

Local Plan Site Reference		WOOD- 15
Question	Options Assessment	Reasoning
SAM Site Reference	WOOD-14	
Land bid number/name	1246	Land north of Woodmansey Business Park, Plaxton Bridge
Gross Site area (ha)	7.10	
Proposed use	Employment	
Additional information		
STAGE 1 Initial Assessment & Site Exclusion		
Conformity with Settlement Network (1)	No	Remote from strategically important employment location
Biodiversity and Geological Value (2)	No	No effect on an International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not within the functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated heritage asset
STAGE 2 Detailed Site Specific Considerations		
Greenfield and Previously Developed Land (5)		
Accessibility by Public Transport (6)		
Accessibility by Walking(7a)		
Accessibility by Cycling (7b)		
Flood Risk (8)		
Settlement Vision (9)		
Biodiversity and Geological Value (10)		
Wildlife and Natural Environment (11)		
Heritage Assets (12)		
Built Character (13)		
Landscape Character (14)		
Air Quality (15)		
Agricultural Land (16)		
Groundwater (17)		
Compatibility with Neighbouring Uses (18)		
Contaminated Land (19)		
Mineral Resources (20)		
Renewable and Low Carbon Energy (21)		
Publicly Accessible Open Space (22)		
School Capacity (23)		
Utilities Infrastructure Capacity (24)		
Highway Network Capacity (25)		
Wider Non-Road Transport Network (26)		
Community Facilities (27)		
Town Centre Vitality and Viability (28)		
Regeneration or Economic Benefits (29)		
Meeting Housing Needs (30)		
STAGE 3 Deliverability		
Insumountable Constraints (31)		
Ownership and Market Constraints (32)		
Deliverability (33)		
Options Assessment Conclusion and Summary	Not selected	Discounted at Stage 1 - Not in conformity with economic development strategy. Site is within flood zone 3a.