Flow chart for the selection of sites for North Northamptonshire pilot registers of brownfield land suitable for housing – May 2016

Stage 1 – Identification of Provisional Sites (March/April)

1. Does site meet NPPF definition of Previously Developed Land?
   - Yes
   - No

2. Is the site 0.25ha or larger?
   - Yes
   - No

3. Is site already committed for housing in an up to date Local or Neighbourhood Plan (allocation or permission)?
   - Yes
   - No

4. Is the site already committed in an up to date Local or Neighbourhood Plan for non-housing use (allocation or permission)?
   - Yes
   - No

5. Is the site: a) vacant, derelict or under-used; or b) surplus/ likely to become surplus public sector land?
   - Yes
   - No

6. Is the site suitably located in accordance with the JCS (within the towns or small scale infill development within villages identified in the SHLAA)?
   - Yes
   - No

Exclude from Pilot Register but review if promoted at call-for-sites

Exclude from Pilot Register. Review sites within other villages if promoted at call-for-sites
Stage 2 – Assessment of Provisional Sites (April/May)

8. Is the site free from constraints that cannot be mitigated? (Based on assessment against refined SHLAA criteria)

Physical constraints | Potential impacts | Residential environment

Yes

No

Exclude from pilot Register and record reasons e.g. policy support for other uses; residential use incompatible with surrounding uses

9. Is there a reasonable prospect that the site will be available for development within 10 years, and that it could be viably developed?

Yes

No

Exclude from pilot Register and record reasons

10. What is the potential capacity of the site for residential development having regard to any constraints and mitigation requirements and appropriate density range for locality?

Yes

No

Exclude from pilot Register and record reasons. Review if site promoted at call-for-sites