

Site Assessment Results Pro Forma

Please note that at this stage the Council is not proposing that any site should be allocated or developed for any of the uses that it is indicated may be suitable – it is, rather, seeking views on possible uses that the sustainability appraisal process has suggested may or may not be suitable.

Site Reference:	BCH/009		
Site Address:	Land at Hall Moss Farm, Hall Moss Lane, Bramhall SK7 1EH		
Site Area:	7.59 hectares	Grid Reference:	388225

Site Location Plan:



Constraint & Opportunities Analysis:

Constraint / Opportunities Criteria	Notes	Colour Code
Primary Criteria		
Core Strategy Conformity	Site conforms / accords with Core Strategy Policies?	R O O
Flood Risk	Site is within Zones 2 or 3	O O G
Green Belt	Site is within the Green Belt	R O O
SSSI	Site is within 1km of a SSSI	O O G
Sites of Biological Interest	Site is within 1km of an SBI	O O G
Secondary Criteria		

Constraint / Opportunities Criteria	Notes	Colour Code
Local Nature Reserve	Site is within 1km of an LNR	
Natura 2000 Sites	Site is within the buffer of European Designated Sites	
Protected Species	Site is home to protected species and / or habitats	
Local Wildlife Site	Site is within 1km of a local wildlife site	
Woodlands	Site has, or is within 1km of, woodlands	
Ancient Woodland	Site has, or is within 1km of, Ancient Woodland	
Tree Preservation Order	Site has, or is in proximity to, a TPO	
Highway Trees	Site has, or is in proximity to, highway tree(s)	
Conservation & Heritage	Site includes, or is in proximity to, a heritage asset	
Landscape Character Area	Site has LCA implications	
Green Field / PDL	Site is Green Field or PDL (Active Use)	
Agricultural Land	Site is located on the best & most versatile agricultural land	
Open Space	Site is on Strategic / Local Open Space	
Green Chain / Green Corridor	Site will impact on existing/potential chains and/or corridors	
Public Footpaths / Rights of Way	Site has public footpaths and/or rights of way	
Water Bodies	Site includes, or is within 8m of, a water body	
Air Quality Management Area	Site is within an AQMA	
Minerals	Site is a Mineral Safeguarding Area	
Waste	Site is, or is peripheral to, a waste management site	
Airport Public Safety Zone	Site is in the Public Safety Zone	
Airport Noise Constraints	Site is in a Noise Constraint contour	
Airport Safeguarding Zone - Manchester Airport	Site is in a Zone	
Airport Safeguarding Zone - NATS	Site is in zones 1 or 2	
Airport Safeguarding Zone - Woodford	Site is in a Zone	
Green & Blue Infrastructure	Site can contribute to new or existing GI or Blue Infrastructure	
Transport - Freight & Freight Network	Site proximity to freight terminals / strategic freight network	
Housing Location	Site is within Core Strategy 1 st or 2 nd Spatial Priorities	
Housing Accessibility	Site accessibility score for Policy H-2	
Housing Mix	Site has potential to improve mix of housing in area	
Housing Availability	Site is likely to be available for proposed use within 15 years	
Housing Viability	Site is likely to be economically viable	
Residential Amenity	Site is within 250m of a bad neighbour use or employment area	

Constraint / Opportunities Criteria	Notes	Colour Code
Sensitive Use	Site is within 250m of a sensitive neighbour	
Retail / Leisure / Services Location outside of Town Centre	Site is within a district or local centre	
Town Centre Retail	Site is within TCG2.1	
Town Centre Other Main Uses and Community Uses	Site is within TCG 2 or 3 areas	
Neighbourhood Renewal	Site is within Priority 1 areas	
Employment - Existing Use	Site will result in loss of employment use	
Employment - Offices	Site is an office development in an appropriate location	

Constraint / Opportunities Criteria	Notes	Yes / No
Land Remediation	Site is within area of potential concern	Yes
Groundwater / Aquifer	Site is located in proximity to a groundwater source/aquifer	Yes
Sustainable Transport Infrastructure	Site improves accessibility by sustainable transport modes	No
Future Significant Transport Infrastructure	Site contributes to delivery of future infrastructure	N/A
	Site precluded from development by future infrastructure	N/A
	Site precludes development of future infrastructure	N/A
Gypsy & Traveller	Site potentially suitable and meets the Core Strategy criteria	No
Travelling Show People	Site potentially suitable and meets the Core Strategy criteria	No
Cemetery Provision	Site is appropriate for cemetery use	Yes
Allotment Provision	Site is appropriate for allotment use	Yes
Low Carbon Energy Infrastructure	Site is required for LZC Infrastructure	Yes
Rural Location	Site is within a Rural Area	No

Information		
Historic Landscape Characterisation	State HLC Designation	E & R
Appraisal Assessment - overall comments: PROW runs through centre of site (west to east). Noise constraint from A555. Green Belt may put constraints on cemetery use.		
Band A		
Band B		
Band C	Residential, Gypsy & Traveller, Employment, Retail, Leisure, Community & Education	