

# Appendix 12

## 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	
Local Plan Allocation	<input type="checkbox"/>
Details:	<input type="checkbox"/>

<b>Other Local Plan Designations Affecting Site</b>			
<b>Infrastructure Capacity (sewerage/drainage)</b>			
<b>Ownership Details (Land Registry)</b>			
<b>3. Site Appraisal</b>			
<b>Survey Date</b>	/ /		
<b>Access to site</b>	4. On main road or bus route or rail network 3. On Adopted road 2. On Unadopted road/track 1. Other	<input type="checkbox"/>	
<b>Topography</b>	4. V steep 3. Undulating 2. Gently sloping 1. Flat	<input type="checkbox"/>	
<b>Use of site</b>	<b>Type of buildings on site</b>	<input type="checkbox"/>	
	1. Residential 2. Commercial 3. Agricultural 4. Mix 5. None 6. Other		
	<b>Occupied / vacant</b>	<b>Underused / derelict</b>	<b>Brownfield / greenfield</b>
<b>Strategic Location</b>	5. Central Worcester 4. Strategic Location: (Worcester, Malvern, Droitwich) 3. Large Towns (Tenbury, Upton, Evesham, Pershore) 2. Village location 1. All other sites	<input type="checkbox"/>	
<b>Character of Area</b>	5. Rural area 4. Well established residential area 3. Mix residential commercial area 2. Mainly Commercial area 1. Other	<input type="checkbox"/>	
<b>Design/layout issues</b>			
<b>Ownership</b>	<b>Single / Multiple/ Unknown</b>		
<b>Site Contamination</b>	<b>Yes /No / Don't Know</b>		
<b>Important open space/amenity value PPG17 definition</b>	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"/>	
<b>Other environmental issues e.g. neighbouring land uses</b>			
<b>Agricultural Value</b>			

4. Achievable Density		
Design Led	Design Template	Density Multiplier
Detail		<div style="border: 1px solid black; width: 60px; height: 60px; margin: auto;"></div>
Total		

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	<div style="border: 1px solid black; width: 60px; height: 60px; margin: auto;"></div>