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East Peckham Neighbourhood Development Plan - Submission Criteria

Please ensure your submission meets the following criteria:

- Only sites within East Peckham Parish will be considered.
- A separate form must be completed for each site.
- Housing-led sites must be capable of accommodating 5 or more new dwellings.
- Please refer to the results of the Housing Needs Survey for East Peckham, the results of which are available here: www.eastpeckham-pc.gov.uk. Sites submitted should refer to the size, tenure and housing mix identified in the Housing Needs Survey.
- Bio-diversity net gain offsetting sites must:
  - Be available for 30 years.
  - Not include statutorily designated nature sites (e.g. SPAs, SSSIs).
  - Capable of meeting all government technical and legal requirements. Please refer to the hyper link for full details.

Excluded Sites

Sites located entirely within the following areas will not be considered:

- Site of Special Scientific Interest (SSSI).
- Ancient woodland.

In addition, sites for residential development that are located entirely within the following areas will not be considered:

- Flood Zone 3b - functional floodplain.

A Transparent Process

Any sites submitted through the Call for Sites process will be assessed using published criteria and supporting evidence.

Factors likely to be considered include:

- Impact on the rural character of the parish.
- Landscape sensitivity.
- Biodiversity and environmental considerations.
- Heritage assets and historic character.
- Flood risk.
- Access and transport implications.
- Availability of infrastructure and services.
- Community feedback.
- Infrastructure constraints
- Evidence of the East Peckham Housing Needs Survey
- Sustainability

The assessment process will be transparent, and opportunities will be provided for residents to understand and comment on the evidence as it develops.

The assessment criteria are available here:
Introduction to identifying, assessing and selecting sites - GOV.UK

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How to assess and allocate sites for development - GOV.UK