

NPPF Sites Opportunity Explorer

Front-end user guide

Find, compare and shortlist pre-screened station-led development opportunities.

4,839

candidate sites

1,687

station hubs

70

eligible TTWAs

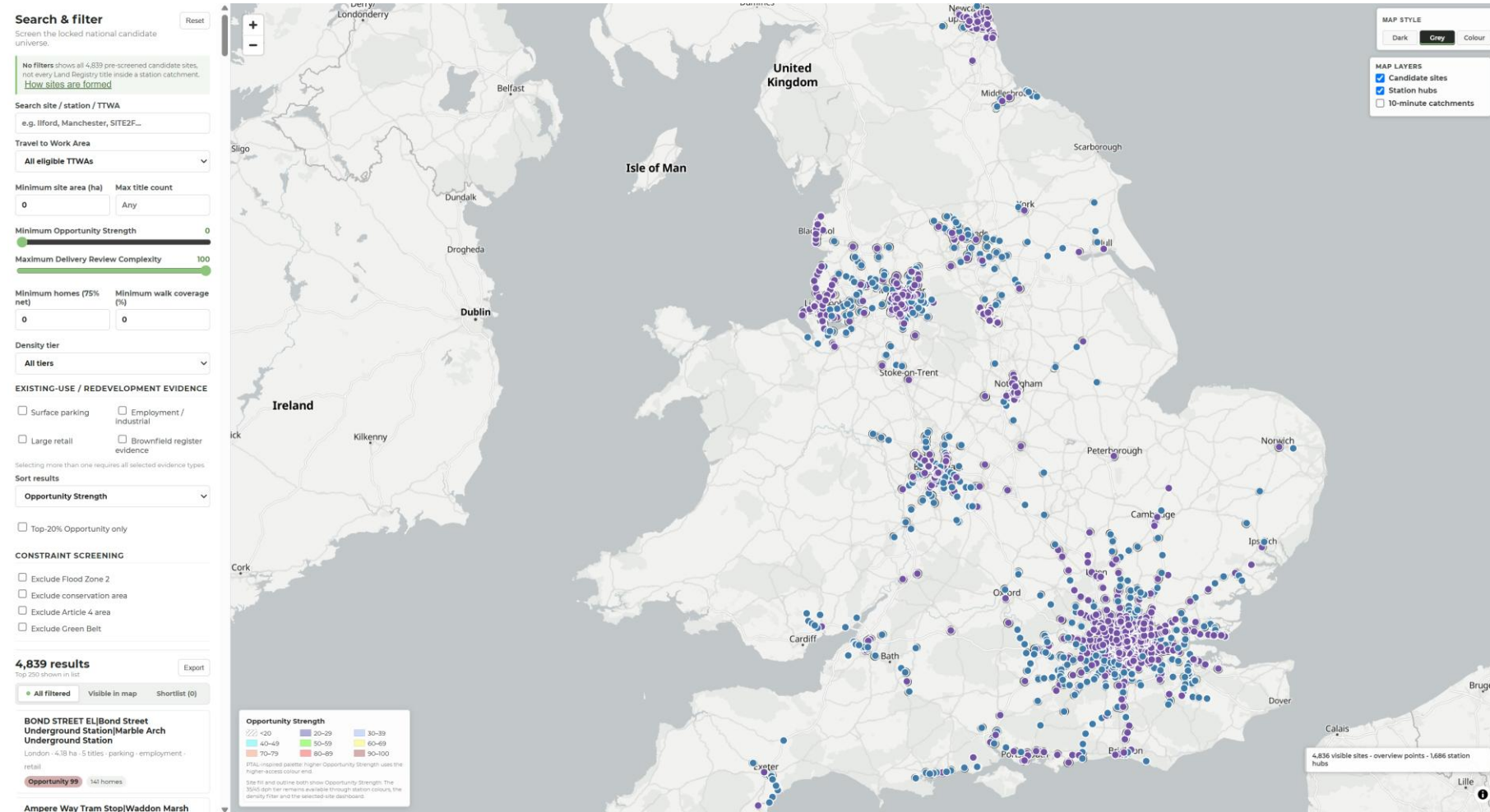
The interface has three working areas

Filter on the left, explore in the middle, inspect selected-site evidence on the right.

1 Search & filter

2 Map and layers

3 Site details



Select a site

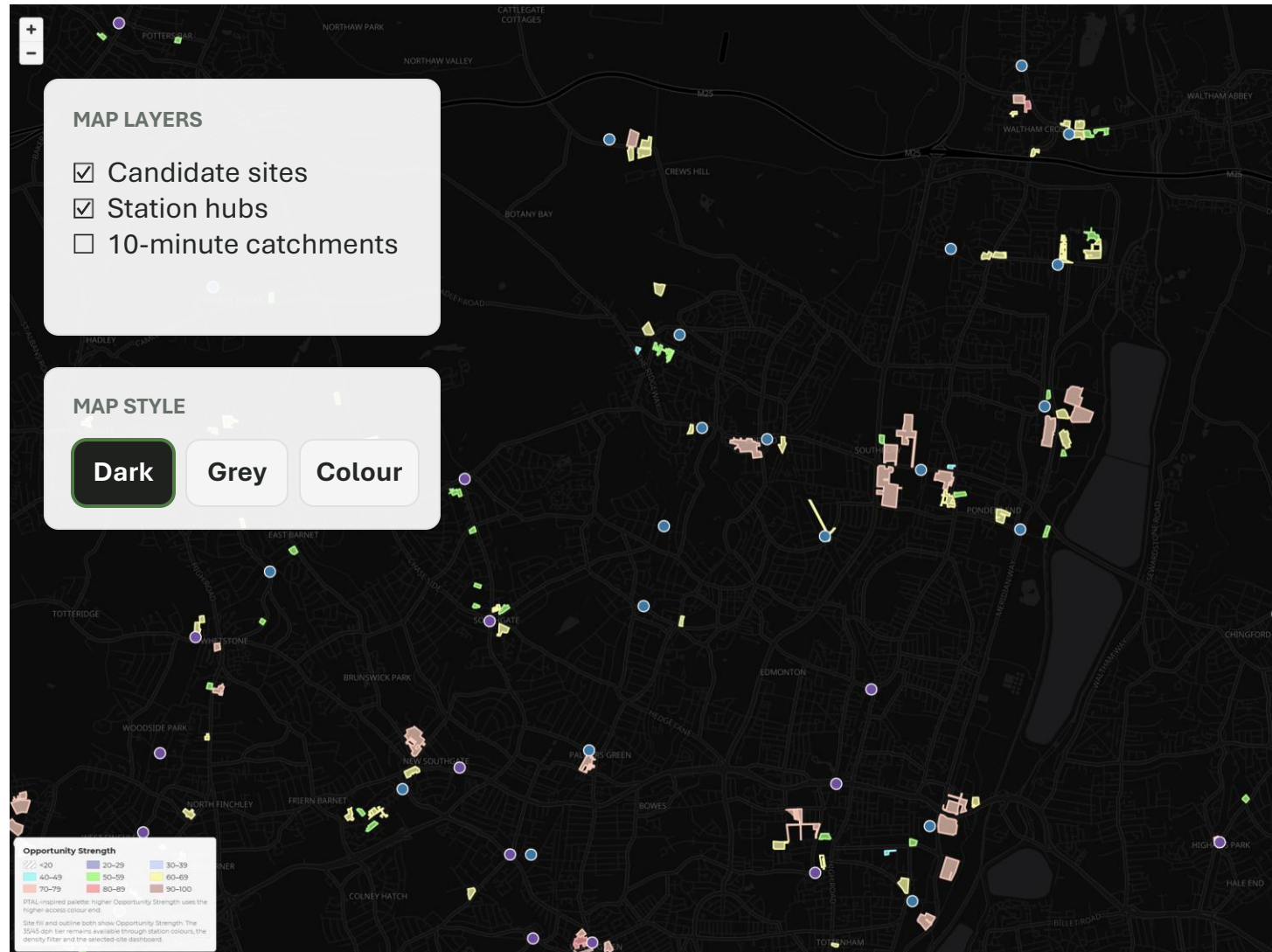
Click a candidate site on the map or select a result to inspect its NPPF evidence, accessibility, constraints, scoring and capacity.

Start broad, then narrow

No filters shows the complete 4,839-site candidate universe—not every Land Registry polygon.

Reveal the evidence with map layers and styles

The overlays can be switched independently without changing the underlying filters.



Candidate sites

Points are used at national overview scales. Zoom in and they resolve to the assembled site polygons, coloured by Opportunity Strength.

Station hubs

Station markers show physical hubs. Select a site to see the individual service evidence behind its station qualification.

10-minute catchments

These network-time polygons are off by default. Switch them on when reviewing how the selected area relates to station access.

Combine filters to create a shortlist

Each change updates the map and the filtered results; Reset returns to the complete candidate universe.

Search & filter

Screen the locked national candidate universe.

Reset

No filters shows all 4,839 pre-screened candidate sites, not every Land Registry title inside a station catchment. [How sites are formed](#)

Search site / station / TTWA

e.g. Ilford, Manchester, SITE2F...

Travel to Work Area

All eligible TTWAs

Minimum site area (ha)

0

Max title count

Any

Minimum Opportunity Strength

0

Maximum Delivery Review Complexity

100

Minimum homes (75% net)

0

Minimum walk coverage (%)

0

Density tier

All tiers

EXISTING-USE / REDEVELOPMENT EVIDENCE

☐ Surface parking

☐ Employment / Industrial

☐ Large retail

☐ Brownfield register evidence

Selecting more than one requires all selected evidence types.

Sort results

Opportunity Strength

☐ Top-20% Opportunity only

CONSTRAINT SCREENING

☐ Exclude Flood Zone 2

1 Choose the geography

Search by site, station or TTWA, or use the Travel to Work Area list to focus the national universe.

2 Set strategic thresholds

Screen by site area, title count, Opportunity Strength, Delivery / Review Complexity, homes, walk coverage and density tier.

3 Add evidence tests

Select brownfield, surface parking, employment or large retail evidence. More than one selected evidence type uses AND logic.

4 Exclude mapped contexts

Constraint options remove sites carrying the selected flags. This is a screen, not proof that unflagged sites are unconstrained.

5 Sort the result list

Sort by Opportunity Strength, 75% net capacity, site area or Delivery Readiness; sorting does not change eligibility.

Reset when needed

Use Reset before starting a fresh search so earlier filters do not remain active unnoticed.

Important

Opportunity Strength and Delivery / Review Complexity are separate axes. A strong opportunity signal can still require substantial review.

Switch the results list to match the task

Choose all filtered sites, only the current viewport, or the browser-local shortlist.

All filtered

Visible in map

Shortlist (3)

All filtered

Shows the top 250 records that meet the current filter criteria. The count records the complete number of matches.

Visible in map

After zooming or panning, switch to this view to list only filtered sites currently visible in the map window.

Shortlist

Shows only sites saved in this browser. It is independent of the current map position and can be exported as a CSV.

CARPENDERS PARK

London · 3.75 ha · 5 titles · WD19 7FJ

Opportunity 96

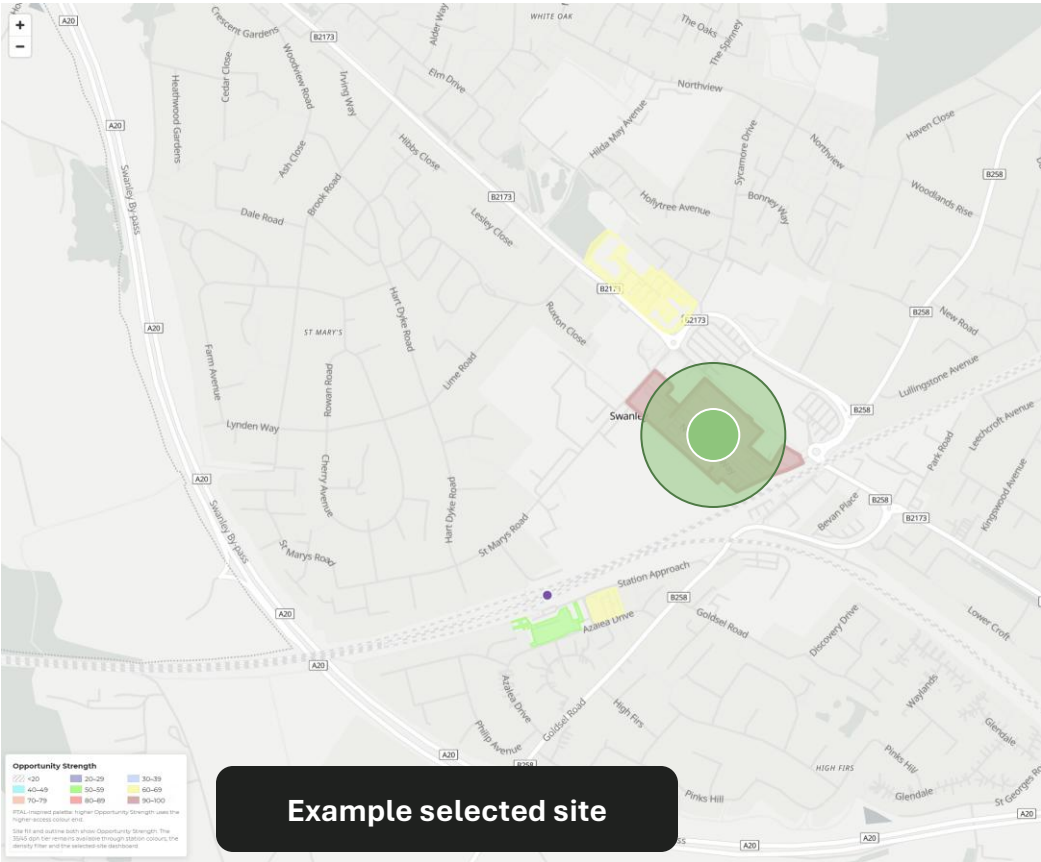
126 homes

Export follows the active scope

Filtered view exports every match; Visible in map exports the viewport; Shortlist exports saved sites.

Select a site to open its full evidence record

Click a polygon on the map or choose a result card; the right-hand panel explains the screening evidence.



LONDON · SEVENOAKS DISTRICT COUNCIL

SWANLEY

SITE2F_000242 · CONFIRMED 45 DPH THROUGHOUT WALK AREA

Nearest postcode: **BR8 7TL** · 23 m from site centre

OA E00124243 · LSOA E01024477 · MSOA E02005088 · LAD E07000111

95

Opportunity Strength

65

Delivery Readiness

103

Homes · 75% net

Add to shortlist (0)

Shortlist is stored only in this browser.

ACCESSIBILITY & NPPF STATION EVIDENCE

10-min walk coverage

100.0%

45 dph walk area

3.08 ha

Serving station hubs

1

35 dph-only walk area

0.00 ha

NPPF frequency thresholds: ≥4 services/hour overall or ≥2/hour in one direction; 45 dph trigger at ≥8/hour overall or ≥4/hour in one direction.

SWANLEY National Rail · SE | TL

45 dph trigger

Core minimum overall

10 tph

Core strongest direction

5 tph

Extended minimum overall

10 tph

Twice-minimum test

Pass

How it qualifies: core weekday evidence is tested against ≥4 passenger calls/hour overall or ≥2/hour in one direction. Twice-minimum is ≥8 overall or ≥4 in one direction.

National Rail evidence

DEVELOPMENT CAPACITY

Site area

3.08 ha

65% net sensitivity

90 homes

75% net reference

103 homes

85% net sensitivity

117 homes

100% theoretical

138 homes

EXISTING USE & REDEVELOPMENT EVIDENCE

Surface parking

Employment / industrial

Large retail

Brownfield evidence

Building coverage

31.8%

Redevelopment evidence types

4

LAND / DELIVERY EVIDENCE

Titles

7

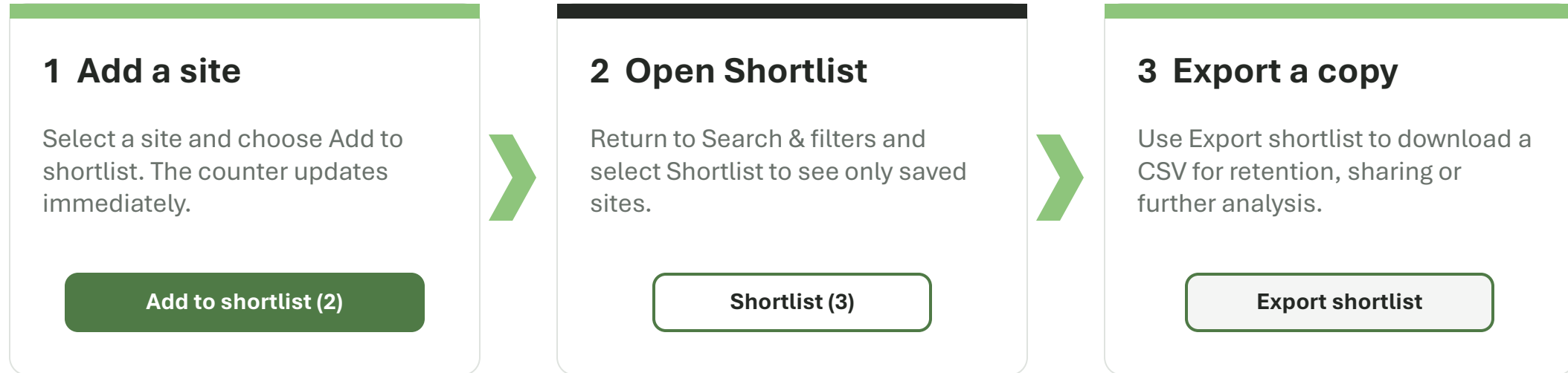
Largest-title share

59.1%

Scroll the panel for station-frequency evidence, capacity sensitivities, existing-use flags, planning/review contexts, PTAL/SAM where applicable and source links.

Shortlisting is private to the visitor's browser

No login is required and no shortlist is stored by Velocity's server.



What persists

The shortlist returns when the same person revisits the same domain using the same device and browser profile.

What does not transfer

It does not sync across devices or browsers. Clearing site data or using a private window may remove it. Export is the safest backup.

Open Data & methodology whenever a result needs context

The panel explains the candidate universe, scoring, source coverage and limitations.

4,839

Sites

5,516 ha

Candidate area

968

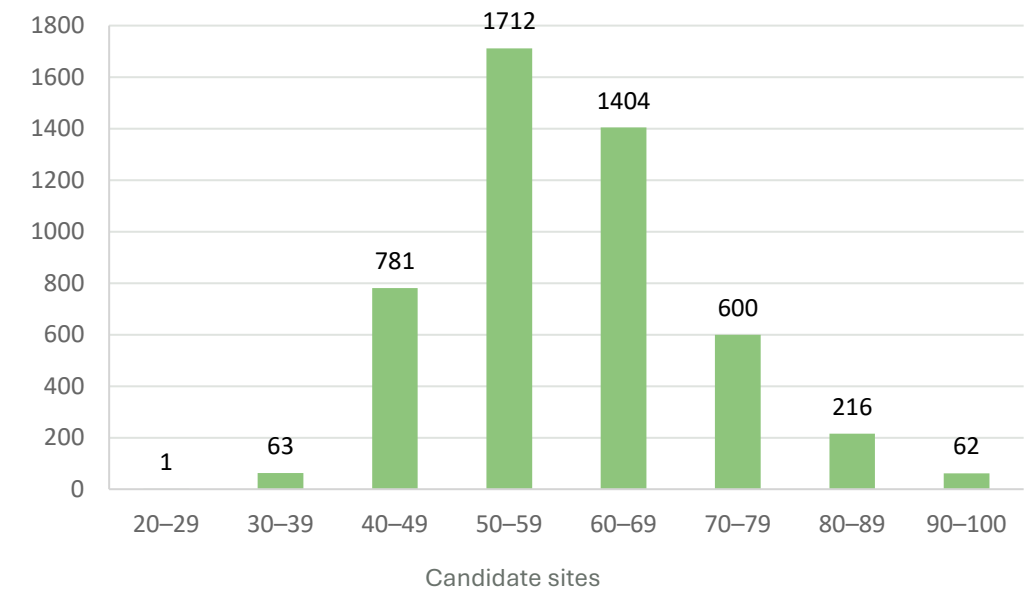
Top-20% Opportunity

276

≥100 homes

Data & methodology

Opportunity Strength distribution



How candidate sites are formed

1

Qualifying stations

Service-frequency test

2

10-minute catchments

Pedestrian network

3

Land screening

Titles + built form

Controlled assembly

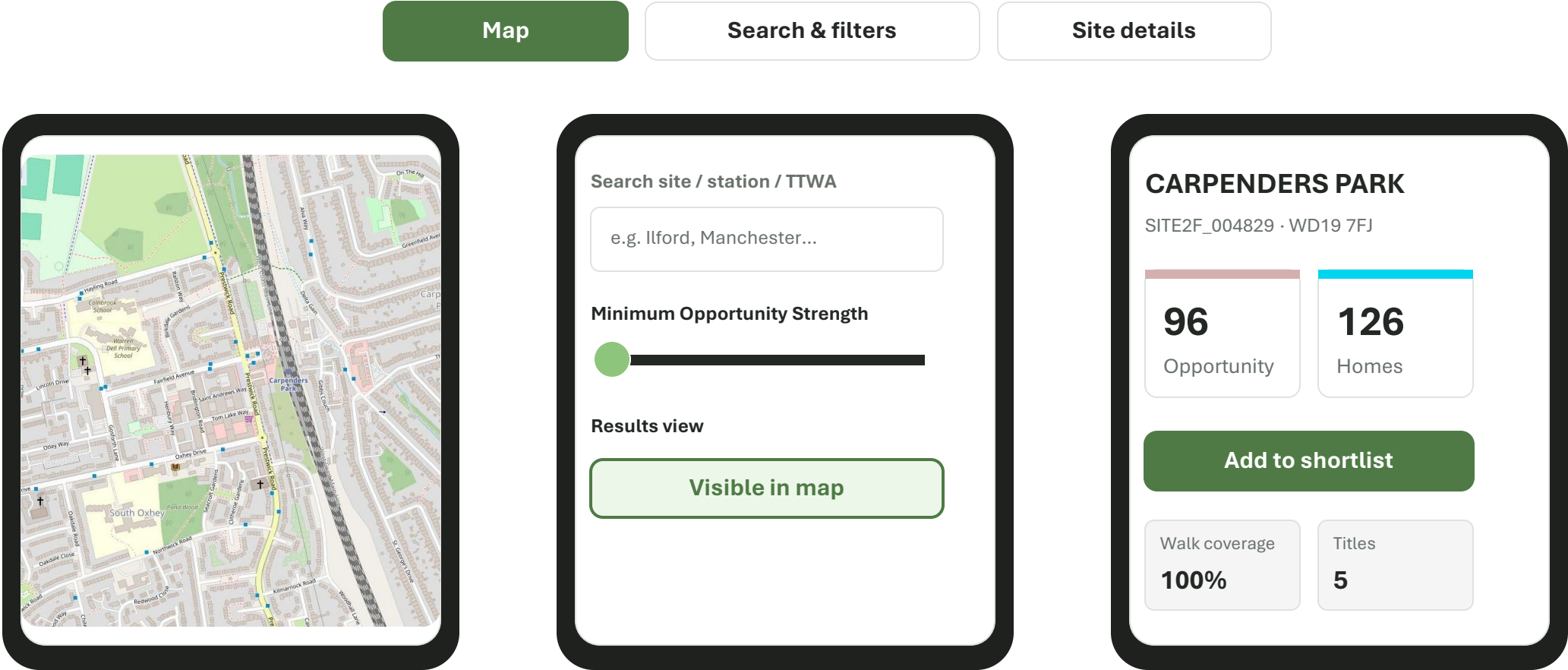
Adjoining titles

Also includes

- score weights
- data-source links
- PTAL / SAM status
- licensing notes
- interpretation limits

Mobile separates the interface into three clear views

Use the fixed navigation to move between the map, filters and selected-site details.



1 Explore

2 Narrow

3 Inspect

Selecting a result on mobile automatically opens Site details; use Map to return to the spatial view.

From national context to site review

Use a transparent screening sequence—not a one-click planning conclusion.

1

Start broad

Review the full candidate universe or choose a TTWA.

2

Apply a small number of filters

Keep the reason for each threshold clear.

3

Zoom to the place

Use Visible in map to align the list with the viewport.

4

Read the evidence

Check station, coverage, capacity, uses, titles and contexts.

5

Shortlist and export

Retain a CSV before moving into site-specific due diligence.

Interpretation

A candidate site is a pre-screened opportunity polygon. The explorer does not establish availability, ownership control, planning suitability, viability, developable capacity or the likely outcome of an application.