

Appendix 5 Factors for Assessing Value

How will the value of spaces be assessed?

The assessment of a site's value is not based on its financial value, it is an assessment of its value as land which contributes to the local community or has wider benefits - such as ecological value.

The assessment of value will be based on looking at both the positive value it has but also the negative effects the space might have on the locality it is in.

It will also assess current value and a site's potential to increase or retain value.

What spaces will be assessed?

We will only assess the value of spaces which are candidates for disposal or for change of use to a different type of space. This may be whole sites, but more often part of sites.

The following factors will be assessed:

Community value

This is an assessment of a site's value to the local community based on both feedback from local people and knowledge of changes taking place in the area.

Factor	Example of type of considerations
Level of use	Current use and potential for improved use
Community views of the space	Does the community think it's important and why? Views of different groups will be considered. Is there a sense of community ownership of the space?
Community involvement	Is there a group or potential group who are involved in the care of the site?
Equalities considerations	Does it have any features that are particularly important to specific equalities groups?
Educational significance	Is it currently used by schools? Is there the potential for it to act as an 'outdoor classroom'?
Demographic change	Could it meet the needs of any changes to the local population?
Level of anti-social behaviour	Does the space contribute to an ASB issue? How much does it affect the local community? Is it possible to reduce it?
Events	Does it hold events or could it?

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Custodial value These are values which are largely fixed and will only be affected by external influences such as new housing being built alongside. They are intrinsic values of the site

Factor	Example of type of considerations
Local context and significance	<ul style="list-style-type: none"> What other spaces there are nearby and how close? Would a community be disadvantaged if this space wasn't here? Is it a focus for the community? Is it a backland site?
Accessibility	<ul style="list-style-type: none"> How accessible is the site in terms of getting to it or around it? Is it part of a greenway/cycle route/PROW? Does the space offer opportunities for those with poor mobility which other spaces nearby don't, therefore disadvantaging them by its removal – particularly in terms of assessing its topography?
Landscape significance	<ul style="list-style-type: none"> To what degree does it contribute to urban landscape character? Does it contribute to important views and vistas both to and from it? Does it include water as a feature?
Nature conservation significance	<ul style="list-style-type: none"> Is it an important habitat? Is it protected or does it have protected species? Does it have veteran trees? Is it a wildlife corridor? Does it have a watercourse? Does it have geological interest?
Archaeological/Historical interest	<ul style="list-style-type: none"> Does it have any features of significance to the locality/city? Significant social link with the past? Is it protected or registered?
Legal status	<ul style="list-style-type: none"> Is it common land, village green or under an Act of Parliament?
Economic value	<ul style="list-style-type: none"> Does it contribute to or reduce property values? Does it add to economic regeneration?
Sustainability significance	<ul style="list-style-type: none"> Contribution to adaptation for climate change? Trees providing shade and temperature reduction? Good location to help control/ameliorate potential flooding?