* **Assignment 2: Site Appraisal and Options Statement**

The company has an option on four sites within Wakefield. You will be given details of these sites **.**Thefour sites in Wakefield to assess are : Batley Road, Borough Road Car Park, Jacobs Well Lane and Park View .You are tasked with writing a site appraisal and options statement to rank the four sites in order of development priority. For the preferred site you will also produce and interpret a residual financial appraisal and conduct a sensitivity analysis.

**Appraisal Guidelines**

The appraisal and options statement should be informed by the following criteria:

***1) An assessment of the strategic context of the sites***

Planning for housing is a future-oriented activity. As a result, development potential is affected by a combination of strategic constraints (flooding, landscape designations, or geology); the socioeconomic composition of the population (e.g. income); the structure of the housing market (house prices); and services and infrastructure (school catchments; road infrastructure) to name but a few issues. Strategic considerations are given ‘due consideration’ so that the optioned site is located within the wider spatial context.

You will use a Planning Support System (PSS) – (P&EM and TellUs Toolkit) – specifically for Wakefield, our submarket. This system can be accessed at the following link: <http://www.ppgis.manchester.ac.uk/housing/> You will need to undertake ‘overlay’ analyses to assess the strategic context of each site. You can represent the overlays by simply capturing the screen shots of the system, but you will be expected to ‘clean’ the shots for presentation purposes (crop etc.). You should provide an analysis of the strategic context for each site using evidence derived from your overlay analysis.

***2) Site visit and assessments***

You will assess the four sites based on desk-based study. Please use sources such as ordnance survey maps and historic maps on the digimap service, google maps and street view. Also consider using the Wakefield SHLAA and check for previous planning applications in the Wakefield planning portal. This can include applications on the site, but also on neighbouring sites. During the visit You will be provided with an assessment proforma that is normally used for site visits. As much as possible based on desk-based study try to use this pro-forma to record basic site information including site condition, accessibility, current use, and site-specific development opportunities and constraints. This site-specific information will be used in conjunction with the analysis of the strategic context to assess potential/opportunities/constraints in relation

***3) Consideration of the local planning, development and political context***

Each of the submarkets within the Leeds HMA will have a different planning, development and political context which makes strategic decision-making complex and the viability of different sites spatially uneven. In this exercise, you will focus exclusively on Wakefield in an effort to assess priorities for housing development in Wakefield as well as potential sources of conflict that might enable or preclude development. You will need to consider existing plans, policies and other documents that collectively set out the approach to housing planning and delivery in Wakefield Metropolitan Borough Council. You can also draw on case law and media sources to evidence political and populist challenges that might need to be addressed in a future planning application or inquiry.

**4) Residual financial appraisal for the preferred site**

For the preferred site you will produce and interpret a residual financial appraisal. You will also test the result for its sensitivity to changes in the assumptions made and general development environment.

You are tasked with producing a report, maximum 2000 words in length, presenting your analysis and your subsequent recommendations of options. A suitable structure is suggested below:

* Strategic Context and Site-Specific Assessments
* Consideration of local planning, development and political context
* Options Statement (Recommendations for the prioritisation of sites; rationalised in relation to opportunities and constraints; judgement of whether any sites should be subject to accelerated development or whether certain sites should be discarded)
* Residual appraisal, interpretation and sensitivity analysis for the preferred site
* References\*
* NO INTRODUCTION AND NO CONCLUSION
* NO PLAIGIRSM 100% FREE OF PLAIGIRSM

PLEASE FOLLOW THE INSTRUCTIONS AND BRIEF EXACTLY HOW IT IS

THIS IS NOT A RESEARCH ESSAY BASED ON RANDOM LITERATURE

YOU HAVE TO SUDY THE FOUR SITES WHICH ARE IN WAKEFIELD AND DO THE ANALYSIS ON THESE SITES WITHOUT THE USE OF WEB BASED SOURCES

YOU NEED TO CREATE THE MAPS AND ORDANNCE SURVEYS AND EXPLAIN THESE MAPS AND WHAT THEY REPRSENT

USE GOOGLE EARTH AND STREET VIEW TO VIEW THE SITES !!!

YOU HAVE TO THE RESIDUAL APPRAISAL AT THE END IT NEEDS TO BE DONE PROPERLY FOR ONE OF THE SITES YOU CAN CHOOSE WHICH SITE – LOOK AT THE CAPACITY OF THE SITE, HOW MANY BUILDING CAN IT HOLD, THE POTENTIAL, ETC !!!

USE DIGIMAPS AND THE SOUCRES ABOVE TO CREATE THE MAPS AND RESEARCH SHOULD ONLY BE FROM OFFICAL WEBSITES, E.G. PLANNING POLICIES, ETC.

PLEASE USE SCHLAA IT WILL HELP YOU IN UNDERSTAND AND WHEN ANALYSING THE WORK!!

LOOK AT STRATEGIC CONTEXT FOR ALL 4 SITES DOESN’T NEED TO BE OVERLY DETAILED OR COMPLEX- LOOK AT FEATURES ON THE SITES, E.G. HOUSING, DEVLOPMENTS, INFASTRUCTURE, ETC.

 Summarizing your context diagram or table etc. justification of which site is best to use.

Look at the relevant development policies of Wakefiel, planning context and economical context.

The Residual appraisal is vital please don’t mess this up it needs be done properly with justification etc.