


Appendix 14

Site Appraisal Form

1. Site Identification	
Location	Site Ref
Current Use	Site Area (ha)
Capacity Source Previous Source 1. Omission site 2. Urban capacity 3. Other New Site 4. Agent/landowner 5. Parish/LA 6. Other	Grid Reference 
Contact Details – Agent/landowner	Tel/email

2. Background Information	
Date Compiled	/ /
Settlement Boundary	Yes/No
Conservation Area	Yes/No
AONB	Yes/No
Greenbelt	Yes/No
Other landscape Designation	
Nature Conservation Designation	
L B within site Yes/No	Details:
L B adjacent site Yes/No	Details:
TPO within site Yes/No	Details:
Flood Plain	Yes/No
Groundwater Source/SPZ	Yes/No
Within Town Centre/District Centre	Yes/No
Rights of Way through/around site	Yes/No

Relevant Planning History (including most recent ownership details)		
Detailed Planning Permission <input type="checkbox"/>		
Outline Planning Permission <input type="checkbox"/>		
Local Plan Allocation <input type="checkbox"/>		
Details:		
Other Local Plan Designations Affecting Site		
Infrastructure Capacity (sewerage/drainage)		
Ownership Details (Land Registry)		
3. Site Appraisal		
Survey Date	/ /	
Access to site	4. On main road or bus route or rail network 3. On Adopted road 2. On Unadopted road/track 1. Other	
Topography	4. V steep 3. Undulating 2. Gently sloping 1. Flat	
Use of site	Type of buildings on site 1. Residential 2. Commercial 3. Agricultural 4. Mix 5. None 6. Other	
	Occupied / vacant	Brownfield / greenfield
Strategic Location	5. Central Worcester 4. Strategic Location: (Worcester, Malvern, Droitwich) 3. Large Towns (Tenbury, Upton, Evesham, Pershore) 2. Village location 1. All other sites	

Character of Area	5. Rural area 4. Well established residential area 3. Mix residential commercial area 2. Mainly Commercial area 1. Other	<input type="checkbox"/>
Design/layout issues		
Ownership	Single / Multiple/ Unknown	
Site Contamination	Yes /No / Don't Know	
Important open space/amenity value PPG17 definition	5. Green corridor e.g. rights of way 4. Amenity greenspace e.g. informal recreation space 3. Allotments used or disused 2. Parks & gardens urban or country 1. Natural and semi natural greenspace e.g. woodlands, scrub, grasslands	<input type="checkbox"/>
Other environmental issues e.g. neighbouring land uses		
Agricultural Value		
4. Achievable Density		
Design Led	Design Template	Density Multiplier
Detail		<input type="checkbox"/>
	Total	<input type="checkbox"/>

5. Financial/market Viability	
Assumed development profile	
Interview Date	/ /
Housing demand in area	
Nature of housing demand	
Market constraints in area	
Any abnormal development costs	
Success of recent developments in area	
Likely marketability of site	
Likely financial viability of site	

6. Other Factors	
Landowners attitude to development	
Is the site on the market	
Any known Developer interest	

7. Availability/Ranking	
5. Available 10 -15 years 4. Available 5-10 years 3. Available in 5 years 2. Available Now 1. Unknown	<input type="checkbox"/>