

Local Plan Site Reference	COT	L
Question	Options Assessment	Reasoning
SAM Site Reference	COT-50	
Land bid number/name		Council Owned Land
Gross Site area (ha)	0.54	
Proposed use		Gypsy and Traveller site
Additional information		
<b>STAGE 1 Initial Assessment &amp; Site Exclusion</b>		
Conformity with Settlement Network (1)	Yes	Site is adjacent to existing traveller site and close to Cottingham and the A164 (see paragraph 5.15 of GTAA 2022)
Biodiversity and Geological Value (2)	No	No effect on International or National site of biological or geological interest
Flood Risk and Coastal Change (3)	No	Not in functional floodplain or affected by coastal erosion
Heritage Assets (4)	No	No substantial harm to any nationally designated asset
<b>STAGE 2 Detailed Site Specific Considerations</b>		
Greenfield and Previously Developed Land (5)	(-)	Wholly greenfield land (100%)
Accessibility by Public Transport (6)	(+)	Within 1200m of core service
Accessibility by Walking (7a)	(+)	Within 1200m of a secondary walking route
Accessibility by Cycling (7b)	(++)	Site between 1600m and 3200m of a primary cycleway
Flood Risk (8)	(++)	Highly vulnerable use within low risk flood area (FZ1) and no other sources of flooding. Site close to flood alleviation schemes and areas of flood risk.
Settlement Vision (9)	(0)	No active impact on settlement vision or sub-area policy
Biodiversity and Geological Value (10)	(0)	Site adjacent to Eppleworth Lime Kilns Local Geological Site (Existing traveller site). Features can be retained. No biodiversity constraints, features could be retained or enhanced.
Wildlife and Natural Environment (11)	(0)	No significant effects/existing features can be retained
Heritage Assets (12)	(0)	No harm to any heritage assets identified
Built Character (13)	(-)	Would extend built form of settlement out into open countryside. Not well related to existing pattern of development.
Landscape Character (14)	(-)	Sensitive open valley at entrance to settlement Within Y.Wolds Important Landscape Area but extension to existing site and features already prominent within the landscape so not (---).
Air Quality (15)	(0)	Air quality acceptable. Proposed use is not likely to adversely affect this
Agricultural Land (16)	(-)	Minor loss of Grade 2 Agricultural Land
Groundwater (17)	(-)	Potential effect on public drinking water supply. Within SPZ3 Total Zone. Mitigation measures possible.
Compatibility with Neighbouring Uses (18)	(0)	Would be compatible with existing or proposed nearby uses.
Contaminated Land (19)	(+++)	Possible landfill in the centre of the site. The potentially contaminated land is likely to be remediated through appropriate planning conditions and/or suitable design/layout.
Mineral Resources (20)	(-)	Site fully within a mineral resource area consisting of hard rock.
Renewable and Low Carbon Energy (21)	(0)	No information submitted to demonstrate the delivery of renewable, very low carbon energy or to reduce greenhouse gas emissions above that required by the Strategy policies.
Publicly Accessible Open Space (22)	(0)	No effect on existing publicly accessible open space or PROW or any provision of new open space above that required by the Strategy
School Capacity (23)	(-)	School capacity is not sufficient but this deficit can be addressed
Utilities Infrastructure Capacity (24)	(-)	Development can make use of the adjacent traveller site's existing infrastructure. Upgrades may be required to the existing site's package treatment plant.
Highway Network Capacity (25)	(-)	Strategic highway capacity issues identified close to the site on the A164 Swanland, Humber Bridge and Ketch Roundabouts, and at the A164 Jocks Lodge Interchange. Visibility splays may need to increase but sufficient room to accommodate this.
Wider Non-Road Transport Network (26)	n/a	Not relevant for the proposed use
Community Facilities (27)	(0)	No loss of existing or proposed new facilities
Town Centre Vitality and Viability (28)	n/a	Not relevant for the proposed use
Regeneration or Economic Benefits (29)	(0)	No effect on a recognised regeneration strategy or a deprived area or creation of new economic opportunities
Meeting Housing Needs (30)	(+++)	Site is wholly for specific housing (Gypsies, travellers & travelling show people). A need has been identified in the 2022 GTAA.
<b>STAGE 3 Deliverability</b>		
Insurmountable Constraints (31)	No	No known constraints. Site is adjacent to existing travellers site that has previously been extended. Further extension could occur.
Ownership and Market Constraints (32)	No	No known constraints. Site is in council ownership
Deliverability (33)	No	No known constraints.
<b>Options Assessment Conclusion and Summary</b>		Existing allocation suitable for development if required.