

Scoring Framework / Methodology for the appraisal and selection of potential Gypsy and Traveller sites in Sefton

It is proposed that sites will be assessed using a bespoke scoring framework similar to that used in the Strategic Housing Land Availability Assessment. The assessment will be used to identify a short-list of sites that will form the basis of consultation on the location of gypsy and traveller sites in Sefton.

The scoring framework will cover a range of issues that need to be considered when choosing a suitable gypsy and traveller site. The issues to be considered have been chosen as they have been identified in national policy guidance. For ease of reference the issues have been group into 6 broad types:

- Size and location;
- Suitability;
- Availability;
- Accessibility;
- Achievability; and
- Social inclusion

Below is the list of issues and a draft scoring system for the site assessment. Each issue has a maximum score of 10 with an overall maximum score of 270. At this stage, each of the issues has been given equal weighting. This can be changed if it is agreed that some issues are of more importance than others. Some of the criteria also have the potential to require the removal of the site from further consideration. This acknowledges that some issues are insurmountable.

Following the scoring framework is a site assessment pro forma which will be used to record all the scores.

Scoring Framework

1. Size and Location

a) Site size

The site is over 2 ha	10 points
The site is between 1.5 to 2 ha	7 points
The site is between 1 to 1.5 ha	5 points
The site is between 0.5 to 1ha	3 points
The site is smaller than 0.5 ha	Discard site from search
TOTAL	10 PTS

Notes:

Permanent sites - *The ideal situation would be for all of the 15 permanent pitches to be provided on one site. This will enable the G&T community to stay together. It would also be more cost effective in providing facilities and site management. The minimum ideal site size for 15 pitches and associated facilities is 1.5ha. It would also be cost effective and easier to*

manage if the transit site was provided on the same site. Sites over 2ha therefore would score the maximum points, with lower scores for smaller sites.

b) Site access

The site is easily accessed directly from an existing main road	10 points
The site is accessible from a suitable (non main) road through non-residential area	7 points
The site is accessible from a suitable (non main) road through less than 100m of residential area	0 points
The site is only accessible through narrow/unsuitable roads or through more than 100 m of residential area	Discard site from search
TOTAL	10PTS

c) Flood Risk

The whole site is in flood zone 1	10 points
The whole site is in flood zones 1 or 2	5 points
Between 0 and 20% of the site is in flood zones 3a or 3b	0 points
Over 20% of the site is in flood zones 3a or 3b	Discard site from search
TOTAL	10 PTS

Notes: PPS25 sets out the types of development that can be permitted in each flood zone. Caravans, mobile homes and park homes for permanent residential use are classed as 'highly vulnerable' and therefore could be permitted in flood zone 1 and, if an exception test is passed, in flood zone 2. If over 80% of the site is in flood zone 3a or 3b then the site is removed from further consideration.

d) Location

The site is within 2.5km of existing site in Formby <u>or</u> is in South Sefton	10 points
The site is within 5km of existing site in Formby	7 points
The site is within 7.5km of existing site in Formby	4 points
The site is within 10km of existing site in Formby	2 points
The site is not within 10km of existing site in Formby and is not in South Sefton	0 points
TOTAL	10 POINTS

The site is in an existing urban area	10
The site is on the edge of an existing urban area	5
The site is detached from an existing urban area	0
TOTAL	10 POINTS

Notes: There are two preferred locations for a new permanent site, either as close as possible to the existing site in Formby, or in South Sefton (classed as the built-up areas of Bootle/Crosby Netherton/Seaforth/Litherland).

The ideal location for a G&T site is within existing built up areas. G&T sites shouldn't be pushed out away from other residents and should be fully integrated.

2. Suitability

	Yes	Partially	No
Does the site suffer from any physical constraints or barriers (e.g. topography, shape)?	0	5	10
Is the site affected by un-neighbourly uses (heavy industry, power lines, motorways, etc)?	0	5	10
Is there a possibility that the site is heavily contaminated?	0	5	10
Would the site achieve visual and acoustic privacy?	10	5	0
Does the site have any nature or heritage designations?	0	5	10
TOTAL	50 PTS		

Notes: There are a number of factors that make a site less suitable for development. The above factors are relevant to G&T sites but also to other housing developments. However, there may be some extra criteria or other factors that the G&T community think are relevant, which would only be ascertained as a result of an initial consultation with them.

3. Availability

	Yes	Partially	No
Does the site currently have a suitable UDP designation?	10	5	0
Is the site in active use?	0	5	10
Is the site subject to multiple or difficult land ownerships?	0	5	10
Is site in Council (or partner) ownership?	10	5	0
Is the owner willing to sell?	10	5	Discard from search
Would the costs involved in purchasing the site be prohibitive?	0	5	10
TOTAL	60 PTS		

Notes: Regardless of how suitable a site is for development it also has to be available. It is considered likely that developers would resist their site being identified for a G&T site as this would reduce potential value.

4. Achievability

	Yes	Partially	No
Are there any known significant abnormal costs (including remediation, demolition, etc)?	0	5	10
Does the site need significant new infrastructure (including utilities)?	0	5	10
TOTAL	20 PTS		

Notes: How easily a site can be brought forward for development is a major factor on whether a site can be developed.

5. Accessibility

	Yes	No
Is there a Primary school within 600m?	10	0
Is there a Local Centre within 800m?	10	0
Is there a Health Centre of GP within 1000m?	10	0
Is there an employment area within 5km?	10	0
Is there a railway station within 800m or a bus stop (frequent use) within 400m?	10	0
TOTAL	50 PTS	

Notes: A site will be more sustainable the greater number of facilities and services are within easy reach. The distances used above are the same as used in the SHLAA. It is important that the site is close to a main access road due to potential high levels of traveller movement, particularly in the transit site.

6. Social Issues

	Yes	Partially	No
Is the site acceptable to the needs of the G&T community	10	5	Discard from search
Would the site enable residents to integrate with local neighbourhood?	10	5	0
Would the site provide a safe and secure environment?	10	5	Discard from search
Would the site be broadly acceptable to existing local residents?	10	5	0
TOTAL	40 PTS		

Notes: It is important that G&T sites are integrated into the community and not marginalised. It is also important that the existing local population accept the new residents.

Site ID	
Site Address	

Photo

Map

	For Permanent Site	For Transit Site
Size and Location Score (Max 50)		
Suitability Score (Max 50)		
Availability Score (Max 60)		
Achievability Score (Max 20)		
Accessibility Score (Max 50)		
Social Issues Score (Max 40)		
TOTAL (Max 270)		

Site Survey Comments

Conclusions

Site to be short listed for G&T site yes no

Is the site in the Green Belt? yes no. If yes, could the site be removed from the GB as a non-strategic release? yes no