

“Checklist” for detailed site choice

Appendix 2

Essential	
<p>Factors to avoid – “minus marks”</p> <ul style="list-style-type: none"> • Outside identified “corridors” • Avoid environmentally-sensitive sites (natural and cultural) which have national status. • Avoid areas of flood risk’ • Avoid contaminated land 	<p>Positive factors – “plus marks”</p> <ul style="list-style-type: none"> • Suitable access by local road network to/from major route “corridor” (A.11,A.47, A143/A1066) • At highway access point, having regard to limited traffic generation, appropriate layout/visibility can be provided without significant loss of natural screening
Important	
<p>Factors to avoid – “minus marks”</p> <ul style="list-style-type: none"> • avoid sites where pollution, including noise, would have an adverse effect on the wellbeing of site occupiers, and could not be mitigated at reasonable cost. • New sites should not be too close to existing approved sites 	<p>Positive factors – “plus marks”</p> <ul style="list-style-type: none"> • Available drainage/water supply/utilities, • Capable of meeting the on-site needs of potential occupiers, for example play and work areas
Desirable	
<p>Factors to avoid – “minus marks”</p> <p>Note – adverse effects could be mitigated</p> <ul style="list-style-type: none"> • avoid sites where activities of site occupiers could risk pollution, including of adjoining land and occupiers • Avoid significant intrusion in landscape. • Avoid significant effect on visual and/or residential amenities 	<p>Positive factors – “plus marks”</p> <ul style="list-style-type: none"> • Close proximity/access to social and community facilities (shopping, health services and schools) • within reasonable walking distance of a bus route • Good natural screening by vegetation or landform, of area required for number of pitches (i.e. not part of larger open area).