

# Appendix 4:

## SUSTAINABILITY APPRAISAL FRAMEWORK, OBJECTIVES AND INDICATORS

Aim	Objective	Indicators
<b>Social aims</b>		
<b>1. Quality housing available to everyone</b>	Will it make housing available to people in need? Will it improve the quality of housing stock? Will it improve energy efficiency/insulation in housing? Will it increase the use of sustainable building practices? Will it reduce homelessness?	% of housing stock judged unfit to live in Average energy efficiency of housing House price/earnings affordability ratio Housing completions Affordable housing completions Households accepted in priority need
<b>2. Conditions and services to engender good health</b>	Will it improve equitable access to health services? Will it promote positive health and prevent ill health? Will it address health inequalities? Will it encourage healthy lifestyles?	Proportion of the population who live in wards within the 25% most deprived in the country Geographical access to services Death rate from: heart disease and stroke; all cancers; hospital admission rate for accidents; suicide and undetermined injury Number of years of expected healthy life % of people who regularly participate in walking, swimming, cycling and keep fit/aerobics Number of people accessing greenspace for leisure activity
<b>3. Safety and security for people and property</b>	Will it reduce crime and disorder through design measures? Will it address the causes of crime and disorder and/or reduce crime through intervention? Will it reduce fear of crime? Will it improve road safety Will it reduce causes of accidents?	% of residents surveyed who feel safe outside Domestic burglaries per 1000 households Vehicle crimes per 1000 population Violent crimes per 1000 population Number of people killed or seriously injured on roads
<b>4. Vibrant communities which participate in decision making</b>	Will it increase community participation in activities and/or in the democratic process? Where appropriate, will it devolve decision-making to communities? Will it improve and increase community facilities? Will it reduce the potential for social isolation with particular regard to potentially disadvantaged groups?	% of people actively volunteering % of people satisfied with their local area as a place to live Turn out at local and parish council elections Geographical access to services Areas of district with low earnings and high dependency

<b>5. Culture, leisure and recreation activities for all</b>	<p>Will it increase availability and accessibility of culture, leisure and recreation (CLR) activities/venues?</p> <p>Will it provide support for CLR providers and/or creative industries?</p> <p>Will it preserve, promote and enhance-culture and heritage in the district?</p>	<p>Total tourist visitors to the district</p> <p>% of people who regularly participate in walking, swimming, cycling and keep fit/aerobics</p> <p>Number of people accessing greenspace for leisure activity</p> <p>Location and condition of features of cultural heritage</p>
<b>6. Local needs met locally</b>	<p>Will it ensure that everyone has access to essential services (e.g. employment, education, health services and shops) and resources to serve communities are within reasonable non-car based travelling distance?</p> <p>Will it provide appropriate housing for local needs?</p> <p>Will it support the vibrancy of town and village centres?</p> <p>Will it investigate information/communication technology (ICT) links to connect geographically remote and disadvantaged groups to services and resources?</p>	<p>Areas with poor frequency of public transport</p> <p>Proportion of population living in settlements not served by public transport</p> <p>% of households served by broadband enabled exchanges</p> <p>House price/Earnings affordability ratio</p> <p>Affordable housing completions</p> <p>Geographical access to services</p> <p>Improvements to transport services</p>
<b>7. Education and training opportunities which build the skills and capacity of the population</b>	<p>Will it promote lifelong learning and widening participation in lifelong learning activities?</p> <p>Will it improve levels of basic skills and/or information/communication technology (ICT)?</p> <p>Will it ascertain skills/skills training gaps and/or promote specialised training for areas in transition?</p> <p>Will it contribute to meeting identified skills shortages?</p>	<p>% of 16 year olds attaining 5 GCSEs A*-C</p> <p>% of adults with NVQ level three qualifications</p> <p>% of employees undertaking work related training in last 13 weeks</p> <p>% of employers with hard to fill vacancies</p> <p>% of year 13 school leavers remaining in the district</p>

### Environmental Aims

<b>8. Bio-diverse and attractive natural environment</b>	<p>Will it protect and enhance existing priority habitats and species and provide for appropriate long term management of wildlife habitats?</p> <p>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</p> <p>Will it increase the quality and quantity of woodland cover in appropriate locations using native species?</p> <p>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?</p> <p>Will it promote, educate and raise awareness of the enjoyment and benefits of the natural environment and biodiversity and promote access to wildlife on appropriate sites?</p> <p>Will it contribute to local distinctiveness and countryside character?</p>	<p>Reported levels of damage to designated sites</p> <p>Reported condition of nationally important wildlife sites</p> <p>Number/Area of nature conservation sites</p> <p>Population of wild birds</p> <p>Area of woodland coverage in the district</p> <p>% of river length of good or fair quality</p> <p>Achievement of Biodiversity Action Plan targets</p>
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<p><b>9. Minimal pollution levels</b></p>	<p>Will it clean up contaminated land?</p> <p>Will it maintain and where possible improve air quality?</p> <p>Will it maintain and where possible improve surface water and groundwater quality?</p> <p>Will it maintain and where possible improve soil quality and minimise the loss of soils to development?</p> <p>Will it raise awareness about pollution and its effects?</p> <p>Will it prevent unacceptable levels of noise and light pollution?</p>	<p>% of river length of good or fair quality and the % meeting its long term quality objective</p> <p>Number of days when air pollution is moderate or high</p> <p>Number of farms meeting Soil Association organic standards</p> <p>Area of contaminated land</p> <p>Development on best and most versatile agricultural land</p>
<p><b>10. A transport network which maximises access whilst minimising detrimental impacts</b></p>	<p>Will it increase access to key resources and services by means other than the car (e.g. health, education, work and food shopping)?</p> <p>Will it ease congestion on the road/rail network?</p> <p>Will it improve access to opportunities and facilities for all groups, particularly those without a car?</p> <p>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</p> <p>Will it encourage freight transfer from road to rail and water?</p> <p>Will it provide integrated transport services?</p> <p>Will it increase provision of public transport where needed?</p> <p>Will it improve rail services and facilities?</p> <p>Will it reduce environmental impacts of traffic?</p>	<p>Levels of car ownership</p> <p>Usage of non-car transport</p> <p>Freight transport by mode</p> <p>Availability of cycle networks (km)</p> <p>Number of injuries and fatalities resulting from road traffic</p> <p>Increase in passenger numbers (bus and rail)</p> <p>Provision of park and ride sites</p> <p>Improvements for pedestrians</p>
<p><b>11. Minimise greenhouse gas emissions and a managed response to the effects of climate change</b></p>	<p>Will it reduce greenhouse gas emissions?</p> <p>Will it increase energy efficiency in all sectors?</p> <p>Will it increase the amount of energy from renewable sources that is generated and consumed in the region?</p> <p>Will it reduce risk from flooding?</p>	<p>Average energy efficiency of housing stock</p> <p>% of district energy consumption produced from renewable sources</p> <p>Greenhouse gas emissions</p> <p>Household energy use (gas and electricity as used per household)</p> <p>Development on floodplains</p>

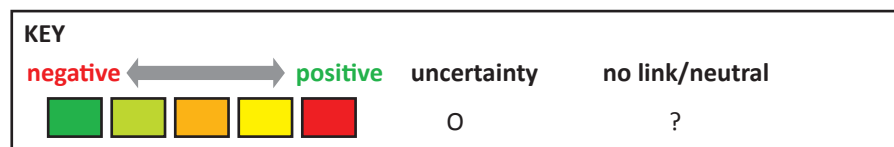
<p><b>12. Prudent and efficient use of energy and natural resources with minimal production of waste</b></p>	<p>Will it increase efficiency in water, energy and raw material use?</p> <p>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to greenfield sites)?</p> <p>Will it increase prevention, re-use, recovery and recycling of waste?</p> <p>Will it increase awareness and provide information on resource efficiency and waste?</p> <p>Will it reduce use of non-renewable resources?</p>	<p>Water usage</p> <p>Amount of waste arising and its processing route</p> <p>% of household waste recycled</p> <p>Amount of residential development completed on brownfield land</p> <p>Amount of employment development completed on brownfield land</p> <p>Green spaces lost to development</p>
<p><b>13. Protect and enhance the historic environment</b></p>	<p>Will it protect and enhance features and areas of historical and cultural value?</p> <p>Will it promote sensitive re-use of historic or culturally important buildings where appropriate?</p> <p>Will it conserve the character of historic settlements and conservation areas?</p> <p>Will it preserve and where appropriate enhance features of archaeological importance?</p>	<p>Number of listed buildings, ancient monuments and conservation areas</p> <p>Loss or damage to listed buildings and their settings</p> <p>Loss or damage to scheduled ancient monuments and their settings</p> <p>Loss or damage to historic parks and gardens and their settings</p> <p>% of conservation area demolished or otherwise lost</p>
<p><b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b></p>	<p>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</p> <p>Will it improve the resource efficiency of buildings (water, energy, density, use of existing buildings, designing for a longer lifespan)?</p> <p>Will it prevent inappropriate development in floodplains?</p> <p>Will it increase the use of sustainable urban drainage (which reduces run-off and improves water quality)?</p> <p>Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</p> <p>Will it ensure high design quality which supports local distinctiveness?</p> <p>Will it take account of the geomorphology of land?</p> <p>Will it encourage re-use of existing buildings?</p>	<p>% of residential development completed on brownfield land</p> <p>% of employment development completed on brownfield land</p> <p>Area of derelict land</p> <p>Development on floodplains</p> <p>Development incorporating Sustainable Urban Drainage Systems</p>

**Economic Aims**

<p><b>15. Good quality employment opportunities available to all</b></p>	<p>Will it provide employment opportunities for local people?</p> <p>Will it promote or support equal employment opportunities, including disadvantaged groups?</p> <p>Will it contribute to improving the diversity of employment opportunities?</p> <p>Will it promote healthy working lives (including health and safety at work, work-life/home-life balance, healthy workplace policies and access to occupational health)?</p> <p>Will it ensure employment opportunities are accessible by public transport?</p> <p>Will it provide a travel plan?</p>	<p>% of individuals of working age in employment</p> <p>GDP per head</p> <p>% of businesses surviving three years</p> <p>% increase or decrease in the number of VAT registered businesses</p> <p>Average unemployment rate in district</p> <p>Shop vacancy rates in market towns</p> <p>No. of businesses providing a Travel Plan</p>
<p><b>16. Conditions for business success, economic growth and investment</b></p>	<p>Will it support existing businesses?</p> <p>Will it support the voluntary sector and /or promote volunteering?</p> <p>Will it maximise local skills?</p> <p>Will it encourage investment (including inward investment)?</p> <p>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</p> <p>Will it encourage rural diversification?</p>	<p>Indicators for this aim have been linked with those for good quality employment opportunities available to all</p>





## LOCAL PLAN ASSESSMENT RATIONALE FOR SITES

SA Objective	Performance	Assessment Rationale
<b>1. Quality housing available to everyone</b>		
Will it make housing available to people in need?		Site size can accommodate 5 or more dwellings (gross)(SHELAA)
		Site size will be capable of delivering a significant amount of affordable housing (30 plus)
Will it improve energy efficiency in housing?		The Code for Sustainable Homes (DCLG) 2006 addresses energy efficiency and sustainable building practices. Target included in North Yorkshire Strategic Housing Market Assessment (Nov 2011). Harrogate Borough Council Sustainable Construction and Design Guidance Note.
Will it increase the use of sustainable building practices?		
<b>2. Conditions and services to engender good health</b>		
Will it promote positive health and prevent ill health? Will it encourage healthy lifestyles? Will it address/reduce health inequalities?		Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility
		Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space/ play area
		A shortfall in sports provision has been identified in this settlement and the site is large enough to accommodate a new outdoor sports facility
		Development would affect existing or proposed sporting or recreational facility (including allotments) but replacement facilities can be provided
		Development would affect existing or proposed sporting or recreation facility (including allotments)
		Development would affect existing or proposed sporting or recreational facility (including allotments) in those wards rated as amongst the most deprived or second most deprived 25% of England's population in terms of health inequality
<b>3. Safety and security for people and property</b>		





Will it reduce and prevent crime and disorder through design measures?	?	Dependent on application of design policies and community policing
Will it reduce fear of crime?		





#### 4. Vibrant communities which participate in decision making

Will it reduce the potential for social isolation with particular regard to disadvantaged groups?		Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
		Large site with potential for mixed uses, incorporating community facility(ies)
		Loss of site for a new community facility ( <i>state whether existing or proposed</i> )
		Adverse impact on local schools ( <i>only likely to be used if North Yorkshire County Council indicate</i> )

#### 5. Culture, leisure and recreation activities available to all








Will it increase availability and accessibility of culture/leisure/recreation activities/venues?		( <i>If the site measures 0.5ha+</i> ) Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
Will it preserve, promote and enhance culture in the district?		Development will result in loss of all/part of any of the following: park or garden, outdoor sports facility, amenity open space, play area for children/teenagers, an allotment, a village hall or any other building/area of cultural, recreational or amenity value to local people

#### 6. Local needs met locally






Will it ensure that everyone has access to essential services and resources within reasonable non-car based travelling distance?		<b>Access to bus services</b>
		400m or closer to a bus stop with frequent commuter service
		400m or closer to a bus stop on the Key Bus Network
		Over 400m but within 800m of a bus stop with frequent commuter service
		Over 400m to a stop on the Key Bus Network or over 800m to a frequent bus service

	<b>Access to rail services</b>
	400m or closer to a rail station or rail halt
	Over 400m but within 800m of a rail station or rail halt
	Between 800 and 1200m of a rail station or rail halt
	Over 1200m to a rail station or rail halt
	<b>Distance to the nearest primary school</b>
	400m or closer
	Over 400m but within 800m
	between 800m and 1200m
	further than 1200m
	<b>Distance to the closest secondary school</b>
	800m or closer
	Over 800m but within 1200m
	1200m to 1600m
	Further than 1600m
	<b>Walking distance to nearest GP surgery</b>
	400m or closer
	Over 400m but within 800m
	800m to 1200m
	Further than 1200m







	<b>Distance to nearest supermarket or local shopping centre</b>
	400m or closer
	Over 400m but within 800m
	Further than 800m
	<b>Distance to major area of employment</b>
	800m or closer
	Over 800m but within 1200m
	1200m to 1600m
	Further than 1600m

### 7. Education and training opportunities which build on the skills and capacity of the population

<p>Will it promote lifelong learning and widening participation in lifelong learning activities?</p> <p>Will it improve levels of basic skills?</p> <p>Will it provide opportunities for training and apprenticeships?</p>		Current school capacity (primary and secondary)
		No spare places, no room for expansion
		No spare capacity but room for expansion
		limited capacity
		spare capacity in some years
		spare capacity in every year
	?	Employment is proposed as part of the allocation and this may bring opportunities for apprenticeships and training

### 8. Biodiversity and attractiveness of the natural environment

<p><b>Biodiversity</b></p> <p>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?</p>		Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
		Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
		No adverse impact
		Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species






<p>Will it increase the quality and quantity of woodland cover?</p> <p>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</p>		Development would not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site
		Development would not result in the loss of existing woodland or trees
		Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated
		Development on the land would result in the loss of woodland or trees, the impact of which cannot be fully mitigated
		Development is likely to result in the loss of ancient woodland and/or trees protected by a Tree Preservation Order (TPO)
		<i>(Site measures 1.25ha+)</i> The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover and add to green infrastructure
<p>Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?</p>		There is a public right of way close to the site
		The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development
<p>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?</p>		Adverse impact (only if indicated by Environment Agency Water Framework Directive)
<p>Will it contribute to local distinctiveness and countryside character?</p>		No adverse impact
		Slight adverse effect – relatively few landscape constraints
		Moderate adverse effect – some adverse effects but could be mitigated
		High adverse effect – only appropriate if other factors are strongly in favour
		Development of the site within the Conservation Area will improve a poor quality site and contribute to local distinctiveness

## 9. Minimal pollution levels










Will it clean up contaminated land?		Development will result in the clean up of contaminated land
Will it maintain and where possible improve air quality?		No impact on the achievement of the Air Quality objective values stated in the 2013 Air Quality progress report
		Adverse effect on the achievement of the Air Quality objective values stated in the 2013 Air Quality progress report but mitigation is possible
		Adverse impact on a designated Air Quality Management Area
Will it maintain and where possible improve surface water and groundwater quality?	?	Capacity issues to be established. Developer funding would be required for the necessary treatment facilities
		No major capacity issues at the Waste Water Treatment Works
	?	Standard Yorkshire Water comment about surface water discharge to be included
Will it maintain and where possible improve soil quality and minimise the loss of soils to development		Land is approximately 75-100% previously developed land
		Land is approximately 50-74% previously developed land
		Land is approximately 25-49% previously developed land
		Land is approximately 1-24% previously developed land
		Land is approximately 100% greenfield
		50% or more is Grade 1 agricultural land
		50% or more is Grade 2 agricultural land
		50% or more is Grade 3 agricultural land
		50% or more is Grade 4 agricultural land
		50% or more is Grade 5 agricultural land
Will it prevent unacceptable levels of noise, vibration and light pollution?		A major road/railway line/industry lies close to the site

## 10. A transport network which maximises access whilst minimising detrimental impacts




Will it ease congestion on the road/rail network?		No transport or accessibility problems evident from information provided at the time of the appraisal
		Some transport and/or accessibility related problems but minor in nature and can be mitigated
		Some transport/and accessibility related problems, including cumulative impacts although developer funded mitigation measures can address these
		Significant transport/and or accessibility/cumulative impact problems requiring substantial mitigation measures to address impacts as part of a developer contribution funding mechanism
		Significant transport/accessibility/cumulative impact problems requiring substantial new infrastructure provision, business case preparation and government funding bids submitted
Will it increase provision of public transport where needed?		Adjacent to both Key Bus Network and a station on the Harrogate rail line (or affords good connectivity to the rail station) and extension of the Key Bus Network is possible as part of the development
		Adjacent only to the Key Bus Network, the extension of which is possible as part of the development
		Location does not offer good connectivity but there may be opportunities for improvement
		Location does not offer good connectivity and there are no opportunities for improvement
Will it improve existing provision of cycleways and footpaths?		Well served by existing routes
		Ability to create a new route
		Ability to connect to existing routes
		Poor connectivity to routes suitable for cycling
		Poor connectivity to routes suitable for cycling with no prospect of improvement
		Some pedestrian access and safety issues but mitigation should be possible
		Convenient and safe routes to access services and facilities
		Lack of pavements/poor road crossings/traffic volume/speed does not encourage pedestrian access to services and facilities







Will it make the environment for non-car travel more attractive?	  	<p>There is a significant barrier to accessibility, such as a main road, leading to severance, making car use more attractive</p> <p>Severance can be overcome</p> <p>Severance is not a problem</p>
Will it improve rail services and facilities?		The site offers the opportunity to enhance existing rail facilities (e.g. through improvements to pedestrian access/parking or park and ride/station improvements)
		The location offers the opportunity to provide a new rail station

### 11. Minimise greenhouse gas emissions and a managed response to climate change








Will it reduce greenhouse gas emissions and therefore help to tackle climate change?		Site lies within 400m of a bus stop
		The site is not within 400m of a bus stop
		The site is not within 400m of a bus stop (50+ dwellings)
		Provision of and access to public transport can be improved
Will it increase the amount of energy from renewable sources that is generated and consumed?	N/A	This is already Included under Objective 1. Scoring here would result in double counting
Will it reduce the risk of flooding?		Land is wholly within flood zone 1
		50% or more of the land is within flood zone 1
		up to 50% of the land is within flood zone 1
		50% or more of the land is in flood zone 2
		50% or more of the land is within flood zone 3a

### 12. Prudent and efficient use of energy and natural resource with minimal production of waste







Will it increase efficiency in water, energy and raw material use?	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption	
	O	Less than 10 dwellings
		10-20
		21-50
		51+

Will it make efficient use of land (appropriate density, brownfield in preference to greenfield, protect good agricultural land?)		Would utilise brownfield land as part of the development
		Greenfield land but not grade 2 and 3a
		Loss of grade 2 and 3a agricultural land
Will it increase prevention, re-use, recovery and recycling of waste?	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced	
	0	Less than 10 dwellings
		10-20
		21-50
		51+






### 13. Protect and enhance the historic environment

<p>Will it enhance features and areas of historical/cultural value?</p> <p>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</p> <p>Will it conserve the character of historic settlements and conservation areas?</p> <p>Will it preserve and where appropriate enhance features of archaeological importance?</p>		Redevelopment provides an opportunity to greatly improve the environmental quality of this site, which in turn will enhance and protect the character of the adjoining conservation area
		Development is likely to result in the enhancement and protection of a designated international, or national heritage asset
		Development is likely to result in the enhancement and protection of a local heritage asset
		Development is unlikely to have any impact on an identified heritage asset
		Development is likely to have a negative impact on an identified heritage asset, but the impact could potentially be mitigated
		Development would adversely effect an identified heritage asset and mitigation is not possible
		Development is likely to result in the loss of a heritage asset



14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development

Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	N/A	Accessibility has already been addressed under Objectives 6 and 10. Scoring here would result in double counting
Will it prevent inappropriate development in floodplains?	N/A	Flood risk has already been assessed under Objective 11 (see above). Scoring here would result in double counting
Will it ensure new developments provide essential services accessible without use of a car and accessible by public transport?	N/A	Large scale developments would be expected to provide a good level of services and facilities, however it is also important to maximise access to existing facilities – see comments under Objectives 6 and 10
Will it result in the regeneration of derelict or visually unattractive land?		Provides for the regeneration of a derelict or visually unattractive area
Will it encourage the re-use of existing buildings?		The buildings on site are capable of re-use/conversion
		Demolition of buildings/structures would be required
Will it ensure high design quality which supports local distinctiveness?		The prominent, open nature of the site means that built development will have a negative impact on local distinctiveness
		Site re-development provides an opportunity for high quality design
Will it promote mixed use development?		Mixed use development can be accommodated on the site to encourage reduced travel to work distances and use of the private car

15. Good quality employment opportunities available to all

Will it provide employment opportunities for local people? Will it contribute to improving diversity of employment opportunities		Site suitable for employment use – 0.25ha/500sq.m. floorspace / SHELAA site
		Mixed use scheme including housing and employment land
		Loss of employment site
Will it ensure employment opportunities are accessible by public transport?		Site lies within 800m of a bus stop where frequency of service enables commuting by bus for work
		Loss of employment site accessible by public transport

## 16. Conditions for business success, economic growth and investment

Will it support existing businesses?		<i>(Where no employment proposed)</i> Provision of affordable housing will help support existing businesses with the recruitment and retention of staff
Will it maximise local skills?		Existing businesses on site will be displaced
Will it encourage investment (including inward investment)?		Site provides a useful supply of low grade employment land
Will it provide for the needs of business (such as a range of premises, land and infrastructure)?		Provision of employment land will encourage investment and support local business expansion
		Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

### Summary/comment/analysis

What are the benefits of this site?

What are the uncertainties/risks to delivery?

What are the disadvantages associated with this site?

What mitigation measures are required?

Does this site contribute towards a growth option?

On balance is it a suitable site for development?



