

## DRAFT THREE-TIER APPROACH SCORING SHEET

### TIER 1 – LOCATION

Sites must score 7+ to move on to Tier 2

Issue		Score	Min Score
<b>1a.</b> Is the site within a valued area?	Internationally or Nationally Recognised Designations (eg. Special Area for Conservation, SSSI, NNR, Scheduled Ancient Monuments, Historic Landscapes) Green Belt Conservation Area Listed Buildings Other Locally Recognised Designations, including Local Plan allocations Protected Mineral Workings and other Protected Areas	YES/NO	-
<b>1b.</b> Will there be any detrimental or harmful impact to the objective of the designations listed above should Gypsy/Traveller pitches be permitted?	If "Yes", the site will be removed from consideration If "No", the site will move forward within Tier 1	YES/NO	Must be NO
<b>2a.</b> Is the site in close proximity to a hazardous area?	Flood Plain Contaminated Land Hazardous Installations Poor Drainage Poor Highway Safety Dual Carriageway, Railway Line, River	YES/NO	-
<b>2b.</b> Can any of the above be addressed through mitigation or through sensitive design of the site?	If "Yes", the site will move forward within Tier 1 If "No", the site will be removed from consideration	YES/NO	Must be YES
<b>3.</b> Is the Site within a Gypsy/Traveller Preference Area?	Yes No	+1 0	+1
<b>4.</b> Is the site on the Council's brownfield site register?	Yes No	+1 0	
<b>5.</b> Is the site located within 1000m (via a safe walking or cycle route) of a centre in Cambridge or Northstowe or a Rural Centre or a Minor Rural Centre or a better-served Group Village as defined in the Core Strategy?	Yes No	+1 0	+1
<b>6.</b> Is access to local amenities provided from the site?	Site is within 1000m of at least 5 local amenities Site is within 2000m of at least 5 local amenities Of these, are 3 or more key local amenities**?	+3 +2 +1	+2
<b>7.</b> Is the site provided with a good local public transport service?	Site is within 400m of a transport node Site is within 1000m of a transport node Transport node provides half-hourly public transport service	+2 +1 +2	+2

	Transport node provides hourly public transport service	+1	
<b>8a.</b> Is the site located within 1000m of another Gypsy/Traveller site	Yes	0	+1
	No	+1	
<b>8b.</b> If Yes, would there be any harmful impact to local physical/social infrastructure should additional pitches be permitted?	Yes	0	
	No	+1	

\* Local Amenities include: postal facility, food shop, bank/cash point, post office/box, pharmacy, primary/secondary school, medical centre, leisure centre, community centre, place of worship, public house, children's play area, outdoor access public area/public park.

\*\* Key Local Amenities are: food shop, primary school, medical centre/pharmacy, children's play area/other public park, post office/box.

## TIER 2 – ACCESS AND INFRASTRUCTURE

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

Issue		Score	Min Score
<b>1.</b> What is the maximum capacity of the site in terms of pitches?			
<b>2.</b> 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
<b>3a.</b> Does this basic infrastructure have the capacity to serve the maximum site capacity?	Yes No	YES/NO	-
<b>3b.</b> 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
<b>4.</b> 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	0 +1	+1
<b>5.</b> 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
<b>6a.</b> Does the site have a safe pedestrian access/route to the nearest settlement?	Yes No	+1 0	+1
<b>6b.</b> Does the site have a safe pedestrian access/route to the nearest public transport node?	Yes No	+1 0	

### TIER 3 – DELIVERABILITY, DESIGN AND IMPACT

It is then envisaged that 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.

Element	Issues to Address	Topics for Exploration
<b>Deliverability</b>	1. Ease of Acquisition	Private/Public Ownership Purchase/Lease Compulsory Purchase
	2. Notional Costings	Land value Utility connections Road infrastructure Landscaping
<b>Design and Impact</b>	3. Satisfaction of Identified Need	Identified Need Establish optimum site size Establish practical 'raw' layout
	4. Effect on residential amenity of nearby residential properties	Level and nature of impact Possible mitigation measures
	5. Level of obtrusion	Level and nature of impact Possible mitigation measures
	6. Site Appraisal	Topography Aspect Level and quality of existing vegetation Other issues