

Brownfield Land Register		Site ref	[Enter Local Plan ref/Monitoring ref as appropriate]
Site screening template		Site name	[Enter site name]
		Settlement	[Enter settlement]
		Current use	[Enter current land use – description, not use class]
<p>In order to ensure that a robust process is being followed, this template should be used to ‘screen’ sites and provide a record of why they have (or have not) been added to the Council’s Brownfield Land Register. Sites should only be included on the Register where the answers to all of the questions below are ‘yes’.</p> <p>It is only necessary to complete the template if a site is previously developed by the NPPF definition – this excludes agricultural buildings, residential garden land, parks and allotments. It also excludes previously developed land which has returned to nature over time.</p>			
Basic site characteristics			
Q1	Is the site larger than 0.25ha, or could it otherwise accommodate 5 or more dwellings?		Yes No
	Size: [Size]	If under 0.25ha, basis for assumption: [‘N/A’, or enter as appropriate]	
Site suitability			
Q2	Does one of the following apply? i) The site is allocated in a development plan document ii) The site already has a form of planning permission (e.g. full, outline, prior approval) iii) Development of the site would be unlikely to have any adverse impact on the natural environment, built environment, or the amenity of neighbours and future residents?		Yes No
	Allocation/permission type: [Enter type]	Permission reference: [Enter reference]	
	Basis for conclusion including any assumptions (iii only): [N/A’, or enter as appropriate]		
Site achievability			
Q3	In light of current designations and policies, is planning permission likely to be granted?		Yes No
Q4	Is it possible or likely to be possible to provide a safe form of access to the site?		Yes No
Q5	Is it possible or likely that the site could be served by utilities?		Yes No
Q6	Is it possible or likely that development could come forward within 15 years?		Yes No
Notes supporting conclusions on site achievability: [‘None’, or enter as appropriate]			
Site availability			
Q7	Has the site’s owner(s) expressed an intention to sell/develop the site at some point in time?		Yes No
Q8	Does that still appear to be their intention, taking evidence or other indicators into account?		Yes No
Q9	Is the site free of tenants or leaseholders with a remaining lease period exceeding 15 years?		Yes No
Q10	Is the site free of ownership or legal constraints that could prevent development?		Yes No
Notes supporting conclusions on site availability: [‘None’, or enter as appropriate]			
Representations received			
Q11	Taking any representations received into account, are all conclusions above unchanged?		Yes No
Notes supporting conclusions on representations received: [‘None’, or enter as appropriate]			