

THE SITE ALLOCATION PROCESS FOR A NDP



STAGE 1: SITE IDENTIFICATION

Potential land for development should be identified through a Call for Sites Exercise. Sites included within the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) should also be identified, as well as any that may already be known to the community.

STAGE 2: RAG ASSESSMENT

All sites are RAG assessed against a comprehensive list of factual criteria, which shortlists those that are suitable, available and deliverable for development (green) or potentially suitable, available and deliverable for development (amber), or unsuitable (red). The capacity of each site is also estimated at this stage and potential constraints are identified for further evaluation. The results are presented in an objective technical Site Assessment Report

STAGE 3: COMMUNITY CONSULTATION

The sites that are found to be 'green' and 'amber' from the previous stage should be the focus for consultation with the community and stakeholders. Comments are also invited on red sites. The aim is to seek views on the community's preference(s) for locating allocations. The results of the consultation will allow the sites to be ranked and scored in order of preference.

STAGE 4 : SITE APPRAISALS

The same focused sites are appraised against the objectives of the neighbourhood plan, through a set of 'decision-aiding' questions. Scores are awarded against each question which allows the sites to be ranked and scored in relation to their sustainability and accordance with the overall NDP.

STAGE 5: SHORTLISTING

The scores of the previous two stages are combined to allow a shortlist of the potentially most suitable site to be determined. These shortlisted sites are taken forward to the next stage.



STAGE 10: REVIEW AND SUBMISSION

All consultation responses are reviewed and modifications made or further information gathering if necessary, prior to the Neighbourhood Plan being finalised for submission to the LPA.



STAGE 9: REGULATION 14

The allocations are written into the draft Neighbourhood Plan which is published for formal consultation with the community and stakeholders.

STAGE 8: ENVIRONMENTAL SCREENING/ ASSESSMENT

The draft policies will be subject to screening by the LPA to determine if a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) are required. If so these must be completed prior to the formal consultation on the draft plan.



STAGE 7: SITE SELECTION AND POLICY DRAFTING

Based on the previous evaluation, and all available evidence, recommendations are made to the Steering Group on the most suitable sites for allocation to meet the identified housing requirement. Once the Steering Group have selected the most suitable sites, the policy allocations are drafted, to include a map of the site boundary, number of houses, and any policy criteria.

STAGE 6: FURTHER EVALUATION

The shortlisted sites are subject to further evaluation based on any identified constraints. Further evaluation may involve conversations with the landowners, developers, the Council or other statutory bodies if necessary. Matters such as capacity, house types, access, or ecological concerns may be reviewed as part of this stage.