

Explanatory guidance for Site Assessment Methodology Questions

This guidance sheet summarises the source(s) of information used to answer the Site Assessment Methodology questions. A variety of information sources have been used including GIS data (maps provided by organisations such as the Environment Agency), studies and reports published by the Council (ERYC) and other agencies, documentation submitted by those promoting sites and, where appropriate, information gained through discussions and consultation with those promoting the site, relevant consultees (e.g. Highways, Public Protection, Natural England etc) and the local community. Answers to some of the questions are based entirely on factual information (e.g. the location within a flood zone, or the presence of or proximity to registered sites of nature conservation or historic interest etc) however others are more subjective and can also be informed by local knowledge and views (indicated below in bold text).

For a more detailed description of the Site Assessment Methodology please visit the following webpage: <http://www2.eastriding.gov.uk/environment/planning-and-building/future-strategic-plans/allocations-dpd/>

SAM Question number and title	SAM Question text	Type of information source	Details of information source	
STAGE 1 Initial Assessment & Site Exclusion				
1	Conformity with Settlement Network	Would the use for the site be appropriate when considered against the settlement's place in the Core Strategy settlement network or the strategy for locating development?	Core Strategy policy/evidence.	ERYC Local Plan Core Strategy. ERYC Town Centres and Retail Study, ERYC Strategic Housing Land Availability Assessment, ERYC Employment Land Review, ERYC Third Local Transport Plan.
2	Biodiversity and Geological Value	Would development cause a significant adverse effect on an international or national site of biodiversity or geological value?	GIS and local observation/knowledge .	GIS data sets from Natural England (NE) including Significant Natural Assets, Natural Nature Reserves, Ramsar, Sites of Special Scientific Interest, Special Areas of Conservation and Special Protection Areas. Information collected from site survey(s), for example, observations, photographs, site measurements.
3	Flood Risk & Coastal Change	Would the development be unsuitable because of its location in the functional floodplain or an area at risk from coastal erosion?	GIS and other documents.	GIS data sets from the Environment Agency (EA) and ERYC Strategic Flood Risk Assessment (SFRA) Level 1 and 2 including Flood Zone 3b. Humber Estuary Coastal Authorities Group Draft Shoreline Management Plan, ERYC SFRA Level 1 and Level 2 documents.
4	Heritage Assets	Would the development cause substantial harm to a nationally designated heritage asset?	GIS and local observation/knowledge .	GIS data sets from the Humber Archaeology Partnership and English Heritage including Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens of Historic Interest and Battlefields. Information collected from site survey(s), for example, observations, photographs, site measurements.
STAGE 2 Detailed Site Specific Considerations				
5	Greenfield & Brownfield Land	Does the site contain previously developed land, greenfield land or a mix of both?	GIS and local observation/knowledge .	GIS data sets from the National Land Use Database including Previously Developed Land. Information collected from site survey(s), for example, observations, photographs, site measurements.
6	Accessibility by Public Transport (<i>Housing only</i>)	How accessible is the site by public transport?	Accessibility modelling software.	Accession software (informed by ERYC data) used to plot the relative accessibility of sites to various types of destinations/services using public transport accessibility on a GIS base.
7a 7b	Accessibility by Walking & Cycling (<i>Housing only</i>)	How accessible is the site by walking and cycling?	Accessibility modelling software.	Accession software (informed by ERYC data) used to plot the relative accessibility of sites to various types of destinations/services by walking or cycling on a GIS base.
8	Flood Risk	How acceptable is the site in terms of the flood risk vulnerability of the proposed use?	GIS, other documents and local observation/knowledge .	GIS data sets from the EA and SFRA Level 1 and 2 including Local Flooding Events, Flood Zones, Local Drainage Issues, Raised Flood Defences, Source Protection Zones and Groundwater Emergence. ERYC SFRA Level 1 and 2 documents, ERYC Flood Risk Note for the Planning Application Process. Knowledge of local flood risk events or drainage issues.
9	Settlement Vision	Would the development help achieve the vision for the settlement as set out in the Core Strategy?	Draft Core Strategy policy/evidence.	ERYC Local Plan Core Strategy
10	Biodiversity and Geological Value	Would the development affect a site of biodiversity or geological value or affect legally protected species?	GIS, web information, other documents and local observation/knowledge .	GIS data sets from NE and ERYC including Local Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites and Sites of Nature Conservation. 'Nature on the Map' website and North and East Yorkshire Ecological Data Centre website. UK Biodiversity Action Plan. East Riding of Yorkshire Biodiversity Action Plan. Mapping from the Yorkshire and Humber Biodiversity Forum. Information collected from site survey(s), for example, observations, photographs, site measurements.
11	Wildlife & Natural Environment	Would development affect natural features that are important for wildlife or landscape character such as trees or hedgerows, or areas of ancient woodland not subject to statutory protection?	GIS, other documents and local observation/knowledge .	GIS data sets from NE and ERYC including Ancient Woodland, Heritage Coasts, Tree Preservation Orders, Country Parks and Common Land. ERYC Conservation Area Appraisal(s) (applicable for sites within designated conservation areas). Information collected from site survey(s), for example, observations, photographs, site measurements.
12	Heritage Assets	Would development affect a heritage asset?	GIS, other documents and local observation/knowledge .	GIS data sets from English Heritage, the Humber Archaeology Partnership and ERYC including Conservation Areas, Parks and Gardens of Historic Interest, Battlefields and Battlepoints. ERYC Conservation Area Appraisal(s) (applicable for sites within designated conservation areas). Information collected from site survey(s), for example, observations, photographs, site measurements.
13	Built Character	Would development affect the existing built character of the settlement?	Assessment of built character and local observation/knowledge .	Information collected from site survey(s), for example, observations, photographs, site measurements.
14	Landscape Character	Would the development impact on the visual amenity or character of the natural landscape?	GIS, draft Core Strategy policy/evidence, other documents and local observation/knowledge .	GIS data sets from ERYC including Landscape Character. Core Strategy 'Preferred Approach' (2010) document. ERYC Landscape Character Assessment (2005). Information collected from site survey(s), for example, observations, photographs, site measurements.

15	Air Quality	Does the site lie within an area of, or in close proximity to, any significant source(s) of air pollution, or would development affect air quality?	GIS and ERYC consultation.	GIS data sets from ERYC including consultation with Public Protection officers at ERYC.
16	Agricultural Land	Would development result in the loss of the best and most versatile agricultural land?	GIS.	GIS data sets from NE including Agricultural Land Classification and Best and Most Versatile Land.
17	Groundwater	Could development potentially affect any abstraction of groundwater intended for human consumption?	GIS, other documents and consultation with relevant bodies.	GIS data sets from Yorkshire Water (YW) including Source Protection Zones. EA Groundwater Protection Policy. Consultation with YW and the EA.
18	Compatibility with Neighbouring Uses	Is the development compatible with existing or proposed neighbouring uses, or would it create a nuisance that will affect existing residents?	GIS, other documents and local observation/knowledge.	GIS data sets from the EA, YW, and the Health and Safety Executive (HSE) including Treatment Works and HSE sites. National Grid Electricity Pylons Guidance. Information collected from site survey(s), for example, observations, photographs, site measurements. Knowledge of local planning permissions. Knowledge of hazardous installations (informed by the HSE), livestock units, sewage treatment works, waste transfer/household recycling units or industrial units.
19	Contaminated Land	Would development of the site lead to remediation of contaminated land or removal or an unacceptable risk to public health?	GIS, other documents and local observation/knowledge.	GIS data sets from Environmental Health and Public Protection officers at ERYC including Contaminated Land. ERYC Contaminated Land Inspection Strategy. Information collected from site survey(s), for example, observations, photographs, site measurements. Knowledge of existing sources of contamination.
20	Mineral Resources	Would development lead to the sterilisation of viable mineral resources?	GIS and draft Local Development Framework policy/evidence.	GIS data sets from ERYC including Planning Permissions, Preferred Areas, Areas of Search and Safeguarding Areas (chalk, sand/gravel, limestone, silica sand, brick clay and buffer areas). Joint Minerals Development Plan and ERYC Local Plan Core Strategy.
21	Renewable and Low Carbon Energy	Would the development make provision for on-site renewable or very low carbon energy generation, or contribute to reducing greenhouse gas emissions?	Draft Core Strategy policy/evidence and other documentation.	ERYC Local Plan Core Strategy. Documentation provided by land bidder/agent.
22	Publicly Accessible Open Space	Does the site provide publicly accessible open space, green infrastructure, recreation facilities or a public right of way?	GIS, draft Core Strategy policy/evidence, other documents, ERYC consultation and local observation/knowledge.	GIS data sets from ERYC including open space types (e.g. allotments, parks and greens). ERYC Local Plan Core Strategy. ERYC Open Space Review and playing pitch parish reports. Consultation with officers from the ERYC Open Play Space Group. Information collected from site survey(s), for example, observations, photographs, site measurements.
23	School Capacity (Housing only)	What is the capacity of existing schools to cope with the Level of development proposed for each settlement?	GIS and ERYC consultation.	GIS data sets from ERYC including school attendance projections and catchment areas. Consultation with ERYC officers.
24	Utilities Infrastructure Capacity	What is the capacity of existing utilities to cope with the Level of development proposed for the settlement?	GIS, other documents/information and consultation with relevant bodies.	GIS data sets from YW, the EA and Yorkshire Electricity Distribution including Sewage Catchment Areas. ERYC Infrastructure Study. Information (e.g. capacity issues and provision) from service providers. Consultation with statutory undertakers (e.g. YW, YEDL, Gas suppliers etc).
25	Highway Network Capacity	What is the capacity of the highway network to cope with the development of the site?	Draft Core Strategy policy/evidence, other documents, ERYC consultation and local observation/knowledge.	ERYC Local Plan Core Strategy. ERYC Local Transport Plan. ERYC Infrastructure Study. Consultation with Highways officers at ERYC. Information collected from site survey(s), for example, observations, photographs, site measurements.
26	Wider Non-Road Transport Network (Retail, Offices, Leisure, Arts and Distribution uses only)	Would the development make use of the waterway and rail network?	Local observation/knowledge.	Information collected from site survey(s), for example, observations, photographs, site measurements.
27	Community Facilities	Would development result in the loss of any existing or proposed community facility or would it contribute to the construction of a new facility?	Local observation/knowledge.	Information collected from site survey(s), for example, observations, photographs, site measurements.
28	Town Centre Vitality and Viability (Retail, Offices, Leisure, Arts and Culture uses only)	Would the development support the vitality and viability of an existing town or district centre?	Draft Core Strategy policy/evidence, other documents and local observation/knowledge.	ERYC Local Plan Core Strategy. ERYC Town Centres and Retail Study. Information collected from site survey(s), for example, observations, photographs, site measurements.
29	Regeneration or Economic Benefits	Would development of the site have a recognised regeneration or economic benefit?	GIS, draft Core Strategy policy/evidence, other documents and local observation/knowledge.	GIS data sets from ERYC including the Index of Multiple Deprivation and Employment Land Review information. ERYC Local Plan Core Strategy. Other documents where appropriate (e.g. ERYC Economic Development Strategy and ERYC Employment Lane Review). Information collected from site survey(s), for example, observations, photographs, site measurements.
30	Meeting Housing Needs (Housing only)	Would the site help meet affordable housing needs?	GIS and draft Core Strategy policy/evidence.	GIS data sets from ERYC including Income to House Price Ratio. ERYC Local Plan Core Strategy.