

Stage 1 - An appraisal of All MCC owned land and regard to WG Site Design Guide 2015. Approximately 1500 council assets have been reviewed and considered. Sites removed to date through Estates: Asset is a MCC property; Cemetery Land; Allocations in the existing adopted LDP; tree planting; Tree Planting Scheme; Woodland; Covered by a ground lease; Council Car Park; Footpath/road

Stage 2 – Sites removed due to the following: Site is less than 500sqm – desired pitch size is min 500sqm for public sites. [A pitch capable of accommodating an amenity block, mobile home, caravan and parking for two vehicles]; Equipped Children's Play Area; Playing Fields (Pitch); County Farm Holdings; Allocations in the existing adopted LDP/ RLDP promotion sites; Known unfavourable topography; Woodland areas that were missed on Stage 1; C1 & C2 Flood Risk – known sites in flood risk removed; Sites with any uncertain inputs have been carried forward to the next stage for further assessment

Stage 3 – to assess flood risk as per updated TAN 15. Site removed due to: • Sites wholly or mostly in Zones 2 & 3 of updated TAN15 maps (sea and river) • Sites where boundary could potentially be amended to remove site out of flood risk kept on list • Surface water flood risk highlighted for further assessment • Any constraints identified in Stage 1 & 2 if picked up at Stage Approximately 50 sites from 1500 remaining Also removed: • Brecon Beacons National Park Plan • Within and adjacent to Conservation Areas and/or Historic Park & Garden • Enclosed/surrounded by built environment privacy and amenity / placemaking • Within national Ecological designations eg SSSI

Stage 4 – Post Workshop 2. Site Area Ecological Designation on whole or part of site (SSSI, SINC, SAC, RAMSAR, national/local nature reserve) ,Ability to provide utility infrastructure, Flood Zone (Updated TAN 15 Flood Maps), Proximity to ecological designation, Within or adjoining a Settlement Boundary, Landscape Sensitivity (as recorded in the Landscape Sensitivity Study), Greenfield/Brownfield, Mineral Safeguarding Area, Surrounded by Built Development, Proximity to potential 'bad neighbours' (e.g. dual carriageways, trunk roads, motorway, railway, industrial estates), Potential for expansion, Within BBNP or AONB, Contamination (as recorded on Monmaps), Within Green Wedge or potential Green Belt, School Proximity, Within Phosphates Catchment Area, Medical Facility Proximity, Adopted LDP DES2, Allocation Proximity to other Amenities, DES2 in Review, Public transport proximity and frequency, Within/adjacent to Conservation Area or Historic Parks & Garden, Proximity to Historical Designation (inc Listed Buildings and Con Areas), Within Area of Archeological Sensitivity, Topography, Permanency, Access

Stage 5 - RAG rating against criteria above following officer site visits, input from internal consultees, feedback from Gypsy and Traveller community and Travelling Ahead

Land at rear of Langley Close, Major with Unity	Agriculture, Grazing	5.75 acres	23.431	none	Adjoining	Completed	Provision to south and west (on opposite side of road), MA to north	No	No	No	No	5.1ha of site DSE2 on western boundary	Ready to delete DSE2 - designation on map readily accessible	No	No	Label building within 200m of western end of site - site could be reduced in size to meet request	Within 200m of DSE2 (100 metres) - grassland, 2x TPO trees adjacent southern boundary	No	Within MNGO LLCA - medium potential to residential development	Planning Policy/Supporting Plan	Whole site within 100m of MA, closest part of site within 40m of A44	No	Major DMU Primary - 1.3 miles	0.4 miles	Approx 1.2 miles to Major Design Centre	Low frequency and daily frequency bus services available. Train station with frequent services at Colindale and Seven Tunnels Junction	Flat site	Access off St Bruns Road			Site is much larger than needed. Scope to expand in the future if needed and have as much as the land for the site needed to accommodate all maximum desirable site uses.	Site should progress to the next stage of the process for further consideration
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