

Sustainable Site Assessment (SSA) scoring matrix – Cossington

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>
1. Site area and capacity (3 bed houses)	Small capacity up to 2 dwellings	Medium capacity of between 3-5 dwellings	Large capacity of 6 or more dwellings
2. Current Use	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses	Site wholly within LTD and no apparent land use issues	Site adjoining LTD and/or requires mitigation	Extending build outside LTD or unable to mitigate adjoining use
4. Topography/ground condition	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated or unmade ground
5. Greenfield or Previously Developed Land	Previously developed land	Mixture of brownfield & greenfield land	Greenfield land
6. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
7. Landscape Character Assessment and Visual Impact Assessment (LVIA)	No harm to quality	Less than substantial harm to quality	Substantial harm to quality
8. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)
9. Good Quality Agricultural Land (Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good 3a to moderate 3b)	Land classified 1 or 2 (Excellent and very good)
10. Relationship with existing pattern of built development	Land visible from a small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility Difficult to improve
11. Local wildlife corridors affected	No harm	Less than substantial harm	Substantial harm
12. Listed (& local listed) building or important built assets and their setting	No harm to existing building	Less than substantial harm	Substantial harm
13. Impact on the Conservation Area(s) or their setting	No harm	Less than substantial harm	Substantial harm
14. A pavement access to and from the site	Existing pavement	No pavement but can be created	No potential for pavement

15. Impact on existing vehicular traffic	Impact in the parish minimal	Medium scale impact on the parish	Major impact in the parish
16. Adequate vehicular access to and from the site.	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
17. Distance to designated village centre (war memorial)	Walking distance of 200m or less	Walking distance of 201-400m	Walking distance of greater than 401m
18. Distance to primary school entrance	Walking distance of 200m or less	Walking distance of 201-400m	Walking distance of greater than 401m
19. Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
20. Ancient monuments or archaeological remains	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains
21. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to a public right of way	Re-routing required or would cause significant harm
22. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
23. Any nuisance issues (Noise, light, odour?)	No nuisance issues	Mitigation may be necessary	Nuisance issues will be an ongoing concern
24. Any known contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
25. Any known flooding issues	Site in flood zone 1	Site in flood zone 2 or flooded once in last 25 years	Site in flood zone 3 or flooded more than once in last 25 years
26. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.