Site Appraisal Checklist

A site appraisal could include the following:

* Who owns the site? In the case of a Local Authority, which Department does it come under? Are there any Covenants on it?
* Does the site provide easy access – vehicular, servicing, pedestrian, disabled, emergency services?
* Is there adequate car parking provision, including potential overspill?
* What traffic impact will the project have, and how will people journey to and from it?
* What is the condition of the building? (Has a surveyor looked at the roof, structure, plant, etc.?) How old are the boilers? Does the roof leak? Do the toilets overflow?
* Does the site or building have the right amount of net area (pitches, floor space etc.) for the activities required? Are the ceilings high enough?
* Does the site allow future flexibility, adaptation, extension, etc.? Will you be able to add a sprung floor or bars to the walls, for example?
* Does the site have any Planning Policy issues that may prevent or delay the project? The process is likely to be much easier if buildings or pieces of land are already being used for sport, (for the purposes of planning use designation, sports assets, including swimming pools, gymnasiums and other indoor and outdoor sports and leisure uses are designated as Use Class D2).
* If the planning designation is not appropriate for sport, how easy will it be to get a Change of Use?
* Is the site within a Flood Risk area? (with both synthetic and natural track and field surfaces, particular attention should be given to drainage and the ability to withstand significant rainfall events and remain free of surface water);
* What are the implications of any development on adjacent sites or properties, and vice versa?
* Is the existing building listed for heritage or in a conservation area or of archaeological value?
* Are there any protected wildlife species?
* What is the quality of the existing landscape, and are there any Tree Preservation Orders?
* Are there any invasive plant species (e.g. Japanese Knotweed), that require expensive remediation?
* Is the site likely to have any contamination, subsidence or contain asbestos?
* Does the site have any legal issues that may prevent or restrict the proposed development, e.g.: restrictive covenants, Rights of Access, Rights of Light issues with adjacent properties or potential Party Wall issues?
* Are there any major services and utilities that cross the site?