn, corner of Main Street/Bolton Road). * Walking distance by the most direct route to centre of village.   DATA: OS Base mapping, local knowledge, Institute of Transport criteria |
| **Drainage & Flood Risk**   * Does the site lie within a flood risk area? * If so all or part of the site? | * % of site in each Flood Zone (Rivers) * % of site in each Flood Zone (Surface water)   DATA: Environment Agency Flood Map for Planning; BMDC Strategic Flood Risk Assessment; |
| **Heritage Impacts**   * Would development impact adversely on the Conservation Area & its setting? * Would the development impact on listed buildings, their curtilage and setting? * Would the development impact on an area of archaeological interest? * Would the development impact on non-designated local heritage features/buildings? | * Site located outside/adjacent to or within the Conservation Area * Site not in proximity to/adjacent to a Listed Building or SAM/includes a Listed Building or SAM within the site boundary * Site identified as unlikely to be of archaeological interest/ as having potential archaeological interest/as being of archaeological interest * Loss of/impact on non-designated local heritage features/buildings   DATA: BDMC Local Plan; Conservation Area Appraisal; National Heritage List for England mapping; West Yorkshire Joint Services Historic Environment Record**; Civic Soc Local Knowledge/Survey;** **Addingham** **NPF Landscape Character & Visual Impact Assessment Baseline Study** |
| **Wildlife & Ecological Impacts**   * Would development of the site adversely affect: the South Pennines Moors SPA Qualifying Species? * Would development of the site adversely affect: the North Pennines Moors SPA Qualifying Species? * Regional or locally designated sites * Undesignated habitats * West Yorks Biodiversity Action Plan Species/Habitats | * Site in the South Pennine Moors SPA/SPC Zone B (up to 2.5km from SPA/SPC boundary) * Site within 2.5km of the North Pennine Moors SPA/SPC * Evidence of use of the site/or adjacent land as foraging habitat for SPA qualifying species * Site is not in proximity to a locally designated biodiversity site/ is adjacent to/ is a designated biodiversity site. * Site is not in proximity to a site known to be of ecological value/ is adjacent to a site known to be of ecological value/is a site of known ecological value   DATA: SPA Citation: South Pennine Moors & North Pennine Moors SPA Qualifying Species; BMDC Habitat Regulations Assessment for the Bradford DC Core Strategy (Nov 2015);DEFRA Magic Mapping; **West Yorkshire Ecology Service: Ecological Records Search for Addingham Parish for AEG, January 2017; AEG mapping, surveys and local knowledge** |
| **Trees & Woodlands**   * Potential impact on designated trees & woodland * Potential impact on undesignated trees & woodland * Could mitigation measures be incorporated in scheme design? | * Development of the site would not result in the loss of woodland/ trees/hedgerows * Development of the site would result in limited loss of woodland/trees/hedgerows (designated) * Development of the site would result in limited loss of woodland/trees/hedgerows (undesignated) * Development of site would result in significant loss of woodland/trees/hedgerows (designated) * Development of site would result in significant loss of woodland/trees/hedgerows (undesignated)   Data: Site visit; BMDC TPO & Conservation Area mapping; **AEG mapping, surveys and local knowledge for undesignated trees/hedgerows** |
| **Landscape Impacts**   * Capacity & sensitivity of the landscape to accept development * What level of impact would the site’s development produce? * Is there scope for mitigation to reduce impact? | * Development of the site would have high/medium/low impact on landscape character/quality & significance * Development of the site would have high/medium/low visual impact on the built form of the village/Conservation Area/specific views to and from the village/general visual amenity of people using public rights of way etc. * Potential for design, layout & landscaping to mitigate impacts: high/medium/low   Data: Natural England Character Map of England; BMDC Landscape Character SPD  **Addingham** **NPF Landscape Character & Visual Impact Assessment Baseline Study** |
| **Open Spaces & Green Infrastructure**   * Will development of the site lead to loss of existing open space (formal or informal)? * Significance of loss in relation to local open space availability, local standards, potential to create alternative replacement spaces/facilities * Impact on wider strategic green space infrastructure * Would the development offer opportunities to create new or enhanced green spaces or green infrastructure? | * Development of the site would result in the loss of existing open space/recreation or amenity space * Development of the site would not result in loss of existing open space/recreation or amenity sp**ace** * Development of the site would/would not impact on key wider green infrastructure and amenity corridors * Potential to create new or enhanced green spaces/green infrastructure as part of the development: high/medium/low   Data: OS Mapping; RUDP – Open Space Allocations; BMDC Core Strategy -Environment Policies; **Local knowledge; Addingham NPF Landscape Character & Visual Impact Assessment Baseline Study** |
| **Utilities/Services Assessment**   * Sewage treatment capacity * Gas, electricity, water infrastructure * Broadband | * No/Limited new infrastructure required to the site * Significant new infrastructure required to the site   Data: Local knowledge, current/previous landuse; Consult utility providers |