

2.0 Site Appraisal

- 2.1** Site appraisals must consider how the surrounding environment and built-form as well as on-site characteristics influence design options and 'buildability'. Design Consultants will be expected to undertake a site appraisal of potential development sites which encompass inter alia the following issues.
- 2.2** Initial site appraisals should take account of the impact that the development of the site will have on the environment of the surrounding area.
- 2.3** Consideration should be given to proximity of the site in relation to local services such as shops, schools, chemists, places of work, public transport and other community facilities.
- 2.4** Adequate geotechnical and topographical surveys should be undertaken to build up a detailed knowledge of the soil condition and formation, geological formation, water table and liability to flooding.
- 2.5** A detailed survey should be undertaken prior to commencing scheme design drawings. Consultants must also assist in the preparation of transfer maps associated with the acquisition of the site/property.
- 2.6** A check on title to ascertain the legal situation in respect of restrictive covenants, rights of ways boundary ownership will be undertaken by the Association's Solicitors as part of the site appraisal process.
- 2.7** The appraisal should take account of the potential hazards such as radon, methane, old workings, asbestos (requirement for Type 2, 3 surveys), gas, overhead power lines and contaminated land.
- 2.8** Consultants are expected to liaise with statutory authorities e.g. Planning Service, Roads Service and Public Utilities as required.
- 2.9** An overarching principle of the site appraisal process will be to ensure the sustainability of any potential development scheme. As such, priority is to be given to sustainable management of resources, reduction in the consumption of non-renewable resources and the prevention of waste.
- 2.10** **It is the responsibility of the Design Consultants to contribute to the site appraisal covering the issues highlighted in paras. no. 2.2 - 2.9.**