

Bassetlaw Site Allocations Preferred Options Consultation Paper

Section 7: Appendices

Consultation February 2014
(Approved for consultation December 2013)

Bassetlaw District Council



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Appendix A: Glossary of Terms

Affordable Housing – Affordable housing includes affordable rented, social rented and intermediate housing, provided to specified eligible houses whose needs are not met by the market. It does not include low cost market housing.

Annual Monitoring Report – Annual report on the progress of preparing the Local Development Framework and the extent to which policies within it are being achieved.

Brownfield Land – (or previously developed land), is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), including the curtilage of the developed land and any associated fixed surface infrastructure. It excludes garden land.

Community Infrastructure Levy (CIL) – is a levy which local authorities in England and Wales can choose to apply to most new developments in their area in order to secure funding for vital local and sub-regional infrastructure, based on a charge of £x per sqm of new development. It is aimed at providing top-up funding for the infrastructure necessary to unlock housing and economic growth, be that roads, public transport, schools, health facilities, flood defences or sports facilities.

Community Services or Facilities – are regarded as convenience facilities (e.g. convenience goods shop or Post Office); education facilities (e.g. a school); health facilities (e.g. a doctor's or dentist's); community facilities (e.g. a village hall or play area); public transport facilities (e.g. a bus service). Please refer to the Council's Services and Facilities Study for more detail.

Conservation Area – a designated heritage asset. Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Development Boundaries – are lines that are drawn around settlements to identify the extent of the built up area, beyond which it is not desirable to expand.

Development Plan Documents (DPD) – have development plan status and are subject to independent examination in the form of a hearing before a planning Inspector. The Inspector's report and recommendations will be binding on the Council.

Greenfield land – is land that has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Local Development Framework (LDF) – The Local Development Framework replaces the previous Local Plan with a 'portfolio' of Local Development Plan Documents. These documents include the Statement of Community Involvement, the Local Development Scheme and the Development Plan Documents. The Core Strategy will provide the overarching framework for all other documents to be produced as part of the Local Development Framework.

Local Development Scheme (LDS) – The Local Development Scheme provides information on the documents that make up the Local Development Framework and explains their purposes. It also sets out the timetable for the publication and monitoring of the different parts of the Local Development Framework and supporting documents.

Local Wildlife Sites (formerly known as Sites of Importance for Nature Conservation (SINCs)) – are locally designated sites that are considered to have county-level biological or geological significance. Local Wildlife Sites have been determined by Natural England to stand between SSSIs and the myriad of other sites of varying wildlife interest sites that make up the wider countryside.

Planning Policy Statements (PPSs) – are prepared by the Government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

Section 106 Agreement – is a provision of Section 106 of the Town and Country Planning Act 1990. It is a legally binding agreement between a Local Planning Authority and a Landowner with regards to the granting of planning permission, guaranteeing the provision of certain things to mitigate the effects of that permission. Section 106 agreements are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Settlement Hierarchy – is the division of settlements into a hierarchy in terms of their role and function within the District.

Appendix B: Summary of Background Studies

The following is a summary of the background studies or reports that were used to support the Core Strategy and which have been used to support this Site Allocations DPD. These studies are available on the Planning Policy pages of the Council's website and are updated on a rolling basis. There is limited hardcopy availability from the Planning Policy team (and a charge may be made for hardcopies to cover the costs of printing).

Employment Land Capacity Study

This study assesses potential new employment locations across the District and addresses a range of considerations in relation to overall employment land supply.

Gypsy and Traveller Accommodation Needs Assessment

The assessment of Gypsy and Traveller accommodation needs, when carrying out a periodical review of housing needs under section 8 of the Housing Act 1985, is a statutory requirement under section 225 of the Housing Act 2004. Local authorities may also be required, under section 87 of the Local Government Act 2003 (as amended), to produce a strategy that addresses the need identified, including that of Gypsies and Travellers.

This study was designed to assess the amount and quality of accommodation provision for Gypsies and Travellers in the District, estimate the extent of housing need and also make recommendations for extending assistance.

Infrastructure Capacity Study

This study identifies if and where there are deficits in infrastructure provision within Bassetlaw and sets out what additional infrastructure is needed to support new levels of growth, when it will be delivered and how.

Site Allocations Screening Assessment

The Council established a criteria-based screening methodology to help determine which sites should be carried forward from the previous round of consultation. After consulting on the content of the screening methodology in the Issues and Options Consultation Paper, the final screening methodology was used to undertake a qualitative assessment of all potential sites that were identified in the Issues and Options Consultation Paper. The methodology criteria address matters that were not previously considered in the initial process of identifying suitable/available parcels of land. The criteria reflect Core Strategy policy and wider policy or themes emerging from the Sustainability Appraisal Scoping Report. A traffic light scoring system was applied to each screening question, however, please note that the criteria are not 'weighted', nor is the methodology intended to be a simplistic filter system for discounting sites.

Strategic Housing Land Availability Assessment (SHLAA)

The SHLAA is a requirement of *Planning Policy Statement 3: Housing* used to assess the availability of land for housing over a fifteen year period. It does not allocate any land for housing nor does it provide any commitment to the potential granting of planning permission on the sites that it assesses.

Sustainability Appraisal

The draft Sustainability Appraisal Report for the Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), of the Site Allocations DPD Preferred Options document. The SA assesses the relative merits of sites being considered for housing and employment allocations and builds on the earlier sifting of undertaken through the Strategic Housing Land Availability Assessment (SHLAA) and Screening Assessment.

The purpose of SA is to promote sustainable development through better integration of sustainability considerations in the preparation and adoption of plans. The regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004 stipulate that SAs of development plans should meet the requirements of the SEA Directive. The SA process has been undertaken alongside, and been informed by, a Habitat Regulations Report.

Transport Assessment

This is a strategic study intended to identify the cumulative transport implications of proposed residential and employment growth within the District in order to advise strategic transport infrastructure requirements. It considers all modes of transport and has examined the transport implications of future growth at an assessment year of 2026.

Water Cycle Study

The Environment Agency requires a water cycle study when there is likely to be a 5% increase in new development during the time horizon of the Core Strategy, as in Bassetlaw. The study examines existing water infrastructure (the processes and systems that collect, store, or transport water in the environment) and assesses where and when additional resources may be needed. It also helps to ensure that new development makes best use of environmental capacity, adapts to environmental constraints and makes best use of environmental opportunities.

Appendix C: Site Allocations Screening Methodology

INTRODUCTION

In light of comments received following consultation, along with the Site Allocations DPD Issues and Options Paper, this methodology has been updated. This is now the final draft that sets out the process that the Council will follow in selecting sites to be allocated for future development. This is chiefly land for housing and employment, along with mixed-use sites (a mixture of housing and employment uses together).

Potential housing and employment sites have been identified initially through the Strategic Housing Land Availability Assessment (SHLAA)¹ and Employment Land Capacity Study (ELCS)². The screening methodology is a tool (to be used in conjunction with other considerations (e.g. SHLAA assessments)) to help the Council make the transition from the large number of sites put forward in the Issues and Options Paper, to the Preferred Options, a further detailed Sustainability Appraisal of the preferred sites and the next stage of public consultation.

The Site Allocations DPD will also allocate land to accommodate Gypsies, Travellers and Travelling Showpeople. However, assessments of potential pitches/plots will be met through the criteria set out in Core Strategy Policy DM6: Gypsies, Travellers and Travelling Showpeople. Determining the suitability of such pitches is not part of this screening methodology.

STAGE ONE: IDENTIFYING SITES FOR THE ISSUES & OPTIONS STAGE

Housing

A number of sites proposed to the Council have already been 'screened out' as a result of the assessment used for the SHLAA. Such sites are those that were not considered to be either suitable or available for development when considered in relation to the criteria set out in the agreed methodology.

In addition, only sites that are within or next to a settlement named in the Core Strategy Settlement Hierarchy (Policy CS1) have been considered as having potential for development, to ensure that development is focused in and around the most sustainable settlements in the District.

Suitability of the Site

Sites considered in the SHLAA were assessed against the following potential constraints, the effects of which might impact on their suitability for development:

¹ Please see the council's planning pages at www.bassetlaw.gov.uk

² Please see the council's planning pages at www.bassetlaw.gov.uk

1. Heritage assets (including Conservation Areas and Listed Buildings)
2. Site of Special Scientific Interest (SSSI)
3. Local Wildlife Sites
4. Access to the site and local road network capacity
5. Levels of access to key services and facilities
6. Protected trees
7. Protected species
8. Ancient woodlands
9. Local Nature Reserves
10. Geodiversity
11. Biodiversity
12. Protected open space
13. Protected employment land
14. Highways access
15. Ground Conditions/Topography
16. Flood Risk
17. Pollution or contamination
18. Land stability
19. Access to utility infrastructure

In many cases, such constraints can be overcome, in which case the site has been assessed as 'may be suitable'. Where this is not felt to be possible, or factors go against Core Strategy Policies (such as flood risk), the sites have been considered to be unsuitable for development and were not brought forward for consideration in the Issues & Options consultation report.

Availability of the Site

Any site that is not actually available for development was discounted from the Issues & Options consultation report. Such sites are, for example, those protected for other uses (e.g. statutory allotments) or where the land owner is not known or is not interested in developing the site.

Employment

Potential employment sites were considered in the ELCS, which looked at their likely attraction to the market and their overall planning potential.

In addition, only sites that are within or next to Worksop, Retford or Harworth Bircotes, in line with the strategy set out in the Core Strategy, are considered as having potential for development. While the Council will, clearly, support suitable applications for economic development in other areas, it is only these three towns that will be the focus for new employment allocations.

Assessment of the quality of potential sites

The ELCS assessment scored sites against the following considerations:

1. Access to strategic road network.
2. Local road access
3. Proximity to urban centres including access to labour and services
4. Proximity to incompatible uses
5. Site characteristics including development constraints
6. Market perceptions of the site

It reached a view on whether sites were good, average or poor quality. Sites considered to be of poor quality by the ELCS have not been brought forward for consideration in the Issues & Options consultation report.

The remaining sites have also been assessed for their suitability against the SHLAA criteria listed above, to ensure that any potential constraints have been considered. All sites that have passed this initial screening are put forward for consideration in the Issues & Options consultation report.

STAGE TWO: IDENTIFYING SITES FOR THE PREFERRED OPTIONS STAGE

In addition to seeking opinion on the suitability of potential development sites, the Issues & Options consultation paper sought views on the scope of the screening methodology criteria. The sites considered in that consultation paper will be assessed against the screening criteria in order to help determine which sites will be carried forward to the second formal round of consultation: the Preferred Options report. This will be the best assessment achievable based on the level of information available to the Council to date.

Sites will be scored against each criterion using a traffic light system, with **green** indicating no conflicts with a specific criterion, **amber** indicating some or minor issues (that can be overcome) and **red** indicating direct conflict. A summary of key observations or concerns in relation to each site will also be provided.

These criteria address matters that were not previously considered in the initial process of identifying suitable/available parcels of land. The screening methodology criteria reflect Core Strategy policy and wider policy or themes emerging from the Sustainability Appraisal Scoping Report. Please note that the criteria are not 'weighted', nor is the methodology intended to be a simplistic filter system for discounting sites.

Although the sites with the highest number of **green** lights will be regarded as more desirable (with the least amount of mitigation required), it is not the Council's intention to rank sites, or discount them on this basis alone. Likewise, **red** lights do not necessarily mean that a site cannot be considered. These simply show that the site has issues that require greater mitigation or has impacts that may be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits). As such, there will be situations where a site may accrue more **amber** or **red** lights, but in addressing or mitigating these issues or impacts a greater range of benefits could be achieved for the wider community. In such situations, sites may also be carried forward to the Preferred Options.

When identifying the Preferred Options, it will also be necessary to consider the comments accompanying each site's assessment. As well as the 'scores' against each criterion, reasons will be given for a site's selection or discounting. An example is set out at Figure 1 below.

Site ref	Community Support	Compatibility with neighbouring land uses	Economic benefits	Agricultural Land Class	SPZ	Landscape Character	Built Character	Green Infrastructure	Infrastructure constraints	Commentary
SETTLEMENT X										
00	A	G	A	A	-	R	A	A	G	Comment A; comment B; comment C ...

Table 1: Proposed Screening Assessment Template

In settlements where there may be several sites with the same score and little to separate them in planning and sustainability terms, the level of public opinion, for or against a particular site, will be of particular significance.

Following the site assessments, the Council will present for consultation the combination of sites it considers best suited to accommodate the required levels of growth (the Preferred Options), seeking to deliver the right range and type of development in the best locations, while achieving the right balance between impact on and benefits to local communities.

Site Assessment Criteria

1. Is the local community supportive of the development of the site?

Public opinion³, where it is based on legitimate planning concerns, is a fundamental consideration in the site allocations process. As such, on-going public consultation will be key to the continued preparation of the plan.

The level of support expressed by respondents to consultation for or against a particular site, or the amount of growth in a particular village⁴ will be a significant factor in the decision-making process but may not be the overriding factor, particularly where concerns can be addressed through the development process. It will be particularly important where there are a number of sites in a given locality between which it is difficult to decide or which have equal 'scores'. Additionally, where villages have an existing Parish Plan or Village Design Statement, or an emerging Neighbourhood Plan, the objectives of which are in broad conformity with those of the Core Strategy, these may also be taken into account.

It is recognised that land owners or prospective developers may hold their own independent consultation with local communities to gauge support for the development of a site. Where the results of these consultation exercises have been submitted to the Council, they will be considered accordingly. The Council will, however, base its conclusions primarily on responses received through its own consultation processes (such as the Issues & Options Consultation Paper).

Consultation responses on each site will be considered as follows (taking account of the fact that some sites have had no comments made for or against them):

A majority of respondents expressed support for the development of the site for the proposed use	G
A balance of views were expressed for the development of the site for the proposed use	A
No comments were expressed about the development of the site for the proposed use	W
A majority of respondents expressed an objection to the development of the	R

³ For the purposes of preparation of this DPD, public opinion comprises only formal written comments and others that have been recorded by Officers attending public meetings, setting out planning reasons for or against a site.

⁴ Debate over whether or not a village receives any housing growth is only applicable to those within the Rural Service Centre tier of the settlement hierarchy.

site for the proposed use	
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Notwithstanding this, such is the nature of planning that it is often impossible to reach a decision that pleases everyone. This will certainly be the case where there is a lack of support for *any* of the sites proposed for development in particular localities and yet some of them have to be allocated to ensure that the District can meet its development targets. In such instances, greater focus will need to be given to the nature of community views and whether they are related chiefly to factors that can be overcome by the development (e.g. upgrades to the highways network; new school provision; etc), rather than ‘in principle’ objections.

2. Will development of the site be compatible with existing and/or proposed neighbouring land uses?

From the point of view of both existing public amenity and that of the occupiers of new development sites, it will be essential to ensure that new development is compatible with its surroundings, taking into consideration, for example, issues of noise, odour, light or privacy. For example, new housing is unlikely to be compatible with an existing heavy industrial site and vice versa. Sites will be classified as follows:

Is compatible with existing and proposed uses	G
Likely to be compatible with existing and proposed uses	A
Likely to be incompatible with existing and proposed uses	R

3. Will the site help to deliver economic development opportunities?

To deliver the Council’s employment land targets (as set out in the Core Strategy), some sites will be allocated solely for economic development purposes. Opportunities will also exist for sites to deliver both housing and employment uses through mixed-use schemes. Some existing employment sites may, however, be put forward for non-economic development uses (e.g. housing), which may impact negatively on the Council’s strategy of delivering economic development.

The Council acknowledges that there are economic benefits to be derived from housing development in terms of construction jobs and the subsequent introduction of a new labour force, and new local spending power, brought to the area by new residents. The focus of this criterion, however, is to consider the economic benefits to be derived from allocating land for employment creating uses⁵ and the negative impacts of losing good quality employment sites to other land uses (such as housing). Sites will be considered as follows:

Will lead to the delivery of economic development opportunities	G
Will not lead to the delivery of economic development opportunities	A

⁵ Consistent with the National Planning Policy Framework’s definition of Economic Development

Will result in the loss of a good quality economic development site

R

4. Will the site result in the loss of best and most versatile agricultural land?

Natural England’s Agricultural Land Classification separates land into five grades (and further subdivides grade 3 into 3a and 3b). Grades 1, 2 and 3a are regarded as the best and most versatile agricultural land. Grades 3b, 4 and 5, are seen as being of poorer quality. Under Schedule 5 of the Development Management Procedure Order⁶ Natural England must be consulted for single (individual) applications for the following:

‘Development which is not for agricultural purposes and is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more’ (Schedule 5, para. x).

Advice may also be sought from Natural England regarding the potential impact of cumulative loss of agricultural land (in order to avoid future site allocations being refused planning permission on this basis).

The National Planning Policy Framework (NPPF) states (para. 112) that:

‘Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality’

The Council acknowledges the rural character of Bassetlaw as being one of the District’s most distinctive and valued features. Given that there are only a limited number of brownfield sites in Bassetlaw available for development⁷, however, a significant amount of future growth will need to be on greenfield land. To ensure that loss of land most valuable for agricultural purposes is minimised wherever possible, the Council will seek to allocate known areas of poorer quality land, unless there are benefits (identified through the other screening criteria) to be achieved that outweigh retention of the land for agricultural use.

Because data to distinguish between grade 3a and 3b land across Bassetlaw is currently unavailable, sites located on grade 3 land will be categorised as **amber**. It is felt that this represents a precautionary approach that is neither unnecessarily restrictive nor dismissive of the potential value of sites currently in agricultural use. Sites will be assessed as follows:

No impact on agricultural land

G

⁶ The Town and Country Planning (Development Management Procedure) (England) Order 2010

⁷ It should be noted that even if brownfield employment sites are developed for housing, the effects of this will be to require the allocation of replacement employment land, which would be on greenfield sites.

Impact on grades 3, 4 or 5 agricultural land	A
Impact on grades 1 or 2 agricultural land	R

5. Will the site impact on a Source Protection Zone? (Employment sites only)

The majority of water supplies in Bassetlaw come from Groundwater Sources⁸. These sources are essential in providing drinking water for the District's residents as well as having a major role in the area's ecology.

The Environment Agency is responsible for identifying ground water extraction points and for setting graduated Source Protection Zones (SPZ) around them. Zone 1 contains the identified extraction point, which is the most sensitive area, with Zones 2 and 3 being less sensitive. The majority of Bassetlaw's major settlements are in a SPZ of some level. It is important to consider the potential impact development a site could have on groundwater and water source extraction; the closer to an extraction point the greater the risk of contamination, requiring more mitigation to ensure the development does not affect water quality.

Housing is not generally considered by the Environment Agency as a polluting activity. Sites being considered solely for housing development will not, therefore, be assessed against this criterion. Employment uses (such as industrial developments), however, are regarded by the Environment Agency as potential polluting uses, and which present a higher risk of contamination of ground water sources, this criterion will only be applied to sites being considered solely for employment uses and potential mixed-use sites.

It is important to note here that sites that are in a SPZ will score **amber/red**, but certain land uses may still be acceptable subject to the agreement with the Environment Agency. Potential employment and mixed-use sites will be assessed as follows:

Not in a Source Protection Zone	G
In Source Protection Zones 2 or 3	A
In Source Protection Zone 1	R

6. Is the site in a landscape character Policy Zone that should be conserved?

The importance of protecting the District's landscape character is recognised in Core Strategy Development Management Policy DM9.

Although individual sites have their own characteristics they nevertheless form part of a wider landscape unit. The Bassetlaw Landscape Character Assessment⁹ assesses the District in terms of landscape condition and sensitivity, identifying Policy Zones (based on recommended landscape actions) in the following way:

⁸ Finding from the Bassetlaw Water Cycle Study January 2011.

⁹ Copy of this study can be accessed from the planning pages of the Council's website: www.bassetlaw.gov.uk

Policy Zone Category	Recommended Landscape Actions
Conserve	Actions that encourage the conservation of distinctive features and features in good condition
Conserve and Reinforce	Actions that conserve distinctive features and features in good condition, and strengthen and reinforce those features that may be vulnerable
Conserve and Restore	Actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features
Conserve and Create	Actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition
Reinforce	Actions that strengthen or reinforce distinctive features and patterns in the landscape
Restore	Actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features
Reinforce and Create	Actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas where they have been lost or are in poor condition
Restore and Create	Actions that restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition
Create	Actions that create new features or areas where existing elements are lost or are in poor condition

Policy Zones where landscape needs to be conserved are the most sensitive to the potential impacts of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features). Sites will be assessed as follows:

In Policy Zone 'Create'	G
In Policy Zone 'Restore and Create'	G
In Policy Zone 'Reinforce and Create'	G
In Policy Zone 'Reinforce'	A
In Policy Zone 'Restore'	A
In Policy Zone 'Conserve and Create'	A
In Policy Zone 'Conserve and Restore'	R
In Policy Zone 'Conserve and Reinforce'	R
In Policy Zone 'Conserve'	R
No relevant Policy Zone – site lies within an urban area	W

7. Will the development detract from or enhance the existing built character of the settlement or neighbourhood?

Many settlements within Bassetlaw have a sensitive built form, which it is desirable to protect and enhance. Conversely, there are a number of areas that would benefit from new development where it would result in a positive impact on a derelict site or poor quality streetscape.

Assessing the aesthetic merits of a design is an inherently subjective process and while it is clearly not possible to assess the impact of a development scheme at this early stage, some sites may represent more logical extensions to the existing built form or, in terms of urban design considerations, offer better connectivity/legibility. Sites will be assessed as follows:

Likely to complement the existing built character	G
Unlikely to either detract from or enhance the existing built character	A
Likely to detract from the existing built character	R

8. Will the development detract from or enhance the existing Green Infrastructure of the settlement or neighbourhood?

Green Infrastructure is a network of multi-functional green spaces in both rural and urban areas; development of a greenfield site may not, by definition, lead to the loss of a Green Infrastructure asset. These green spaces support natural and ecological processes and are integral to the health and quality of sustainable communities.

Although potential allocations posing a significant threat to designated wildlife sites (statutory and non-statutory) were discounted in the SHLAA and ELCS processes, habitats of protected species and other unprotected open spaces have been identified/brought to the Council’s attention through the consultation on the Issues and Options Paper. In line with Core Strategy Policy DM9 (Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space and Sports Facilities), while it is important to minimise adverse impacts on Green Infrastructure assets, new development can also generate opportunities to protect, enhance, restore and even create habitats and species’ populations. They may also provide opportunities to create, enhance or provide greater access to green spaces. These opportunities will be considered through the screening process, taking into account all information that is available to the Council. Sites will be assessed as follows:

Likely to enhance existing Green Infrastructure	G
Unlikely to detract from or result in significant loss of Green Infrastructure	A
Likely to detract from or result in significant loss of Green Infrastructure	R

9. Are there identified and unresolved constraints to the delivery of the site?

Various constraints may be identified for a site through the initial assessment in either the SHLAA (constraints listed on Page 2) or ELCS or through discussions with potential developers and landowners.

For sites to progress to the Preferred Options stage they must demonstrate that any identified infrastructure constraints have been resolved or are resolvable. The resolution of identified constraints may be achieved through further work, submitted to the Council, undertaken by landowners or potential developers.

The resolution of any identified infrastructure constraints may be achieved through Section 106 contributions and/or the payment of a Community Infrastructure Levy. These contributions and levy payments are intended to provide commitments and/or funds to address deficiencies in local infrastructure created by the development (e.g. road, water, sewerage, electricity supply, lack of school places or play areas).

While the Council's work with infrastructure providers to date has not identified any significant strategic infrastructure problems, the development of an individual site may only be achievable if a number of specific infrastructure improvements are delivered before or alongside the development of the site.

Finally, developers are often able to provide facilities of value to the community as an integral part of their development (e.g. a doctors' surgery or a community hall) and are usually required to deliver affordable housing as part of residential developments. These community benefits may also be considered as an approach to overcoming an identified constraint that the development of the site would create. Sites will be assessed as follows:

No extant constraints	G
Some constraints, which have been or can be resolved	A
Constraints that have not been or cannot be resolved	R

Appendix D: Guide to commenting on land identified in the Site Allocations process

We are keen to hear your views about potential sites for allocation. Any objections or support must, however, be rational and impersonal and must consider the planning issues that may be raised by the site's allocation.

What issues can be considered?

- Conflict with national or local Planning Policy;
- Overshadowing, overlooking or loss of privacy;
- Traffic generation, access, road safety and parking provision;
- Loss of trees or hedgerows;
- Loss of ecological habitats or landscapes;
- Design, appearance, layout, density and mass of buildings;
- Impact on listed buildings and/or Conservation Areas;
- Compatibility of the site and its proposed use(s) with existing neighbouring land uses;
- Inadequate infrastructure to support the development;
- Impact on public visual amenity;
- Flood risk.

What issues cannot normally be considered?

- Loss of value to your property;
- Loss of a view;
- The applicant's or landowner's personal conduct or history;
- The age, health, status, background, work patterns of the objector or applicant;
- Impact on private rights to light;
- Impact on private rights of way;
- Capacity of private drains;
- Disruption during any construction phase;
- Loss of trade or introduction of competitors;
- Time taken to do the work;

The above lists are not exhaustive, but are meant as a guide to help you when preparing your representations.

If enough people object, will the site no longer be considered?

No, not necessarily. Decisions can only be made in relation to valid planning reasons. The number of objectors may indicate the strength of local feeling, but that in itself may not be sufficient to result in a site being rejected. A single objection based on relevant planning matters can be effective, whereas a hundred irrelevant objections may carry no weight at all.

Where there are a number of sites in an area with similar attributes and only one or two are needed, considerable weight will be given to local views as to which are the most appropriate sites for allocation.

Will my comments be confidential?

No. All comments received will be publicly available. Those received at the final consultation stage will be forwarded directly to the Planning Inspector responsible for examining the finished document.