

Call for Proposed Development Sites - Detailed Site Assessment Sheet

Location:	Site Ref:
Suggested Future Use:	

Basic factual site information is printed on the reverse of the site location plan

Desktop Assessment - Development Plans Team from GIS and aerial photos etc.

Site Features and Character Assessment Statements	True	False	n/a	Comments and/or Suggested Conditions to be applied to the allocation if progressed
1. Site location is suitable in principle for multiple detached houses ^{*1}				
2. Site is not within 250m of known Contaminated land ^{*2}				
3. No part of site falls below the 5 meter contour ^{*3}				
4. No part of site has large water course (1/50000) within site boundary				
5. Development of the site would not harm local or strategic open space provision				
6. Site does not contain any routes listed in the core paths plan				
7. There is no previous planning history that would harm the deliverability of the allocation				
8. Site is not in a conservation area				
9. Site is not within 250m(?) of a Listed Building				

*1. Site is within an Area of Best Fit, or not further than 1.6km from facilities and/ or 400m from a public bus route. (This information is on the PIE sheet)

*2.The General Development Procedure Order Scotland (1992) 15.1 (l)

*3. Some Employment sites may fall below the 5m contour and remain acceptable in policy

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10. Site is not within 250m(?) of an inventory landscape				
11. Site is not within 250m(?) of a Scheduled Monument				
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Desktop Assessment by other SIC and External Stakeholders (– Stakeholder lead)

Site Features and Character Assessment	True	False	n/a	Comments and/or Suggested Conditions
Site is not at significant risk of either tidal or pluvial flooding – Jonathan Duncan				
Mains drainage possible – Scottish Water, SEPA				
Safe access available – SIC Roads				
Safe access possible – SIC Roads				
Site development will not harm known archaeology – Val Turner				
If site in SSSI, development would not adversely affect the reason for designation – Kelda Hudson				

A standard paragraph will be added to the final output letter which will be triggered by site being close to or within an area of heritage interest or archaeology.

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Site Assessment by Development Plans Team

Site Features and Character Assessment	True	False	n/a	Comments and/or Suggested Conditions
Site fits well into the established settlement pattern and landscape setting				
Part of the site fits the established settlement pattern				
Site is not affected by bad neighbouring uses				
Site development would not constitute a bad neighbouring use				
Development on site is unhindered by ground conditions (engineering works to slope, need to drain land etc – if slope then see GIS)				
<p style="color: red; margin: 0;">Site is ready to be allocated in the plan</p> <p style="margin: 0;">(A detailed delivery proposal and layout has been provided)</p>				
<p style="color: red; margin: 0;">Site has development potential</p> <p style="margin: 0;">(No major Planning or Physical constraints to development)</p>				
<p style="color: red; margin: 0;">Not Currently Developable</p> <p style="margin: 0;">(Site has major Planning or Physical constraints to development)</p>				

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General comments recorded on site

Photos Yes/No

Date of visit:

by Planning Officers:

Additional comments summarising the reasons behind the final outcome may be made in an associated word document