

DRAFT THREE-TIER APPROACH SCORING SHEET

TIER 1 – LOCATION

Sites must score 3+ to move on to Tier 2 (Subject to sensitivity testing)

Issue		Score	Min Score	Selected Option	Notes
1. The Site					
1a. Site Location and Size	Specify Site Location Total Site Area		-		
1b. Current land use	Use Brownfield or Greenfield?		-	GT18	Preference would be given to Brownfield sites in sustainable locations (to be determined though other tests)
1c. Is the site located in the Green Belt?	Yes No	YES/NO	-	GT21	Although a site is in the Green Belt, it would still be assessed but kept in reserve should there be no other suitable alternate sites, having regard to other factors, e.g. sustainability of location.
2. Relationship to Settlements					
2a. Site is located within 1000m via a safe walking or cycle route (or where one could be made available) of the following settlements (as defined in the Core Strategy):	Centre in Cambridge or Northstowe Rural Centre Minor Rural Centre Group Village	+4 +3 +2 +1	+1	GT4C GT15C	For the initial map sieving process 1000m buffer/search zone to be drawn from the edge of the settlement framework; selecting a point within a village and drawing a 1000m search circle would be too arbitrary.
2b. Site is located within 2000m via a safe walking or cycle route (or where one could be made available) of the following settlements (as defined in the Core Strategy):	Centre in Cambridge or Northstowe Rural Centre Minor Rural Centre Group Village.			GT4C	This is to be used as a reserve should no sites be identified under 2a Reflects GT4C and Circular 01/2006 requiring rural/semi rural locations to be considered.
3. Environmental Constraints					
3a. Is the site within a valued area?	Internationally or Nationally Recognised Designations ¹ - Special Areas of Conservation (SAC) - Special Protection Areas (SPA) - Sites of Special Scientific Interest (SSSI) - Scheduled Ancient Monuments - Historic Parks and Gardens - National Nature Reserve (NNR) - Ramsar sites - Regionally Important Geological/Geomorphological sites Locally Recognised Designations - Conservation Areas - Protected Village Amenity Areas - Important Countryside Frontages - Listed Buildings (curtilage or setting of) - Archaeological Sites - Protected Mineral Workings and any future Waste Safeguarding Areas, Sustainable Transport Protection Zones - County Wildlife Sites - Biodiversity Action Plan areas	YES/NO	Must be NO (at this stage)	GT12 GT24 GT25 GT26	This would identify 'no-go' areas for the initial site selection exercise. Future applications for pitches in these areas would not be automatically refused. In these instances, an approach reflecting the Development Control Policies DPD should be adopted where, depending on the designation, if no detrimental/harmful/adverse impact would result, the proposal would be considered. ¹ Either existing or future, reflects GT24 (Internationally and Nationally Recognised Designations) ² Either existing or future, reflects GT25 (Conservation Areas), GT26 (Locally Recognised Designations), GT12 (Protection of Mineral Workings). Account will need to be taken of sites in adopted plans, and an appropriate weight given to proposals in draft plans e.g. Minerals and Waste LDF.

	<ul style="list-style-type: none"> - Linton Special Policy Area - Duxford Imperial War Museum - River Valleys, public footpaths/bridleways 				
3b. Is the site in close proximity to a hazardous area?	Flood Plain Poor Ground Stability Poor Drainage Contaminated Land Hazardous Installations Poor Highway Safety Dual Carriageway, Railway Line, River	YES/NO	-	GT5 GT9 GT10 GT11 GT6 GT7	
3c. Can any of the above be addressed through mitigation or through sensitive design of the site?	Yes No	YES/NO	Must be YES		Proposals would only be permitted if it can be demonstrated that these issues can be addressed through appropriate mitigation measures secured by planning conditions or S106.
4. Social Infrastructure					
4a. Access to 5 local amenities/services is provided:	Within 1000m of the site Within 2000m of the site	+3 +2	+2	GT13 GT15C	<p>At least 80% of the site must be within the specified distance of 5 of the following Local Amenities:</p> <ul style="list-style-type: none"> - <i>Food Shop</i> – a supermarket or village shop where a range of products are available for purchase; a restaurant or take-away will not qualify as a food shop - <i>Bank/Cash Point</i> – a post office providing a cash service would also apply. - <i>Postal Facility</i> – can be a post office or a postal subsidiary within for example a supermarket - <i>Pharmacy</i> - <i>Medical Centre</i> – doctor’s surgery, hospital - <i>Primary School</i> - <i>Secondary School</i> - <i>Leisure/Recreation Centre</i> – must be open for public use although an entry fee may be charged (i.e. not a subscription). - <i>Community Centre</i> - <i>Public House</i> - <i>Children’s Play Area</i> – will only classify as such if it is a clearly defined and designated publicly available play area - <i>Outdoor open access public area</i> – can be a public park, village green or any other type of outdoor amenity area with unrestricted public access. <p>Definitions reflect Building Research Establishment (BRE) EcoHomes Guidance (2006)</p>
5. Other Considerations					
5a. Is the site located within 1000m of other Gypsy/Traveller pitches/sites?	Yes No	YES/NO	If NO, proceed to Tier 2		Other pitches can be authorised or unauthorised or potential future allocations, within SCDC or in neighbouring authorities.
5b. If Yes, what is the total number of pitches?	Number of Pitches		-		Identify total number of unauthorised/authorised pitches within 1000m of a proposed site, including any proposed allocations.
5c. Would there be any harmful impact to local physical/social infrastructure should additional pitches be permitted?	Yes No	YES/NO	Must be NO	GT27 GT29	Provide explanation of what impacts on infrastructure would result from allowing additional pitches – eg. impact on physical infrastructure such as sewage/water capacity and impact on social infrastructure such as capacity of schools.

TIER 2 – ACCESS AND INFRASTRUCTURE

Sites must have a Tier 2 score of 5+ to proceed to Tier 3

Issue		Score	Min Score	Selected option	Notes
1. Physical Infrastructure					
1a. What is the maximum capacity of the site in terms of pitches?	Identify Site Area Identify Maximum number of pitches that could be accommodated on the site			GT30	The Cambridgeshire sub-region Travellers Needs Assessment states that existing Council sites average 2.3 caravans per pitch. This will provide an initial basis for the site search, with the size of a pitch guided by the conditions of the Caravan Sites and Control of Development Act 1960.
1b. Does the maximum capacity of the site reflect the settlement hierarchy?	Yes No	YES/NO	Must be YES	GT30	The number of pitches must reflect the settlement hierarchy as listed below: with each individual scheme limited to: <i>Cambridge/Northstowe</i> – 30 new pitches per scheme <i>Rural Centres</i> – limited to 30 new pitches per scheme <i>Minor Rural Centres</i> – limited to 15 new pitches per scheme <i>Group Villages</i> – limited to 8 new pitches per scheme. Note option GT30, sites should be kept relatively small, normally no more than 15 pitches.
1c. Is basic infrastructure (water, electricity) available on site or within a reasonable distance away from the site to enable a practical connection?	If Yes, site will move forward within Tier 2 If No, site will be removed from consideration	YES/NO	Must be YES	GT8 GT27	Details of local infrastructure must be provided, including any capacity issues, how far the nearest connection is, and feasibility of connection. It would be based on the recommendation of utility providers as to whether or not a connection is practical. A similar approach to residential development where no connection to basic infrastructure is available on the site will be used.
1d. Does this basic infrastructure have the capacity to serve the maximum site capacity?	Yes No	YES/NO	-		
1e. If No, are there measures that can be taken to address this?	If Yes, site will move forward within Tier 2 If No, site will be removed from consideration	YES/NO	Must be YES		
2. Transport Infrastructure					
2a. Where access involves routes through built-up areas, is access available by distributor roads without the need to use more local roads within industrial areas, recognised commercial areas or housing areas?	Yes No	+1 0	+1		
2b. Can the site be serviced by an independent vehicular access point, which adheres to the Highway Authority's guidance and standards?	Yes No	+1 0	+1	GT7	
2c. Does the site have a safe pedestrian or cycle access/route to the nearest local area centre (or could one be provided)?	Yes No	+1 0	+1	GT6	
2d. Access to a transport node is provided via a safe walking or cycle route:	Within 400m of the site Within 1000m of the site	+2 +1	+1	GT16A	This can be either a bus stop or rail stop or community share service.
2e. The nearest public transport node provides:	Half-hourly public transport service Hourly public transport service	+2 +1	+1	GT17B	

TIER 3 – DELIVERABILITY, DESIGN AND IMPACT

The highest scoring/rated sites will have a detailed assessment considering the elements in the table below along with a draft illustrative layout prepared for practical purposes.

Issues	Topics for Exploration	Selected Option	Notes		
1. Design and Impact					
1a. Satisfaction of Identified Need	Identified Need Establish optimum site size Establish practical 'raw' layout	GT1B GT2 GT3			
1b. Impact on designations listed in 3a	Level and nature of impact Possible mitigation measures	GT24 GT25 GT26	Sites would not be permitted in areas where there would be any detrimental/harmful/adverse impact on designations and residential amenity and local character.		
1c. Effect on residential amenity of nearby residential properties	Level and nature of impact Possible mitigation measures	GT29			
1d. Impact on local character/appearance	Level and nature of impact Possible mitigation measures Consider Landscape Character Area, and Historic Landscape Character	GT28			
1e. Site Appraisal	Topography Aspect Level / quality of existing vegetation Emergency Response Times Uses within the site* Relationship to key local amenities** Other issues	GT28/ Action from I&O 1	Sites should have a natural/logical boundary, or where one is proposed it must be sensitive to the character/appearance of its surroundings. Sites should not be too steep or visually intrusive. Adequate response times should be available from Police/Fire/Ambulance services – this will be determined in consultation with service providers. * Uses within the site can include: - Space for visitors - Space for an amenity area should be provided with facilities such as a day room, WC and washing facilities - Play area ** Sites should be located via safe pedestrian/cycle route to the following key amenities:		
			A Primary School	within 1000m of the site within 2000m of the site within 1000m of a public transport node providing service to school	+4 +2 +1
			Secondary School	within 2000m of the site within 1000m of a public transport node providing service to the school	+2 +1
			Medical Centre	within 1000m of the site within 2000m of the site within 1000m of a public transport node providing service to Medical Centre	+4 +2 +1
			Food Shop	within 1000m of the site within 2000m of the site within 1000m of a public transport node providing service to Food Shop	+3 +2 +1
			Children's Play Area	within 500m of the site within 1000m of the site	+2 +1
				<i>(Note: scoring will be used for comparison of site.)</i>	
2. Deliverability					
2a. Ease of Acquisition	Private/Public Ownership Purchase/Lease Compulsory Purchase	GT28 GT39/40			
2b. Notional Costings	Land value Utility connections Road infrastructure Landscaping				

