

Site Assessment Methodology

Cynllun Datblygu Lleol Sir Gaerfyrddin



Carmarthenshire Local Development Plan

April 2011

INTRODUCTION

1.1 This document sets out the methodology for evaluating the suitability of potential development sites for inclusion in the Carmarthenshire Local Development Plan (LDP). Sites for consideration include those on the Candidate Site Register, sites allocated within the UDP but not developed prior to the commencement of the plan period, and any other sites considered appropriate. The process has been drawn up to be consistent with national and regional planning policy, the LDP vision, strategic objectives and the LDP Preferred Strategy. There are 3 phases to the assessment set out below. Phase 1 is specifically to determine which sites are of potential strategic significance to the LDP – sites that would be vital to the implementation of the Preferred Strategy. Phase 2 will assess those sites that, although not being strategic in nature, would nevertheless contribute to the implementation of the LDP's objectives. Those sites that successfully make it through the earlier Phases will finally be assessed in respect of the SA/SEA objectives as part of the phase 3 SA/SEA appraisal, as well as screened through the HRA for their impacts on Natura 2000 designated sites.

1.2 It should be noted that the sieving process outlined below reflects a number of the SA/SEA objectives and represents an important mechanism in screening sites in advance of any formal assessment through phase 3.

1.3 To assist in the site assessment process a proforma has been developed to ensure that the consideration of sites is undertaken transparently and in a manner consistent with the content of this methodology. The proforma and guidance notes are attached to this paper. The guidance note also seeks to identify relevant SA/SEA sustainability objectives.

1.4 The determination of a development proposal within this Proforma is supplemented by a wider appreciation of planning policy, the iterative application of a locally distinctive LDP evidence base as well as a series of site visits undertaken by officers. Further collaboration and consultation with a range of key stakeholders is also a key facet of the site assessment and plan making process (see paragraph 3.8.6 – Technical Officer Group).

PHASED SIEVING PROCESS

PHASE 1 – IDENTIFICATION OF STRATEGIC SITES (refer to flowchart)

2.1 A. Is the Site Strategic?

2.1.1 Identifies those sites on the candidate site register (and sites allocated within the UDP, and any other sites considered appropriate) as being of potential strategic significance to the LDP, in terms of their size (whether individual or a number of related sites with cumulative importance), location, and proposed use (i.e. sites which could be critical to key aspects of the Preferred Strategy and vital to the implementation of that Strategy).

2.2 B. Is the Site Acceptable/Appropriate in terms of the Strategic Objectives and Spatial Strategy?

2.2.1 A series of sieves will be employed to identify relevant Strategic Sites. The sieves will be based on sustainability principles and will accord with national planning guidance. The first and most important of these is based upon **site location, status and accessibility** as follows:

- Is the site located within or adjacent to the Growth Area Settlements of Carmarthen, Llanelli and Ammanford/Cross Hands as set out in the emerging Draft Preferred Strategy?
- Is the site situated at a key location in terms of transport and accessibility?

2.2.2 In short, would development of the site be essential to the implementation of the planning and regeneration proposals of the Council and meet the strategic, sustainable objectives of the Strategy?

2.2.3 Although specifying a size limit will be too prescriptive it is likely that strategic sites will be large in size (if individual), or might comprise a number of smaller related sites whose cumulative contribution would be strategic in nature.

2.2.4 The Strategic Sites are identified in Section 7.5 of the Preferred Strategy. In addition, candidate sites relating either wholly or in part to these strategic sites are set out in Appendix C – Schedule of Candidate Sites. In most cases they form only part of the overall strategic site, and as such will be considered during preparation of the Deposit LDP.

2.2.5 The identification of strategic sites is subject to further analysis as part of the preparation of the Deposit Plan. It was not possible for such analysis to be carried out prior to publication of the Preferred Strategy as essential information, for example on Habitats Regulations Assessments (HRA) and Strategic Flood Consequence Assessments (SFCA) was not available. The information gleaned from the further analysis has been used to assist in the appraisal of the remaining sites against the SA/SEA objectives in Phase 3 of the assessment.

2.2.6 Further analysis of a Strategic Site will be carried out in accordance with the provisions set out within Phases 2a and 2b below prior to inclusion within the deposit LDP, with the following aspects being notable considerations

- **Environmental impact** – would there be a potential impact upon a site with a European or National ecological designation. European protected Species and LBAP/NERC Act section 4.2 European Protected Species/Habitats are also considered, see below.
- **Physical site constraints** – is the site prone to flood risk which cannot be mitigated against?
- **Infrastructure issues** – Are there any infrastructure capacity issues that cannot be mitigated against?
- **Site deliverability** – is the site capable of being developed during the LDP period?
- **Appraisal in respect of LDP Strategic Objectives** (LDP Preferred Strategy Table 4)

2.2.7 In relation to environmental impacts and physical site constraints above, information gleaned as part of the Habitats Regulations Assessments (HRA) and Strategic Flood Consequence Assessments (SFCA) carried out as part of preparation of the Deposit Plan, has been used for this analysis. Other site constraints which may impact upon the site selection, or indeed the sites deliverability, will be considered as part of the selection process. These may include issues of land stability, mineral safeguarding, buffer zones, agricultural land quality and sites of cultural importance (e.g. conservation areas or scheduled ancient monuments) see future phases identified below.

2.2.8 Additional information may be sought on these strategic sites, including information from other Council departments, utility companies and also developers and landowners to assist in the assessment process, particularly in identifying the sites' deliverability.

2.2.9 The contribution of a strategic site in terms of providing opportunities for higher building standards represents an important consideration. Policies or provision informing the application of standards (including the potential for masterplanning) will be developed. Such policies or provisions will be utilised to inform the identification of such potential and ensure that its viability and deliverability is duly considered.

2.2.10 Strategic sites that satisfy the further analysis will go forward to Phase 3 – appraisal of sites against SA/SEA.

2.2.11 Sites on the candidate site register not deemed to be of strategic importance – **'non-strategic sites'** - will be taken forward to Phase 2 of the site assessment process.

2.2.12 In certain instances, sites of a strategic nature might be located outside of settlements in the open countryside. In such cases the scale and nature of the proposal should be assessed in respect of its appropriateness to the location. Proposals that might have a positive strategic impact, for example in terms of raising the prosperity of the area through employment and inward investment, would be considered in exceptional circumstances. Examples would include developments such as the National Botanic Gardens and the Ffoslas Race Course. Such sites would not however be considered as strategic for the purposes of this exercise.

PHASE 2 – ASSESSMENT OF NON-STRATEGIC SITES (refer to flowchart)

3.1 The LDP Manual states that “to avoid unduly raising expectations of development in totally unsuitable locations” the Council should publish a clear public statement indicating the types of location which would be judged to be sustainable. Whilst a guide to such locations was produced at the invitation for candidate sites, a number of submissions were received which did not accord with the guidance set.

3.2 The settlement framework seeks to guide future development within the County, while at the same time affording the necessary protection to the environment. In particular, the Authority considers that new housing proposals should be directed to settlements where they will lend support to services and facilities and promote the Plan's sustainable objectives. This is in accordance with Planning Policy (Wales) which states that:-

“In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled.” (Paragraph 9.2.22).

PHASE 2a - INITIAL ANALYSIS

3.3 A. Is the proposed use of the site related to a land use allocation or is it non allocation related?

3.3.1 A number of sites submitted in respect of the candidate site process relate to proposals which may be considered as not requiring a specific allocation within the LDP. Such proposals may often be more appropriately considered through specific plan policies or relate to matters beyond the remit of the plan or are covered by primary legislation.

3.4 B. Is the site within or immediately adjoining an identified settlement in the Preferred Strategy?

3.4.1 The settlement limits as defined within the UDP were used for this exercise. Sites situated outside the development limits of any settlement and which were divorced from and unrelated to any settlement were not taken forward to the next stage of the sieving process. Development on such sites would be unsuitable and unsustainable and would be contrary to national planning policy and the LDP objectives.

Note: The Council undertook a review of current development limits as part of the preparation process for the LDP. Following this review any site previously deemed unsuitable for progression in respect of the above sieves, was reviewed in light of the revised development limits as and where appropriate.

3.5 C. Can the site accommodate 5 or more houses?

3.5.1 Only sites capable of accommodating 5 or more houses will proceed to Phase 3 of the site assessment. Sites not capable of accommodating 5 or more houses were appraised as part of the review of development limits during preparation of the Deposit Plan.

3.5.2 Where a site located within a settlement that has been identified in the Preferred Strategy as being appropriate for further development regard will be had to the roles and functions of settlements. In this respect the preferred strategy provides the framework for directing future development, in terms of location, scale and type as well as accessibility to services and facilities. The sites that meet the spatial criteria set out in this sieve have the potential to contribute to the strategic aims and objectives of the LDP, including the level and distribution of growth set out in the Preferred Strategy. The position of a respective settlement within the settlement framework and its ability to accommodate growth is a key consideration across the site selection process. In determining whether a site is appropriate, regard will need to be had to existing and emerging evidence and the identified settlement framework and preferred strategy with the links across to the delivery of the strategic objectives (reference should be made to the Development Limits Topic Paper).

PHASE 2b - FURTHER ANALYSIS

3.7.1 Sites that meet the criteria in the first sieves will then be assessed against further considerations as follows. Reference should be made to the attached site assessment proforma.

Key determinants

- **Environmental impact** – would there be a potential impact upon a site with a European or National ecological designation or common land or a registered village green.

- **Cultural heritage** - Would there be any impact on a Scheduled Ancient Monument or remains of national importance.
- **Flood Risk area** – Impacted upon by flood risk
- **Minerals Buffer Zone** – Relationship of the site to an identified mineral buffer Zone

3.7.2 The European protected Species and LBAP/NERC Act section 4.2 European Protected Species/Habitats will also be considered as part of the assessment of sites (see below).

General Planning Principles

3.8.1 These general planning principles seek to establish the acceptability or appropriateness of a development, looking to establish if it would impact on core planning principles in recognition of requirements of the LDP process. These are set out within the attached proforma.

3.8.2 A number of additional general but important considerations also perform vital roles in the identification and selection of reasonable and appropriate sites through this assessment process. Such considerations are as follows:

- The availability of access and satisfactory visibility;
- Impact on highway safety;
- Is the site previously developed land?
- The sites agricultural land quality (where applicable)
- Does the site contain high carbon soils?
- Relationship to a Local Nature Reserve or a Regionally Important Geological/ Geomorphological site
- Relationship to a Conservation Area
- Impact upon species and habitats
- Sites accessibility to a range of transport modes, and
- The sites general deliverability

3.8.3 As with the Strategic Sites, this assessment will require additional information to be provided by internal departments such as highways and education as well as external consultation with statutory agencies and organisations where appropriate (see Technical Officer Group below).

3.8.4 Additional information might also be sought from landowners, developers and infrastructure providers during this stage.

3.8.5 Other site constraints which may impact upon the site selection process, or indeed the sites deliverability, will be considered as part of the selection process. These may include issues of land stability, mineral safeguarding, agricultural land quality and sites of cultural importance (e.g. conservation areas).

Technical Officer Group

3.8.6 A Technical Officer Group (TOG) comprising of officers of the Authority and external partners (incl. Environment Agency, Countryside Council for Wales, Dwr Cymru and the Dyfed Archaeological Trust) was established to assist and contribute to the plan-making process. A primary function of this group related to the screening or consideration of potential sites for inclusion within the LDP. The group and its members in light of this function have had the opportunity to comment on and raise issues on a range of prospective sites, with the comments received an important part of the site consideration process.

Habitats Regulation Assessment Screening

3.8.7 This process will involve screening all reasonable development proposals for any likely significant effects on Natura 2000 sites. Where applicable, the outcomes of this process will influence which sites are deemed to be suitable for inclusion within the Deposit LDP and will also clarify the potential capacity of a given settlement to accommodate a level of growth. This precautionary approach will allow for the consideration of potential in combination and cumulative effects. It is acknowledged that the Council is the Competent Authority in this instance and as such its responsibilities in terms of the Habitats Regulations are intrinsically built into the site assessment process.

3.9 Phase 3 SA/SEA Appraisal – process and content subject to finalisation with our SA/SEA Consultants.

3.7.1 The assessment process in respect of phase 3 and the SA/SEA seeks to build upon the above assessment work. It seeks to assess each site that emerges as a reasonable alternative from the above in terms of its likely impact (positive or negative) on each sustainability objective set out in the SA Scoping Report. This will be supported by site information collated at Phases 1 & 2 of the assessment and shall involve scoring sites against their impact on sustainability within the County. Sites which fail to meet the parameters set out within the earlier phases may not necessarily be deemed as reasonable alternatives and as such may not be considered through the SA/SEA appraisal.

The filtering process in respect of the SA/SEA in helping to identify preferred sites for potential inclusion within the LDP will involve a GIS generated, automated SA 'score card' for each site based on key constraints and opportunities. This work will meet the Council's legislative requirements under the SA-SEA regulations, supplement work already undertaken by the Council, and inform decision-making.

The detail is yet to be finalised, however some of the considerations to be incorporated into the score cards are summarised below:

- Socio-economic issues (various topics):
 - Proximity to potential sources of employment, community facilities (including schools), recreation and the PROW network;
 - Proximity to the public transport network; location within WIMD 'most deprived' areas for housing, health, accessibility, crime, living environment, etc.;
 - Biodiversity, cultural heritage, landscape and geology (under 'soils and geology');
 - Location within, and proximity to designates sites and features.
- Soils;
 - Agricultural Land Classification (ALC) of the site;
 - Previous site uses layers (e.g. brownfield land, contaminated land, former landfill).
- Material assets:
 - Proximity to train stations, high frequency bus services, etc.;
 - Location within minerals resource areas (to be confirmed);
 - Proximity to tips / waste collection centres (to be confirmed).
- Air quality:

Proximity to AQMAs, and/or key routes which pass through AQMAs (to be defined).

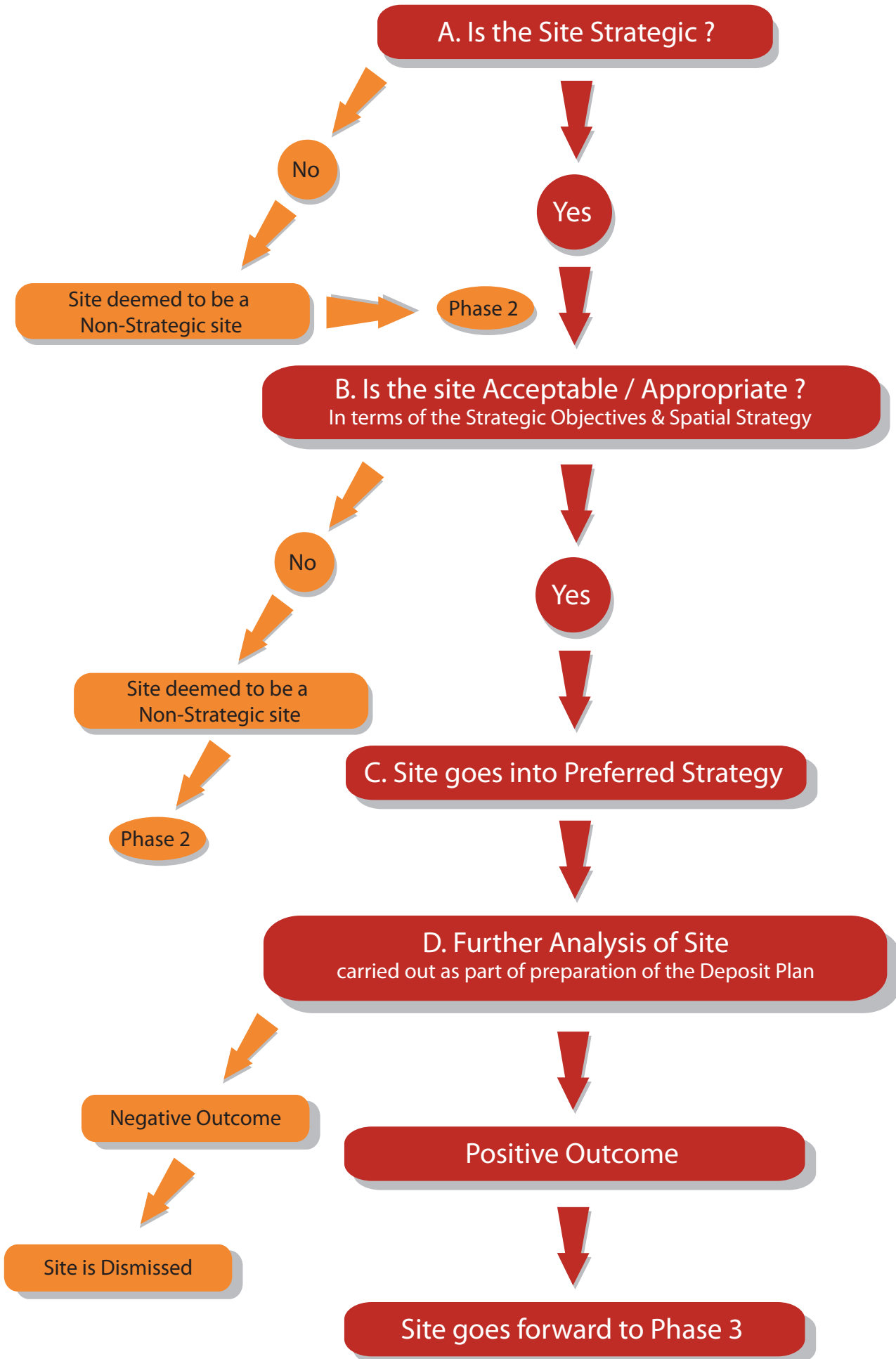
- Water:

Location within the flood risk zone and/or along transport corridors within the flood risk zone (search area to be defined / confirmed);

Proximity to watercourses; and

Location within groundwater source protection zones.

PHASE 1 Sieve (Strategic Sites)



PHASE 2 Sieve (Non-Strategic Sites)

PHASE 2a

A. Does the proposed use of the site relate to a land use allocation?

No

Yes

Site considered under Policy

B. Is the Site within or immediately adjoining a settlement ?

No

Yes

Site is dismissed, pending potential consideration under paragraph D3.3.1

C. Can the Site accommodate 5 or more houses ?

No

Yes

Site assessed during review of settlement limits

PHASE 2b
Further Analysis of site

Negative Outcome

Positive Outcome

Site is Dismissed

Site goes forward to Phase 3

Site Assessment Methodology

Site Assessment Proforma Guidance Notes

1. Site Details

This section contains the site details and reference number. Where the site relates to one submitted as a candidate site the respondent's description of the site's location is noted, as is the existing use and potential use. The site area is also noted.

2. Land Use / Planning History

Identifies any land use allocation from the UDP together any relevant planning history.

3. Phase 1 – Identification of Strategic Sites

Site is deemed to be strategic (as set out in the Pre-Deposit Preferred Strategy) then it proceeds to Phase 2b of the site assessment. Those not identified as strategic proceed to Phase 2a as a Non-Strategic Site.

4. Phase 2a – Initial Analysis

Land use allocation specific or non-allocation related?

It is important to note that *not all candidate sites relate to housing*. Different considerations will apply to other types of proposed uses. In some cases it will be appropriate to remove such proposals from the site assessment process where it is more appropriate to consider under LDP policy within the Deposit Plan.

Within or immediately adjoining and identified settlement in the Preferred Strategy?

The development limits as defined within the UDP will be used for this exercise. Sites that are situated outside these limits where they are divorced from and unrelated to any settlement will not proceed to the next stage. Development on such sites would be unsuitable and unsustainable and would be contrary to national planning policy and the LDP objectives.

Link to Sustainability Objective: Landscape, Biodiversity, climatic factors, air quality, economy and population

If residential, can the site accommodate 5 or more houses (i.e. is >0.16 ha in size)?

If for residential, only sites capable of accommodating 5 or more houses (or sites of >0.16ha in size) will be proceed to phase 2b and potentially Phase 3 of the site assessment. Sites not capable of accommodating 5 or more houses will be appraised as part of the re-assessment of development limits during preparation of the Deposit Plan. Considerations in respect of character, amenity, access, topography etc may also influence the potential of a site to accommodate 5 plus units. Consequently a detailed assessment

may result in sites being subsequently considered through the review of development limits should it be considered in appropriate for five or more units.

5. Phase 2b – Further Analysis

KEY DETERMINANTS

Phase 2b considers sites against fundamental determinants where if a site fails to satisfy any one of them it will be deemed inappropriate for consideration and will not proceed any further in the assessment process (unless potential for mitigation can be demonstrated). These key determinants are as follows:

Nature and Landscape Conservation

Sites that are located within areas designated as any of the listed key determinants will not proceed any further in the assessment process.

With regard to a site situated partially within any of the listed key determinants, a precautionary principle will be followed with a site unlikely to proceed any further in the assessment process. There may however be instances for instance in relation to flood areas where part of a site fall outside the flood zone and may be subject to further consideration. In such instances the site will be forwarded to the Technical Officer Group for comment.

Link to Sustainability Objective: Biodiversity, Water, Landscape

Cultural Heritage

Candidate sites that would cause harm to Scheduled Ancient Monuments or remains of national importance will not proceed any further in the assessment process.

Link to Sustainability Objective: Cultural Heritage

Flooding

The assessment accords with the approach set out in PPW, supported by TAN 15, which is to advise caution in respect of new development in areas at high risk of flooding. In generally adopting such a precautionary approach the assessment will seek consider sites in accordingly. Reference should be made to the Strategic Flood Consequences Assessment. Sites may be accompanied by a satisfactory flood risk assessment.

TAN15 Development Advice Flood Risk and EA Flood Map – nat_floodzone3 have been used to assess the risk of flooding:

Development Advice Maps (TAN 15) - Where development has to be considered in zone C2 (high risk areas), only those developments which can

be justified on the basis of the tests outlined in TAN 15 should be located within such areas.

Environment Agency Flood Map - shows areas that could be affected by flooding from rivers and, or the sea. It also shows flood defences and the areas that benefit from certain defences.

Whilst a site may fall within one or more of the constraints, particular circumstances may apply which requires their continued consideration.

Link to Sustainability Objective: Water and climatic factors

Minerals

Sites proposed within the buffer zones around those mineral sites with extant planning permission will not proceed any further in the assessment process.

Link to Sustainability Objective: Material Assets

GENERAL PLANNING PRINCIPLES

The general planning principles set out under **Q.5** reflect those set out in national planning guidance and the requirements of the LDP preparatory process. If development of a site would represent any form of inappropriate development listed here then the site will not proceed any further in the assessment process.

Link to Sustainability Objective: Landscape, biodiversity and climatic factors.

ADDITIONAL CONSIDERATIONS

The following aspects are largely qualitative issues that would not always individually result in sites not progressing through the assessment to subsequent stages. Their consideration represents an important part of the sieving process particularly given their links to the sustainability objectives in Phase 3 and their importance in establishing reasonable range of alternatives in terms of sites for consideration:

General

An important consideration in site selection is access and the impact on highway safety. This seeks to determine the availability and any potential impact.

It gives recognition to the content of strategic Objective SO2 in relation to previously developed land.

Link to Sustainability Objective: Soil and Landscape

Soil / Agricultural Land Quality

Agricultural land quality, together with the potential contribution represented by carbon-rich soils, will assist in informing site selection. Development which would result in the loss of the best and most versatile agricultural land should be avoided as should areas identified as containing carbon soils.

Link to Sustainability Objective: Soil and material assets.

Q.7 Nature and Landscape Conservation

Local/Regional sites – development proposals likely to cause harm to such sites will not be permitted unless the need to safeguard the substantive nature conservation value of the site or feature is clearly outweighed by the reasons for the proposal.

Link to Sustainability Objective: Biodiversity and landscape.

Cultural Heritage

The presence of conservation areas, whilst not necessarily a determinant in a sites selection it will be used to inform the process with specialist input sought if appropriate.

Link to Sustainability Objective: Cultural Heritage and Landscape

Q.8 Would development at the site impact upon species/habitats of high importance?

Known protected species / habitats interest (inc. LBAP, NERC etc) – development proposals will not be permitted where it would cause demonstrable harm to species or their habitats protected by legislation and where appropriate positive mitigation measures cannot be provided. The Biodiversity / Connectivity Study for Carmarthenshire will be utilised for the purposes of the assessment as will inputs from the TOG.

Link to Sustainability Objective: Biodiversity and climatic factors

Q.9 Accessibility

This seeks to appraise sites in light of the settlements accessibility. It identifies a range of modes of transport. Accessibility in terms of public transport and the highway network formed important factors in the identification of the settlement hierarchy and will be important here in reinforcing appropriateness in terms of scale of any site. It is also important in broader accessibility through the availability of alternative means of transport.

Link to Sustainability Objective: Air Quality, Climate Factors, Material Assets, Social Fabric, Health & well being and education and skills.

Q.10 Site Deliverability

This consideration provides the identification of any Infrastructure issues (where known) on the site or within the settlement or area that would affect deliverability during the Plan period. Specialist advice would be invited from members of the TOG.

Are there any other factors, other than infrastructure issues that would affect the site's deliverability e.g. land ownership?

Link to Sustainability Objective: Economy and population.

Carmarthenshire LDP Site Assessment Proforma

1. Site Details

Ref: _____	Site Ref (where applicable): _____
Location: _____ _____	
Site Area (Ha): _____	
Existing Use* _____	Potential Use* _____

*if candidate site as proposed by respondent

2. Land Use/ Planning History

UDP allocation? _____

Relevant Planning History

3. Phase 1 – Identification of Strategic Sites

Is the Site Strategic?

- Yes** (Site proceeds to Phase 2b)
- No** (Site proceeds to Phase 2a as a Non-Strategic Site)

The site is not considered to be strategic in nature for the following reasons:

- not located in a settlement defined as a Growth Area
- not of an appropriate size
- not situated at a key location in terms of transport and accessibility
- the site is not critical to the delivery of the strategy

This does not preclude the site's consideration as a Non-Strategic Site. Expanded reasons for non identification of the site as strategic are available.

4. Phase 2a – Initial Analysis

Q.1 Land use allocation specific or non allocation related?

- Allocation (proceeds to _____) Non allocation (Considered through _____)

Q.2) LDP policy)

Q.2 Within or immediately adjoining an identified settlement in the Preferred Strategy?

Yes (Site proceeds to Q.3) No (Site is dismissed)

Q.3 If residential, can the site accommodate 5 or more houses (i.e. is >0.16ha in size)?

Yes (Site proceeds to Phase 2b) No Considered under the review of Development Limits)

Comments

5. Phase 2b – Further Analysis

Q.4 Is the site located within or adjacent to any of the following?

(If yes, site does not proceed except where potential for mitigation can be demonstrated)

KEY DETERMINANTS	No	Yes	Partly	Adjacent
<i>Nature and Landscape Conservation</i>				
Ramsar Site				
Special Protection Area (SPA)				
Special Area of Conservation (SAC)				
National Nature Reserve (NNR)				
Site of Special Scientific Interest (SSSI)				
Common Land or Registered Village Green				
<i>Cultural Heritage</i>				
Scheduled Ancient Monument or remains of national importance				
<i>Flooding</i>				
TAN 15 Development Advice Maps				
EA Flood Map - nat_floodzone3				
<i>Minerals</i>				
Mineral buffer zone				

Q.5 Would development of the site represent or result in:

General Planning Principles	No	Yes
Tandem development		
Ribbon development		
Coalescence		
Development unrelated to the existing urban form		

General Planning Principles	No	Yes
Sporadic & fragmented pattern of development (either constitute or contribute to)		
An illogical extension to the settlement		
Conflicts with existing land use or known plans and strategies		
A Detrimental Impact on the Character and Setting of the settlement or its features (including views and glimpses both into and out of the settlement)		
A loss of areas of open space and amenity value		

Comments

Q.6 Additional considerations:

No	Yes	?
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General

Does the site have an available access point with adequate visibility?			
Would development at the site impact upon the highway network and increase the risk to highway safety?			
Is it Previously Developed Land?			

Soil / Agricultural Land Quality

Does the site contain high carbon soil e.g. peat?			
Does the site contain high quality agricultural land?			

Q.7 Is the site located within or related to any of the following?:

No	Yes	Partly	Adjacent
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Nature and Landscape Conservation

Local Nature Reserves (LNR)				
Regionally Important Geological / Geomorphological Sites (RIGS)				

Cultural Heritage

Conservation Area				
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Q.8 Would development at the site impact upon species/habitats of high importance? (refer to Biodiversity/Connectivity Study)

Yes No Unknown

Q.9 Accessibility - Is the site within a settlement with access to, or within easy reach of, the following:

No	Yes
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	No	Yes
Rail network		
Highway network (A or B roads)		
Public transport		
Cycle ways and/or footpaths		

Q.10 Site Deliverability - Are there any infrastructure or other issues on the site that would affect its deliverability during the Plan period.

Yes

No

Unknown

Comments

6. Additional Comments

Comments

Note: Reference should be made to the guidance notes accompanying this proforma when interpreting its contents.