APPENDIX E

ASSESSMENTS OF SITE ALLOCATIONS

CONTENTS

development

1. Assessment methodology

Background

The Deposit LDP proposes a range of site allocations for residential, employment, mixed-use and other purposes. Each of these sites has been assessed for their likely effects on each of the IIA Objectives. The Council has also identified a range of reasonable alternative locations for development which are not being allocated in the LDP. These sites have also been assessed for their likely effects to the same level of detail as the proposed allocations.

Assessment tables

The assessment results for each site are presented in an assessment table. Each assessment table denotes an overall 'Initial Score' for each site on each IIA Objective, as per the key in Table E-1. The justification for the Initial Score is provided for each site in the 'Key Reasons' box. Beneath the Key Reasons box is an 'Other Info' box, which presents information about the site and the potential development at this location that is relevant to the IIA Objective, but which has not been fundamental to the overall score. It should be borne in mind that a precautionary approach is adopted when carrying out the assessments; where there is uncertainty and a range of effects, the likely overall effect of a site on an IIA Objective is typically assumed to be the worst-case-scenario.

Assessments for each IIA Objective are often accompanied by a box of recommendations for the Council's consideration to avoid/mitigate/enhance effects. Recommendations are made where they are considered to be feasible and appropriate. In many cases, these recommendations may help to mitigate adverse effects to some extent but would be unlikely to ensure the adverse effect is entirely avoided. For example, measures that help to ensure new development on previously undeveloped land is energy efficient would reduce the carbon footprint of this development, but a net increase in carbon emissions would not be entirely avoided. The assessment tables also record the likely certainty, duration, reversibility and directness of effects as per the key in Table E-2.

Table E-1: Effect description key

Symbol	Effect	Contribution towards the IIA Objective
++	Major Positive (significant)	The option would make a significant positive contribution.
+	Positive	The option would partially contribute towards the IIA Objective.
O	Neutral	There is no clear relationship between the option and the Objective.
-	Adverse	The option partially conflicts with the IIA Objective.
- -	Major Adverse (significant)	The option would significantly conflict with the IIA Objective.
?	Uncertain	It is not possible to determine e.g. due to too many external factors.
+/-	Positive/Adverse	The option has a combination of both positive and negative effects.

Table E-2: Notation used to describe characteristics of effects

LT	Long-term effects likely to arise in 10-25 years of Local Plan implementation.
MT	Medium-term effects likely to arise in 5-10 years of Local Plan implementation.
ST	Short-term effects likely to arise in 0-5 years of Local Plan implementation.
H/M/L	High, medium or low uncertainty of prediction.

Significant Effects

As per Annex II (1) of the SEA Directive, the following criteria for the **characteristics of the Plan** are considered when determining the likely significance of effects:

- The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- The degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- Environmental problems relevant to the plan or programme; and
- The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

As per Annex II (2) of the SEA Directive, the following criteria for the **characteristics of the effects** are considered when determining the likely significance of effects:

- The probability, duration, frequency and reversibility of the effects;
- The cumulative nature of the effects;
- The transboundary nature of the effects;
- The risks to human health or the environment (for example, due to accidents);
- The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- The value and vulnerability of the area likely to be affected due to:
    - Special natural characteristics or cultural heritage;
    - Exceeded environmental quality standards or limit values; or
    - Intensive land-use; and
- The effects on areas or landscapes which have a recognised national, Community or international protection status.

SEA is a strategic process concerned with the identification and evaluation of **significant effects** (both positive and adverse). The range of effects identified during the ISA of the LDP includes major adverse, minor adverse, uncertain, positive/adverse, neutral, minor positive and major positive effects. A positive effect would typically be one where the Plan proposal would be likely to contribute towards the aims of the IIA Objective, whereas an adverse effect would typically be one where the Plan proposal conflicts with the Objective. Effects noted as ‘major adverse’ or ‘major positive’ in these assessments are considered to be ‘significant’ effects and it is these, particularly those that are significantly adverse, that require the closest attention.

In order to aid with the comparison of sites and options and to feed into the cumulative effects assessments, as well as for the purpose of clarity around the assessment process, minor adverse and minor positive adverse effects are also identified and described. It should be borne in mind that the distinction between minor effects and negligible effects is often very subtle and determining the score in such cases inherently involves a degree of uncertainty. It is a process typically based on expert opinion erring on the side of caution (i.e. a precautionary approach).

It is possible that two or more minor effects can have a synergistic or cumulative relationship to result in a major, or significant, effect and thus minor effects are also accounted for throughout the assessments. Typically, if a proposal would be expected to have a positive effect(s) to the same

extent that it would have an adverse effect(s), a +/- score is awarded. However, if it is considered to be likely that the adverse effect(s) would have a greater magnitude than the positive effect(s), then an adverse score is awarded in-line with the precautionary principle.

Certainty

The nature of the assessment process involves an inherent degree of uncertainty. Over the course of the LDP period, unforeseen circumstances can potentially arise as site-level baseline data used in the assessments can be highly changeable. For example, any given community facility in Flintshire could potentially close down or move within a period of months, and thus an assessment which considers a site to have good access to this facility pre-development, may not do so by the time construction begins, even if this is only within a few years. These circumstances are impossible to predict and are an inherent part of the SA and indeed the planning process. The planning system is generally robust enough to deal with such changes by re-assessing the needs of sites/communities at the time applications are made. Uncertainties are dealt with in the SA process by a adopting a precautionary approach, wherein the worst-case scenario is assumed (unless reliable evidence suggests otherwise). For each assessment, and indication is given as to the degree of uncertainty considered to be involved in the identified effect.

Permanence and timescale

The permanence and timescale of effects are also described. This is generally presented in the form of short-term, medium-term, long-term or permanent as well as whether these effects are reversible. In many cases, effects of proposals are likely to be multiple terms (e.g. arise in the short-term and reside in the long-term). Table E-2 defines the notation used for describing these terms within the assessments.

Secondary, cumulative and synergistic

The SEA Directive also requires the consideration of cumulative, synergistic and secondary effects, which we define as:

- Secondary effects are effects that are not a direct result but occur away from the original effect or as a result of a complex pathway;
- Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect, or where several individual effects have a combined effect; and
- Synergistic effects interact to produce a total effect greater than the sum of the individual effects, so that the nature of the final impact is different to the nature of the individual impacts.

Where effects are considered to be secondary, this is recorded in the assessment text. Each site assessment table includes a ‘Cumulative and synergistic effects’ box, within which the likely cumulative and synergistic effects of development at the proposed location, in-combination with other site allocations, are identified and described.

2. Summary of assessments

The assessments results for sites vary from location to location, although it is possible to identify some trends. Effects on IIA Objectives on education, health, housing, access, communities, employment and the Welsh language were overwhelmingly positive on a site by site basis, with significantly positive effects frequently identified. Effects on the economy and rural life objectives were predominantly neutral, except for sites that include employment land within the proposal as these would have a significantly positive effect on the economy objective. For natural environment objectives on biodiversity, landscape, water, flooding, air, energy and resources, predominantly adverse effects were identified although these were rarely considered to be significant. The scores recorded for each of the proposed allocations for each IIA Objective, including initial and residual scores, are brought together in Table E-3.

Table E-3: Scores recorded for each site for each IIA Objective.

Minor Positive	+	Neutral/Negligible	O	Minor Adverse	-
Major (Significant) Positive	++	Positive and Adverse	+/-	Major (Significant) Adverse	--

Policy / Site ref.	IIA Objectives																	
	1 Crime	2 Education	3 Health	4 Housing	5 Access	6 Communities	7 Economy	8 Employment	9 Rural life	10 Biodiversity	11 Landscape	12 Heritage	13 Water	14 Flooding	15 Emissions	16 Energy	17 Resources	18 Welsh
Residential allocations																		
H1.1	O	+	+	++	+	++	O	++	O	-	-	-	-	-	-	-	-	+
H1.2	-	+	+	+	+	++	O	++	O	-	-	O	-	O	-	-	-	+
H1.3	-	++	+	++	-	++	O	++	O	-	-	O	O	O	-	-	-	+
H1.4	O	++	+	++	-	++	O	++	O	-	-	-	-	-	-	-	-	+
H1.5	O	++	++	++	++	++	O	++	O	-	-	-	-	O	-	-	-	++
H1.6	-	+	+	++	+	-	O	++	O	-	-	-	-	O	-	-	-	++
H1.7	O	+/-	-	++	-	++	O	++	O	-	-	O	-	-	-	-	-	+
H1.8	O	+/-	++	++	+	-	O	+	O	-	-	--	-	-	-	-	-	+
H1.9	O	++	+	+	++	-	O	+	O	--	-	-	-	-	-	-	-	+
H1.10	O	+	++	++	++	-	O	+	O	-	-	-	-	-	-	-	-	+
H1.11	O	++	+	++	-	++	O	+	O	-	-	O	-	O	-	-	-	+
Reasonable alternative sites																		
BUC22/035	-	++	+	++	-	++	O	++	O	--	-	O	-	-	-	-	-	+
HOL017	-	+	++	+	-	-	O	O	O	-	-	-	-	-	-	-	-	++
HOL024-AS	O	+	+	++	-	-	O	O	O	-	-	-	-	-	-	-	-	+
MOL047&46	O	+	++	++	+	++	O	++	O	-	--	-	O	-	-	-	-	++
MOL017	O	O	+	++	++	-	O	++	O	-	O	--	-	-	-	-	-	++
BROU001	-	+	+	++	-	-	O	+	O	-	-	O	-	-	-	-	-	+
GRE002	-	+	++	++	-	++	O	O	O	--	--	-	-	-	-	-	--	+
HCAC025	O	++	++	+	-	++	O	O	O	-	-	--	O	O	-	-	-	+
CAE006	O	++	+	+	++	++	O	+	O	-	-	-	O	O	-	-	-	+
BUC030/037	-	+	++	++	-	-	O	++	O	-	--	O	-	O	-	-	-	+
DRU001	O	++	+	+	-	++	O	+	O	-	-	O	O	O	-	-	-	+
DRU009	O	+	+	+	++	++	O	+	O	-	-	O	O	-	-	-	-	+
LEE004	O	++	++	+	+	++	O	+	O	-	-	O	-	O	-	-	-	+
MOS002	-	++	+	+	-	++	O	+	O	-	-	O	-	O	-	-	-	+
NEW003	O	++	+	+	+	-	O	+	O	-	-	-	O	-	-	-	-	+
NEW001	O	++	+	+	+	-	O	+	O	-	-	-	O	O	-	-	-	+
BAG014	O	+	+	+	-	++	O	++	O	-	O	O	-	--	-	-	-	+
Bedol Farm	O	+	+	++	-	++	O	++	O	-	-	O	O	O	-	-	-	+

Policy / Site ref.	IIA Objectives																	
	1 Crime	2 Education	3 Health	4 Housing	5 Access	6 Communities	7 Economy	8 Employment	9 Rural life	10 Biodiversity	11 Landscape	12 Heritage	13 Water	14 Flooding	15 Emissions	16 Energy	17 Resources	18 Welsh
E.Dr. N. Rd	O	++	+	++	-	++	O	+	O	-	-	O	-	-	-	-	-	+
NH020	O	++	++	+	++	++	O	+	O	-	-	O	-	--	-	-	-	+
PEN037	O	++	++	++	-	-	O	+	O	-	-	O	-	-	-	-	-	+
SYCH022	O	++	+	+	-	++	O	+	O	-	-	O	-	O	-	-	-	+
Halkyn Rd.	O	++	+	++	+	++	O	++	O	-	-	-	-	-	-	-	-	+
COE005	O	O	+	+	+	-	O	O	O	--	+	O	-	-	-	-	-	+
Employment allocations																		
PE1.1	+	+	O	O	-	+	++	++	O	-	-	O	-	-	-	-	-	O
PE1.2	+	+	O	O	-	+	++	++	O	-	-	O	-	--	-	-	-	O
PE1.3	+	+	O	O	++	+	++	++	O	--	-	O	-	-	-	-	-	O
PE1.4	+	+	O	O	+	+	++	++	O	--	-	-	-	-	-	-	-	O
PE1.5	+	+	O	O	+	+	++	++	O	--	-	O	-	-	-	-	-	O
PE1.6	+	+	O	O	+	+	++	++	O	O	+	O	-	-	-	-	-	O
PE1.7	+	+	O	O	-	+	++	++	O	-	-	-	-	-	-	-	-	O
PE1.8	+	+	O	O	+	+	++	++	O	--	-	O	-	--	-	-	-	O
PE1.9	+	+	O	O	++	+	++	++	O	-	-	-	-	-	-	-	-	O
PE1.10	+	+	O	O	+	+	++	++	O	-	-	-	-	--	-	-	-	O
PE1.11	+	+	O	O	+	+	++	++	O	--	-	O	-	O	-	-	-	O
PE1.12	+	+	O	O	++	+	++	++	O	-	-	O	-	--	-	-	-	O
Mixed-use strategic sites																		
STR3A	+/-	++	+	++	++	-	++	++	O	-	-	-	-	-	-	-	--	O
STR3B	O	-	+	++	+	-	++	++	O	-	-	-	-	--	-	-	--	O
Community facilities allocations																		
PC12.1	+	O	O	O	+	++	O	O	O	-	-	O	O	O	O	O	O	O
PC12.2	+	O	O	O	+	++	O	O	O	-	-	O	O	O	O	O	O	O
PC12.3	+	O	O	O	+	++	O	O	O	-	-	O	O	O	O	O	O	O
Minerals development																		
EN25-1	O	+	O	+	O	+	++	++	O	O	O	O	-	O	-	-	+	O
EN25-2	O	+	O	+	O	+	++	++	O	O	O	O	-	O	-	-	+	O
EN25-3	O	+	O	+	O	-	++	++	O	-	-	O	-	O	-	-	-	O
EN25-4	O	+	O	+	O	+	++	++	O	O	O	O	-	O	-	-	+	O
Solar farm sites																		
EN13-1	O	O	O	O	O	O	+	O	O	-	O	O	O	O	+	++	O	O
EN13-2	O	O	O	O	O	O	+	O	O	-	O	O	O	O	+	++	O	O

3. Residential Allocations

Main Service Centres

Site Name and Ref:	H1.1 BU031 Well Street	**Existing Land-use:**	Greenfield
Site Location:	Buckley	**Proposed Use:**	Residential
Site Area:	5.3ha	**Proposed No. Dwellings:**	159

Note: this Site was allocated in the adopted UDP with the Inspector's agreement and was therefore recognised as a sustainable location for development.

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	M
2	Education	+	Key reason:	Site is located within 1km of a primary school. Site is located within 2km of Argoed High School.	+	M-LT	M
			Other info:	The only primary school within 1km of the Site is Buckley Southdown CP, which has limited capacity (15 space surplus). The next closest primary school to the Site is Westwood Community School, which, although under some pressure, is not currently full.			
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
			Recommendation:	Open space and GI should be incorporated into the development to provide residents with good access to semi-natural habitats and to provide space for outdoor recreation, exercise and socialising.			
4	Housing	++	Key reason:	Site provides 159 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	+	Key reason:	Site is located within 500m of the countryside. Site is within 500m of a bus stop. Site is within 1km of a local or key service centre. Site is within 1km of a place of worship. Site is within 1km of a leisure facility. Site is within 1km of a designated historic asset.	+	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			

6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++	N/A	N/A
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed development could potentially affect priority or protected species, such as breeding birds, as it is agricultural.	-	S-MT	H
			Other info:	Site is unlikely to affect habitat connectivity significantly. Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site.			
			Mitigation:	Appropriate ecological surveys should be conducted prior to development to establish the presence of priority species and habitats. Green infrastructure should be incorporated into the development to help preserve the capacity of the Site to support any priority species identified here. The extent, quality and wildlife corridor capacity of the hedgerow delineating the Site's perimeter, including that which runs through the centre of the Site from west to east, should be preserved and enhanced as much as possible.			
11	Landscape / Townscape	-	Key reason:	The proposed development could potentially have a moderate adverse impact on the character and the local landscape and townscape.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. Site would result in the loss of a greenfield site or other local landscape feature. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Existing green infrastructure within the Site, including the hedgerow delineating the Site's perimeter and running through the centre of the Site, should be preserved as much as possible to retain some of the rural character of the Site. Vernacular architecture should be employed, in addition to green infrastructure planting that supports the existing hedgerows, to help ensure that the Site makes a positive contribution to the character of the local landscape and townscape.			
12	Heritage	-	Key reason:	The Site is 195m north east of 'Wat's Dyke: Section from Bod Offa to Whitehouse Farm' Scheduled Monument. As the proposed development is adjacent to an existing residential area, and brownfield land is situated between the Site and the Dyke, the proposed development would be unlikely to impact the Monument's setting.	O	S-LT	H
			Mitigation:	Archaeological surveys could potentially be required to help ensure that below ground archaeology is not harmed as a result of the proposed development.			
13	Water resources	-	Key reason:	Site is within 100m of a water body, but non-adjacent or within the site.	O	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			

			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site is in an area of medium surface water flood risk.	O	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	The area of land at a High risk of surface water flooding is relatively small and in the south east corner of the Site. It is considered to be likely that with a careful layout of the proposed development this area of the Site could be avoided. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S-LT	M
			Other info:	Site located within 1km of sustainable transport opportunities. Site located within 1km of jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3b ALC soils (i.e. not BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of a primary school and within 2km of a secondary school, both with Welsh language on the curriculum.	+	S-LT	L

Cumulative and synergistic effects:
The Site is one of two sites being considered in Buckley, both on opposite sides of the Town and which propose a combined total of 288 new homes. Cumulatively, both sites would result in a relatively minor increase in the local population, which in the 2011 Census was recorded as being 15,665, and therefore significant cumulative effects are considered to be unlikely.
Rates of Welsh speaking in Buckley are some of the lowest in the County, approximately 9.3% in the Buckley Bistre East Ward, and it is unlikely that these rates would be discernibly diluted should one or both the sites be allocated in the LDP, although they may it contribute towards a growing demand for Welsh-medium education in the area.

Site Name and Ref:	H1.2 CON002 Broad Oak Holding, Mold Lane	**Existing Land-use:**	Greenfield
Site Location:	Connah's Quay	**Proposed Use:**	Residential
Site Area:	1.01ha	**Proposed No. Dwellings:**	33

Note: this Site was allocated in the adopted UDP with the Inspector's agreement and was therefore recognised as a sustainable location for development. Planning app ref: 058583.

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is a greenfield site within an area of moderate crime (IMD 20-50% most deprived for 'community safety').	-	M-LT	M
2	Education	+	Key reason:	Site is located within 2km of Connah's Quay High School. The nearest primary school, Ysgol Bryn Deva, is 1.2km east. These schools are not currently full but are considered to already be under pressure in terms of capacity.	+	M-LT	M
3	Health	+	Key reason:	Site is within 1 -4km of a GP surgery. Site is located within 1km of a play area or sports facility. Site is a housing site in proximity to an existing community.	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 33 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	+	Key reason:	Site is located within 500m of the countryside. Site is within 500m of a bus stop. Site is unlikely to have a discernible effect on access to community buildings. Site is within 1km of a sport / recreation centre.	+	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	0	Key reason:	Site is unlikely to have a discernible impact on economic activity rate or economic diversification.	0	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	0	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	0	N/A	L

10	Biodiversity	-	Key reason:	The Site is within 500m of an LNR (not adjacent), 500m of a SSSI (not adjacent) and 500m of an SAC (not adjacent) with Deeside and Buckley Newts Sites SAC on the opposite side of the B5126. The proposed development could potentially affect priority or protected species, such as breeding birds, as the Site is agricultural. development at this location would reduce habitat connectivity by increasing distances between habitats or agricultural areas in a north-south direction. The Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys should be conducted prior to development to establish the presence of priority species and habitats, including at the small pond adjoining the site's western perimeter. The extent, quality and wildlife corridor capacity of the hedgerow delineating the Site's western perimeters, including mature trees, should be conserved and supported by the planting of additional green infrastructure.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield site and could potentially have a moderate adverse effect on the local landscape character. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Existing green infrastructure within the Site, including the hedgerow and mature trees delineating the Site's perimeter should be preserved as much as possible to retain some of the rural character of the Site. Vernacular architecture should be employed, in addition to green infrastructure planting that supports the existing hedgerows and mature trees on the Site boundary, to help ensure that the Site makes a positive contribution to the character of the local landscape and townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	S-LT	H
13	Water resources	-	Key reason:	Site is within 100m of a water body, but non-adjacent or within the site.	O	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S-LT	M
			Other info:	Site located within 1km of sustainable transport opportunities. Site located within 1km of jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			

16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development would result in the loss of a large greenfield site (>0.4 ha) that contains ecologically valuable soils as well as Grade 3a ALC land (i.e. BMV). The construction and operation phases of the proposed development would be likely to cause a moderate increase in the demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of a primary school and within 2km of a secondary school, both with Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: The Site is one of two relatively small sites being considered in Connah's Quay. The two sites combined would deliver 187 new homes to Connah's Quay. Significant cumulative effects as a result of this are considered to be unlikely. Rates of Welsh speaking in Connah's Quay Golftyn ward are approximately 11.1% and it is unlikely that these rates would be discernibly diluted should one or both the sites be allocated in the LDP, although they may it contribute towards a growing demand for Welsh-medium education in the area of Buckley.							

Site Name and Ref:	H1.3 CON093 Highmere Drive	**Existing Land-use:**	Greenfield
Site Location:	Connah's Quay	**Proposed Use:**	Residential
Site Area:	5.0ha	**Proposed No. Dwellings:**	150

IIA Objective	Topics (See IIA Framework)	Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is a greenfield site within an area of moderate crime (IMD 20-50% most deprived for 'community safety').	-	M-LT	M
2	Education	++	Key reason:	Site is located within 1km of Connah's Quay High School. This school is not currently full but is considered to already be under pressure in terms of capacity.	++	M-LT	M
			Other info:	Site is located within 1km of Golftyn Primary School. This school is not currently full but is considered to already be under pressure in terms of capacity.			
3	Health	+	Key reason:	Site is within 1 -4km of a GP surgery. Site is located within 1km of a sports facility. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities.			
4	Housing	++	Key reason:	Site provides 150 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	A public footpath runs through the Site in its northern portion, adjoining Golftyn Lane on the Site's western perimeter with the existing residential area to the east. The proposed development could potentially reduce the capacity or functioning of the footpath or necessitate its diversion.	+	M-LT	H
			Other info:	The Site is located within 500m of the countryside, within 500m of a bus stop, within 1km of a place of worship and within 1km of sport / recreation facilities. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be preserved within the development with its capacity and functioning unaffected. The mitigation recommended for IIA Objectives 10 and 11 should be incorporated into the development to help conserve the open space as much as possible.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	0	Key reason:	Site is unlikely to have a discernible impact on economic activity rate or economic diversification.	0	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			

9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The Site is 500m north of Deeside and Buckley Newts Sites SAC, which also coincides with Connah's Quay Ponds and Woodland SSSI. The proposed development could potentially affect priority or protected species, such as breeding birds, as the Site is agricultural. Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha).	O	S-LT	H
			Other info:	Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Appropriate ecological surveys should be conducted prior to development to establish the presence of priority species and habitats. Green infrastructure that already exists within the Site, including the hedgerow and mature trees delineating the Site's perimeter, should be conserved. Additional green infrastructure should be incorporated throughout the development to help enhance the Site's biodiversity value.			
11	Landscape / Townscape	-	Key reason:	The proposed development has the potential to have a moderate effect on townscape and landscape character. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed on a large greenfield site (>0.4 ha).	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Hedgerow and trees delineating the Site perimeter should be preserved and incorporated into the development to help screen the site. This should be supported by additional green infrastructure throughout the Site that accords with the local character. A careful layout should be employed, in addition to vernacular architecture, to help ensure that the Site is in-keeping with the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	O	Key reason:	No water bodies within 100m of the site. Site is not within a groundwater Source Protection Zone	O	N/A	L
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	N/A	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	N/A	M
			Other info:	Site located within 1km of sustainable transport opportunities. Site located within 1km of jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16		-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L

	Efficient & renewable energy		Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development would result in the loss of a large greenfield site (>0.4 ha) that contains ecologically valuable soils as well as Grade 3a ALC land (i.e. BMV). The construction and operation phases of the proposed development would be likely to cause a moderate increase in the demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of a primary school and within 1km of a secondary school, both with Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: The Site is one of two relatively small sites being considered in Connah's Quay. The two sites combined would deliver 187 new homes to Connah's Quay. Significant cumulative effects as a result of this are considered to be unlikely. Rates of Welsh speaking in the Connah's Quay Golftyn ward are approximately 11.1% and it is unlikely that these rates would be discernibly diluted should one or both the sites be allocated in the LDP, although they may it contribute towards a growing demand for Welsh-medium education in the area of Connah's Quay.							

Site Name and Ref:	H1.4 FLI007 & FLI015, Northop Road	**Existing Land-use:**	Greenfield
Site Location:	Flint	**Proposed Use:**	Residential
Site Area:	9.3ha	**Proposed No. Dwellings:**	280

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	L
2	Education	++	Key reason:	Site is located within 1km of Flint High School, for which there are no known capacity issues.	++	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site achieves a positive health impact in an area of moderate health deprivation (IMD 20-40% most deprived for 'health and disability'). Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.	+	ST	M
4	Housing	++	Key reason:	Site provides 280 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	A public footpath crosses the Site, connecting Halkyn Road with the A5119. The proposed development could pose a risk to the function of this PRoW. A transport assessment would be likely to be required for the site as Halkyn Road is considered unsuitable for additional traffic in the vicinity of the site boundary (according to Highways).	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 1km of a leisure facility. Site is within 500m of a designated historic asset. Site is within 500m of an existing area of open space. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be incorporated into the development to help preserve its function and capacity, and to help provide residents with pedestrian access to the service centre. A Transport Assessment would likely be required for the site to determine how and if any additional traffic on Halkyn Road could be accommodated.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H

7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed development could potentially affect priority or protected species, such as breeding birds or bats, as it is agricultural and contains existing structures (i.e. hedgerows). The proposed development would reduce habitat connectivity by increasing distances between habitats or agricultural areas. Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.	-	S-MT	H
			Mitigation:	Green infrastructure and structures currently within and delineating the Site, should be conserved as much as possible, including the stand of mature trees in the south-east corner. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value.			
11	Landscape / Townscape	-	Key reason:	Site would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially have a moderate effect on the local landscape and townscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation on the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	-	Key reason:	160m south of the Site is the 'Bryn Y Cwm Mound & Bailey Castle' Scheduled Monument. The site is currently open space. development here would to some extent be infill development of the existing settlement and would be surrounded on most of its perimeter by existing residential built form. Impacts on the setting of the Scheduled Monument would therefore be likely to be minor.	-	N/A	L
			Mitigation:	Bryn y Cwm is a large earthwork motte and partially surviving counterscarp bank 300m south of the proposed development site. The mound is entirely tree-clad and peaks approximately 12m above ground level. The Site is a large Greenfield and the construction of 280 homes here would be expected to alter the setting of the Monument. Given the lay of the land and the height of the peak, views from the heritage asset would be altered to a major extent. A design that accords with the existing local townscape, in addition to the incorporation of green infrastructure into the proposed development, would be likely to help ensure that impacts on views or the setting of this heritage asset would be negligible.			

13	Water resources	-	Key reason:	Swinchiard Brook runs adjacent to the Site's western perimeter. It is expected that SuDS would be incorporated into the development and this would help to minimise potential adverse impacts on water quality.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site is adjacent to an area of high surface water flood risk. The site allocation boundary has been drawn to exclude the C2 flood risk area which follows Swinchiard Brook along the western edge of the site. Given the topography of the site i.e. it slopes down towards the river, flood risk within the site itself is very limited.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 2 ALC (i.e. BMV soils) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			

18	Welsh Language	+	Key reason:	Site is located within 1km of Flint High School, which has Welsh language on the curriculum.	+	S-LT	L

Cumulative and synergistic effects:
A total of two sites are being considered in Flint, which would cumulatively deliver 328 homes on the south-western perimeter of the town. This would not constitute a significant increase in housing or residents and would be unlikely to result in discernible cumulative effects.
Rates of Welsh speaking in 2011 in Flint were approximately 11.7%, and it is considered to be unlikely that both sites in-combination would discernibly dilute these rates further. Both sites alone and in-combination would be likely to contribute towards a growing demand for Welsh-medium education in Flint.

Site Name and Ref:	H1.5 MOL020/057 Maes Gwern	**Existing Land-use:**	Greenfield
Site Location:	Mold	**Proposed Use:**	Residential
Site Area:	5.7ha	**Proposed No. Dwellings:**	160

Note: This site currently has the benefit of detailed planning permission (ref: 056742)

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	L
2	Education	++	Key reason:	Site is within 1km of Alun School (Secondary), within 1km of Maes Garmon (Secondary) and within 1km of Ysgol Glanrafon (Primary). Whilst there is some existing pressure on the capacity of schools in Mold, they are not currently full.	++	M-LT	M
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 1 km of a play area or sports facility. Site is a housing site in proximity to an existing community.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 160 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	++	Key reason:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 500m of a designated historic asset.	++	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling. Site is within 1km of a local or key service centre. Site is within 1km of a place of worship, town or village hall. Site is within 1km of a cultural or leisure facility. Site is within 500 m of an existing area of open space.			

6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason: Other info:	Site is located within 1km of key employment area. Site is unlikely to have a discernible effect on the variety of employment opportunity.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason: Other info: Mitigation:	Adjacent to the Site's southern perimeter is Maes Gwern LWS. 200m south of the Site is The Spinney LWS, which is also a stand of Ancient Woodland. The proposed development could potentially affect priority species as the Site contains existing structures and agricultural land. The proposed development would also be expected to reduce local habitat connectivity by increasing the distance between habitats in multiple directions. The extent of green infrastructure proposed is unknown at this stage – a limited amount is assumed. Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible, particularly the stands of mature trees and hedgerow. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and steppingstone capacity in the wider network. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species, including within the watercourses delineating the Site's southern and western perimeters.	-	S-MT	H
11	Landscape / Townscape	-	Key reason: Other info: Mitigation:	The proposed development would result in the loss of a 5.7ha greenfield site that currently makes a positive contribution to the local character. The proposed development would be expected to have an adverse impact on the local character. The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution. Existing green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation on the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.	-	S-LT	H
12	Heritage	-	Key reason:	The Site is within 300m of several Listed Buildings, including: • Former Prison Gatehouse & Governor's Residence (now Greystones & St. David's) Grade II 160m south-west of the Site; • Former Prison Workshop to rear of Greystone's & St. David's (Grade II) 160m south-west of the Site; • Former Prison Enclosure Wall behind Greystones & St. David's (Grade II) 200m south-west of the Site; and • Tre Beiridd (Grade II) 30m north east of the Site.	-	S-LT	L

				The proposed construction and occupation of 160 homes on the previously undeveloped greenfield would be expected to have a minor adverse effect the setting of these Listed Buildings by altering views of, and views from, their location.			
			Mitigation:	A considerate design incorporating vernacular architecture should be employed in the development. Green infrastructure should be incorporated throughout the development, including in locations that would help to screen development from the Listed Buildings. This would help to mitigate the impact of development on the setting of sensitive heritage assets.			
13	Water resources	-	Key reason:	Adjacent to the Site's southern and south-western perimeter are small streams as well as a small pond. It is expected that SuDS would be incorporated into the development and this would help to minimise potential adverse impacts on water quality.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	O	Key reason:	Site is not at risk of surface water flooding.	O	N/A	L
			Other info:	Site is within Flood Zone A - low risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants associated with road traffic.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	++	Key reason:	Site is within 1km of Ysgol Maes Garmon as well as within 1km of Ysgol Glanrafon, two Welsh medium secondary schools.	++	S-LT	L

Cumulative and synergistic effects:
The Site is one of two sites allocated in Mold. The other site, MOL044 & MOL045 & MOL025, is situated on the north-western perimeter of Mold (i.e. on the opposite side of the town). Significant cumulative effects are therefore considered to be unlikely, although there would be likely to be a growing pressure on the capacity of schools, including Welsh-medium places, in Mold as a result of both sites.
The rate of Welsh speaking for the whole of Mold is approximately 20.8%, and there is a risk that this relatively high rate would be diluted to some extent due to the cumulative effect of development in Mold, although given the good access to Welsh-language medium schools here it could also be an effective means of providing a large number of new residents in Flintshire with excellent access to Welsh learning opportunities.

Site Name and Ref:	H1.6 MOL044 & MOL045 & MOL025 Land between Denbigh Road and Gwernaffield Road	**Existing Land-use:**	Greenfield
Site Location:	Mold	**Proposed Use:**	Residential
Site Area:	10.6ha	**Proposed No. Dwellings:**	246

IIA Objective		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is a greenfield site within an area of moderate crime (IMD 20-50% most deprived for 'community safety').	-	S-MT	M
2	Education	+	Key reason:	Site is located within 2km of Ysgol Maes Garmon (secondary school). The nearest primary school, Ysgol Bryn Gwalia, is 1.2km south of the Site. Whilst neither school is full, there is currently considered to be some pressure on the capacity of Ysgol Bryn Gwalia.	+	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site is located within 1km of a play area or sports facility. Site is a housing site in proximity to an existing community.	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 246 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	+	Key reason:	The Site is located within 500m of the countryside and within 500m of a designated historic asset. Site is within 1km of a bus stop and within 1km of sports facilities.	+	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			

6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes adjacent to the A541, which would be likely to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure on the Site's eastern perimeter (i.e. adjacent to the A541), including trees and hedgerow, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along the eastern perimeter, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity rate or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority or protected species, such as breeding birds or bats, as it is agricultural and contains existing structures. The proposed development would be expected to reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site should be conducted prior to development to establish the presence of protected species and habitats. This includes at the small waterway in the northern portion of the Site. Hedgerow and mature trees delineating the site perimeter, as well as the mature trees within the Site, should be preserved. Habitats associated with the waterway in the northern portion of the Site should be preserved where possible and appropriate measures should be taken to ensure that the proposed development avoids harming its ecological status. Additional green infrastructure should be incorporated into the development to help preserve the wildlife corridor and steppingstone capacity of the Site in local habitat connectivity.			
11	Landscape / Townscape	-	Key reason:	The site comprises two candidate sites. The north-western portion of the site will predominantly be developed to provide vehicular access onto Denbgih Road in order to serve the remainder of the site. It is expected that the majority of land in the north-western portion will be used as part of the SuDS scheme as well as open space and landscaping. This would help the proposed development to avoid a major adverse effect on the landscape. Given that there would be some development on existing open space and greenfield, a minor adverse effect cannot be ruled out.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The proposed development would result in the loss of a large greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			

			Mitigation:	Hedgerow and trees delineating the Site perimeter, as well as the existing trees within the Site, should be preserved. Additional green infrastructure should be incorporated into the development, in addition to vernacular architecture that helps to ensure the Site is in-keeping with the local townscape.			
12	Heritage	-	Key reason:	The Site is within 300m of several Listed Buildings, including: • '1, 2, 3, 4 and 5, Red Houses, Gwysaney, Holywell' (Grade II Listed Buildings) approximately 125m north of the Site; • 'Tan yr Allt' (Grade II Listed Building) approximately 160m north of the Site; and • 'Baptismal Tank at Rhual' (Grade II Listed Building) approximately 170m west of the site. Approximately 290m west of the Site is the 'Rhual-Isaf Round Barrow' Scheduled Monument. Given the lay of the land and the presence of several layers of dense, mature and tall screening vegetation, adverse impacts on the setting or views of the '1, 2, 3, 4 and 5, Red Houses, Gwysaney, Holywell' or 'Tan yr Allt' Grade II Listed Buildings are considered to be unlikely. The proposed development would be expected to alter views from the Grade II Listed Building 'Baptismal Tank at Rhual' as well as the 'Rhual-Isaf Round Barrow' Scheduled Monument. The Scheduled Monument provides evidence of prehistoric burial and ritual practices with significant archaeological potential in the area.	O	S-LT	H
			Mitigation:	Green infrastructure should be incorporated into the proposed development to help mitigate adverse impacts on views from the heritage assets and to help ensure the Site makes a positive contribution to the local setting and landscape character.			
13	Water resources	-	Key reason:	A small stream runs through the northern portion of the Site. The Site is also within 100m of the River Alyn. It is expected that SuDS would be incorporated into the development and this would help to minimise potential adverse impacts on water quality.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbodies, particularly during the construction phase.			
14	Flood risk	O	Key reason:	Site contains a small area of medium surface water flood risk in the southern portion but it is expected that the built development will avoid this and the vehicular access onto Denbigh Road will be outside Zone C2.	O	S-LT	L
			Other info:	There are water bodies within the site.			
			Mitigation:	GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	N/A	M
			Other info:	Site located within 1km of sustainable transport opportunities. Site located within 1km of jobs/services.			

			Mitigation:	Promote the use of low-emission vehicles. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development would result in the loss of a large greenfield site (>0.4 ha) that contains ecologically valuable and Grade 3b ALC soils (i.e. not BMV) which would be lost as a result of the proposed development. The construction and operation phases of the proposed development would be likely to cause a moderate increase in the demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	++	Key reason:	The Site is within 2km of Ysgol Maes Garmon, a Welsh-medium secondary school in Mold.	++	S-LT	L
			Other info:	The Site is within 2km of Ysgol Glanrafon, a Welsh-medium primary school in Mold.			
Cumulative and synergistic effects: The Site is one of two sites allocated in Mold. The other site, MOL020, is situated on the south-western perimeter of Mold (i.e. on the opposite side of the town). Significant cumulative effects are therefore considered to be unlikely. Rates of Welsh speaking in Mold are some of the highest in the County, at approximately 30.6% in 2011, and there is a risk that these rates would be diluted to some extent due to the cumulative effect of development in Mold, although given the good access to Welsh-language medium schools here it could also be an effective means of providing a large number of residents in Flintshire with Welsh learning opportunities depending on the capacity of schools.							

Local Service Centres

Site Name and Ref:	H1.7 EWL017/EWL020 Holywell Road/ Green Lane	**Existing Land-use:**	Greenfield
Site Location:	Ewloe	**Proposed Use:**	Residential
Site Area:	10 ha	**Proposed No. Dwellings:**	300

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	+/-	Key reason:	Site is located within 500m of Ewloe Green Primary School, which is full.	+/-	M-LT	M
			Other info:	Site is located within 2km of Hawarden High School. Whilst not full, the site would lead to the school not having enough spaces to cater for the likely number of children.			
3	Health	-	Key reason:	A public footpath runs through the south eastern half of the Site. The proposed development would be likely to adversely affect this PRoW, such as by requiring its diversion, and thereby have an adverse impact on local rates of walking.	+	ST	M
			Other info:	Site is within 1 - 4km of a GP surgery. Site is located within 1km of a play area or sports facility. Site is a housing site in proximity to an existing community. Site is unlikely to have a discernible effect on health inequalities.			
			Mitigation:	Incorporate local the PRoW network into the proposed development design to preserve its function and capacity.			
4	Housing	++	Key reason:	Site provides 300 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	The proposed development could potentially have a minor negative effect on a public footpath.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is within 500m of a bus stop and within 1.8km of Hawarden Railway Station. Site is within 500m of a local or key service centre. Site is within 1km of a place of worship. Site is within 1km of cultural and leisure facilities, including sports and social centres. Site is within 500m of an existing area of open space, and there are no known capacity issues. Site is within 1km of a designated historic asset. The proposed development could potentially have minor negative effect on designated nature conservation site. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	Incorporate the local PRoW into the proposed development design to preserve their function and capacity and to help provide walking access to the local service centre.			

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
				Incorporate measures recommended for IIA Objectives 10 and 11.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed development site is within 500m of Connah's Quay Ponds and Woodland SSSI (not adjacent) and within 500m of Deeside and Buckley, Newt Sites SAC (not adjacent). The proposed development could potentially affect priority or protected species, such as breeding birds, as the Site is currently agricultural. The proposed development would reduce habitat connectivity by increasing distances between existing habitats or agricultural areas in multiple directions, although north west of the Site is a wooded valley designated as a local wildlife site that would help preserve local habitat connectivity to some extent. The Site is a large greenfield site (>0.4 ha). The extent of green infrastructure in the proposed development is unknown at this stage - a limited amount is assumed.	-	S-MT	H
			Mitigation:	Undertake appropriate ecological surveys and seek to incorporate green infrastructure into the development design. Where possible, recreate any lost habitat(s) and enhance nearby habitats. Existing green infrastructure within the Site, including hedgerow and trees delineating the Site perimeter, should be preserved as much as possible. Additional green infrastructure should be incorporated into the development to help preserve, and potentially enhance, the wildlife corridor and stepping stone capacity of the Site in terms of habitat connectivity.			
11	Landscape / Townscape	-	Key reason:	The proposed development could potentially have an adverse effect on landscape character, particularly as the western portion of the Site rises up and is fairly prominent in the local landscape. However, a landscape assessment of the site, carried out separately to this IIA, has determined that the irregularly shaped boundary combine with existing hedgerows and new landscaping would minimise impacts on the local character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The proposed development would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed on a large greenfield site (>0.4 ha). The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	Incorporate green infrastructure into development design, particularly to preserve local character. As this is a large greenfield site (>0.4ha), a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape.			
12	Heritage	O	Key reason:	The proposed development is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	A small watercourse is situated 80m south of the Site's southern perimeter.	O	S-LT	L
			Other info:	The Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	There are small pockets of high-surface water flood risk within the site but these are expected to be avoided through a careful layout and the incorporation of SuDS within the development.	-	S-LT	L
			Other info:	No water bodies are within 100m of the site. The Site is within Flood Zone A - low risk.			
			Mitigation:	GI could be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should			

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
				include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3a ALC soils (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of a primary school and within 2km of a secondary school, both with Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: The Site is one of two sites in the Tier 2 settlement of Ewloe, which propose a combined total of 300 new homes in the north of the village. This would not constitute a significant increase in relation to the existing quantity of homes and significant effects, such as on the capacity of most services, are considered to be unlikely. However, there are existing concerns about the capacity of schools in Ewloe where the primary school is full and the secondary school has very limited spaces available (the proposed development would be likely to render the secondary school full). Combined, both sites proposed for Ewloe, potentially in addition to the site proposed for nearby Hawarden, would be likely to exacerbate any schooling capacity issues in the absence of further capacity being provided. Rates of Welsh speaking in Ewloe are approximately 11%, average for the County, and it is considered to be unlikely that these rates would be diluted by the development.							

Site Name and Ref:	H1.8 HWN005 Ash Lane	**Existing Land-use:**	Greenfield
Site Location:	Hawarden	**Proposed Use:**	Residential
Site Area:	11 ha	**Proposed No. Dwellings:**	288

IIA Objective		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	L
2	Education	+/-	Key reason:	Site is located within 1km of Hawarden Village Primary School and is within 2km of a Hawarden High School. Whilst not full, there are existing concerns with regards to the capacity of schools in Hawarden and this Site would be expected to lead to these sites being over-capacity. Some new residents may therefore need to travel further afield to access education facilities.	+/-	M-LT	M
3	Health	++	Key reason:	Site is within 1km of a GP surgery.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
			Recommendation:	Open space and GI should be incorporated into the development to provide residents with good access to semi-natural habitats and to provide space for outdoor recreation, exercise and socialising.			
4	Housing	++	Key reason:	Site provides 288 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	+	Key reason:	Site is located within 500m of the countryside. Site is within 500m of a bus stop and 1.2km from Hawarden Railway Station. Site is within 500m of a local or key service centre. Site is within 500m of a place of worship. Site is within 1km of cultural and leisure facilities, including sports and recreation centres. Site is located within Site is within 500m of a designated historic asset. Site is within 500m of an existing area of open space, although it is unknown if there are capacity issues.	+	S - LT	H
			Other info:	The proposed development could potentially have a minor negative effect on a designated nature conservation site as well as a designated historic asset. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	Measures recommended for IIA Objectives 10 and 11 should be incorporated into the development to help preserve the open space capacity of the Site as much as possible and to help limit adverse impacts on the biodiversity designation.			
6		-	Key reason:	The proposed development would situate new residents in homes that are adjacent to the A550, which would be likely to be a source of noise, air and light pollution.	-	M-LT	H

	Strong & cohesive communities		Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure on the Site's western perimeter (i.e. that which is adjacent to the A550), including trees and hedgerow, should be preserved to help screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	0	Key reason:	Site is unlikely to have a discernible impact on economic activity rate or economic diversification.	0	N/A	L
8	Employment	+	Key reason:	Site is located within 1 - 4km of key employment area.	+	S - LT	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	0	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	0	N/A	L
10	Biodiversity	-	Key reason:	The proposed development would sever the connection between two areas of habitat, with no alternative linkage or path around the site.	-	S-MT	H
			Other info:	The Site is currently agricultural. An ecologist survey found that the habitats present on-site are not of high ecological value and the protected species associated with these habitats could be taken into account within the proposed development following further surveys/impact assessment together with relevant avoidance and mitigation. The Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.			
			Mitigation:	Undertake appropriate ecological surveys and seek to incorporate green infrastructure into the development design. Following further surveys, any valuable habitats or protected species should be incorporated into the proposed development. Seek to incorporate stepping stones or wildlife corridors within the development design to preserve and potentially enhance habitat connectivity. Green infrastructure currently within the Site should be conserved as much as possible to help conserve the Site's existing habitat connectivity capacity. This includes the hedgerow and mature trees delineating the Site perimeter and the trees and hedgerow within the Site.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield site and has the potential to have a moderate adverse effect on landscape character.	-	S-LT	H
			Other info:	The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Incorporate green infrastructure into development design. As this is a large greenfield site, a significant amount will be needed to offset potential adverse effects, which should be determined through site-level assessment. The layout, including building size, orientation and road layout, should be designed with consideration to the landscape/ townscape. Vernacular architecture should be employed to help keep the proposed development in-keeping with the existing setting.			

12	Heritage	--	Key reason:	Site is within 300m of St Deinoils Ash Listed Building (Grade I) and is within 300m of Hawarden Conservation Area.	-	S-LT	H
			Mitigation:	Careful consideration should be given to the setting of the Grade I Listed Building, with green infrastructure employed along the Sites southern perimeters in a manner that helps to screen the development from the heritage asset. Green infrastructure incorporated into the design (as per recommendations for IIA Objectives 10 and 11) would help to ensure that the Site makes a positive contribution to the heritage asset's setting.			
13	Water resources	-	Key reason:	A small waterway is situated in the eastern portion of the site. It is expected that SuDS would be incorporated into the development and this would help to minimise potential adverse impacts on water quality.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on water quality, particularly during the construction phase.			
14	Flood risk	-	Key reason:	Site is in an area of medium surface water flood risk.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk. No water bodies within 100m of the site.			
			Mitigation:	GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S-LT	M
			Other info:	The Site offers good access to sustainable transport opportunities as well as jobs and services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operational phases of the proposed development have the potential to moderately increase energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3a ALC (i.e. BMV) soils which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L

			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of a primary school and within 2km of a secondary school, both with Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: The Site is the only site in Hawarden. There are existing concerns about the capacity of schools in Hawarden, and this site, potentially in-combination with the two sites proposed for Ewloe, could potentially exacerbate the pressures on local schools. Rates of Welsh in the local area are approximately 10.3%. It is considered to be unlikely that rates of Welsh speaking would be discernibly diluted by the single site for development proposed.							

Site Name and Ref:	H1.9 HCAC004 Wrexham Road	**Existing Land-use:**	Greenfield
Site Location:	Hope / Abermorddu	**Proposed Use:**	Residential
Site Area:	3.5 ha	**Proposed No. Dwellings:**	80

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	M
2	Education	++	Key reason:	Site is located within 500m of Ysgol Estyn Community School (primary) where there are no known capacity issues.	++	M-LT	M
			Other info:	Site is located within 2km of Castell Alun High School (secondary) which is currently over-subscribed.			
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
			Recommendation:	Open space and GI should be incorporated into the development to provide residents with good access to semi-natural habitats and to provide space for outdoor recreation, exercise and socialising.			
4	Housing	+	Key reason:	Site provides 80 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	++	Key reason:	Site is located within 500m of the countryside. Site is within 500m of a bus stop and is within approximately 600m of Cefn y Beed Railway Station as well as Caergwrle Railway Station. Site is within 500m of a local or key service centre. Site is within 1km of a place of worship. Site is unlikely to have a discernible effect on access to other cultural or leisure facilities. Site is assessed as having minor negative effects on designated historic assets. Site is located within 500m of the	++	S-LT	H

				countryside. Site is within 500m of a designated historic asset. Site is within 500m of an existing area of open space, although it is unknown if there are capacity issues. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	There appears to be a footpath running through the Site that could potentially be being used by local people. If so, this should be incorporated into the proposed development to preserve its function and capacity and to enable residents to walk to local services and amenities.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes that are adjacent to the A541, which would be likely to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure on the Site's eastern perimeter (i.e. that which is adjacent to the A541), including trees and hedgerow, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along the eastern perimeter, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Econom	O	Key reason:	Site is unlikely to have a discernible impact on economic activity rate or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located within 1km of key employment area.	+	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunities.			
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	--	Key reason:	The western and northern perimeters of the proposed development site run adjacent to the Caeau Abermorddu Local Wildlife Site, a 4ha area of pasture, meadow, scrub and wet woodland. A small portion of the LWS is within the Site boundary in the western portion. Caergwrle Castle LWS is situated 10m north east of the Site.	-	S-MT	H
			Other info:	The proposed development would be unlikely to affect habitat connectivity significantly. The Site is a large greenfield site (>0.4 ha) of mostly agricultural Grade 2 and Grade 3a ALC soils (i.e. best and most versatile). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed on a large greenfield site.			
			Mitigation:	development should seek to avoid adverse impacts on the adjacent and nearby Local Wildlife Sites, with the portion of the LWS lying within the Site perimeter conserved and enhanced as much as is feasible. Appropriate ecological surveys of the Site should be conducted in advance of development taking place. This should include ecological surveys of the nearby waterbody, which could potentially support priority species, as well as trees that could potentially support bats. Any habitat lost as a result of development should be replaced in equal terms of quantity and quality in a nearby location. The proposed development should seek to incorporate green infrastructure throughout the Site, including the preservation of hedgerows delineating the Site perimeter.			
11	Landscape /	-	Key reason:	The proposed development would be likely to have a moderate adverse effect on local character. The Site is relatively flat and sits at the foot of a slope, from which it is distinct.	-	S-LT	H

	Townscape		Other info:	The broad proposed design or appearance is unknown at this stage. The proposed development would result in the loss of a greenfield site that contributes positively towards the local landscape character. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Incorporate green infrastructure into the design to help mitigate adverse impacts character. The proposed development could incorporate a high-quality design with vernacular architecture to help preserve the local character.			
12	Heritage	-	Key reason:	Site is within 300m of Plas-yn-Bwl Grade II* Listed Building. Site is within 300m of Caergwrle Conservation Area. Site is within 300m of Caergwrle Castle, a Scheduled Monument. The proposed development could potentially impact the setting of each of these sensitive heritage assets.	-	S-LT	H
			Mitigation:	The proposed development should seek to adopt a high-quality design that is consistent with the local townscape character with a vernacular architecture that accords well with the nearby Conservation Area. Incorporating green infrastructure into the development would help to avoid adverse impacts on views from the nearby heritage assets, thereby helping to preserve their sensitive setting.			
13	Water resources	-	Key reason:	Site is adjacent to a water body. It is expected that SuDS would be incorporated into the development and this would help to minimise potential adverse impacts on water quality.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. The construction phase should be conducted in a way which avoids dust or other contaminants entering the waterbody through surface runoff and does not alter the local water table. An appropriate surface water drainage strategy should be in place during the operation phase.			
14	Flood risk	-	Key reason:	Site is in an area of medium surface water flood risk.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk. Site is adjacent to a water body.			
			Mitigation:	Surface water flood risk is predominantly only present along the eastern perimeter of the Site and could likely be avoided through careful layout of the proposed development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S-LT	M
			Other info:	Site located has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewa	-	Key reason:	Site has potential to moderately increase energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			

	ble energy		Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development would result in the loss of Grade 2 ALC soils, as well as Grade 3a ALC soils (i.e. best and most versatile agricultural land).	-	S-LT	L
			Other info:	Site is a large greenfield site (>0.4 ha) that, in addition to Grades 2 and 3 ALC soils, contains Grade 3b ALC soils (i.e. not BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.			
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of a primary school and within 2km of a secondary school, both with Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: The Site is the only site in this part of the settlement. Cumulative effects are therefore not expected. In 2011 the rate of Welsh speaking in Hope was 13.4%. It is considered to be unlikely that the single site proposed for development in Hope would discernibly dilute rates of Welsh speaking here.							

Sustainable Villages

Site Name and Ref:	H1.10 NEW013 Cae Isa, A5119	**Existing Land-use:**	Greenfield
Site Location:	New Brighton	**Proposed Use:**	Residential
Site Area:	3.5ha	**Proposed No. Dwellings:**	105

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	+	Key reason:	Site is located within 2km of Argoed High School, which has plenty of capacity.	+	M-LT	M
3	Health	++	Key reason:	Site is located within 500m of a play area or sports facility.	++	ST	M
			Other info:	Site is within 1 - 4km of a GP surgery. Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 105 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	++	Key reason:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 500m of a place of worship. Site is within 1km of a cultural or leisure facility. Site is within 500m of a designated historic asset. Site is within 500 m of an existing area of open space, and there are no known capacity issues. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.	++	M-LT	H
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes adjacent to the A5119, which would be expected to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure should be incorporated into the development, particularly along the perimeter adjacent with the A5119, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1- 4 km away from key employment area.	+	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			

9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority species as the Site is agricultural and contains existing structures. It would also decrease habitat connectivity by increasing the distance between habitats and agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site, including of the water body adjacent to the Site's northern perimeter, should be conducted prior to development to establish the potential for the Site to be supporting priority species. Green infrastructure currently existing within the Site, including mature trees and hedgerow as well as that which delineates the Site perimeter, should be preserved as much as possible. This would help to preserve the wildlife corridor and stepping-stone capacity the Site, and potentially enhance its biodiversity value. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site.			
11	Landscape / Townscape	-	Key reason:	Site would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development would be likely to result in a moderate adverse effect on the local landscape and townscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	-	Key reason:	75m north east of the site is the Scheduled Monument 'Wat's Dyke: Section N & E of New Brighton'. The proposed development could potentially affect the setting of this heritage asset.	-	N/A	L
			Mitigation:	Screening vegetation should be used along the Site's northern and eastern perimeters, in addition to green infrastructure throughout the development. A considerate design and vernacular architecture would help to ensure the Site makes a positive contribution to the local character and adverse impacts on the setting of the Scheduled Monument are kept to a minimum.			
13	Water resources	-	Key reason:	Site is within 100m of a water body, but non-adjacent or within the site.	O	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			

14	Flood risk	-	Key reason:	The south east corner of the Site is at a high risk of surface water flooding. However, the proposal for the site is expected to incorporate a SuDS scheme that will address existing surface water ponding in the part of the site at a high risk of surface water flooding. A minor adverse effect on this Objective is therefore considered to be appropriate.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	The proposed development would potentially avoid land at risk of flooding through a careful layout. Appropriate Flood Consequences Assessments should be provided for the Site given its size and SuDS incorporated into the development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 2km of Argoed High School, which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: This is the only site allocated in New Brighton. No cumulative effects are therefore expected. The rate of Welsh speaking in the local area is no more than 16%, and this unlikely to be diluted further by this single site.							

Site Name and Ref:	H1.11 PEN038 Chester Road	**Existing Land-use:**	Greenfield
Site Location:	Penyffordd / Penymynydd	**Proposed Use:**	Residential
Site Area:	7.7ha	**Proposed No. Dwellings:**	186

Note: This site benefits from detailed planning permission (Reg: 055590)

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	++	Key reason:	Site is located within 500m of Saint John the Baptist primary school, for which there are no known capacity issues.	++	M-LT	M
3	Health	+	Key reason:	Site is located within 1-4km of a play area or sports facility. Site is within 1 - 4 km of a GP surgery. Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.	+	ST	M
4	Housing	++	Key reason:	Site provides 186 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	A public footpath runs through the Site, connecting farm buildings in the east with Penymynydd to the west. The proposed development could potentially reduce the function or capacity of this PRoW.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 1km of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 500m of a place of worship. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space. Site is within 1km of a designated historic asset. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be incorporated into the development to help preserve its function and capacity and to help ensure residents can walk to local services.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1- 4 km from key employment area.	+		M

			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.		S - LT	
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority species as the Site is currently agricultural and contains existing structures. It would also reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions. A small stand of Ancient Woodland sits 250m north east of the Site.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site should be conducted prior to development to establish the potential for the Site to be supporting priority species. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site. Green infrastructure currently existing within the Site, including mature trees and hedgerow, particularly the several stands of trees including mature trees, as well as that which delineates the Site perimeter including hedgerow, should be preserved as much as possible and supported by additional green infrastructure planted throughout the development. This would help to preserve the wildlife corridor and stepping stone capacity the Site, and potentially enhance its biodiversity value.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. This could potentially have a moderate adverse effect on the local landscape and townscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include trees throughout the Site in addition to screening vegetation delineating the Site's perimeter, with particular regard to preserving the experience for local receptors. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	Adjacent to the Site's south-eastern perimeter is a small stream. It is expected that SuDS would be incorporated into the development and this would help to minimise potential adverse impacts on water quality.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			

			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales[1]. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3b ALC soils (not BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			

[1] From the 16th March only 'major' developments and those within Conservation Areas and World Heritage Sites for residential development or new floorspace over 100 sqm will be required to submit Design and Access Statements (DAS) https://stridetreglown.com/changes-planning-application-requirements-wales/

18	Welsh Language	+	Key reason:	Site is located within 500m of Ysgol Penyffordd (primary school), which has Welsh language on the curriculum.	+	S-LT	L

Cumulative and synergistic effects:
800m east of the Site is BROU11, a mixed-use allocation that will deliver 300 homes. Combined, these two sites would deliver 438 homes to the local area. Cumulatively, these sites could potentially lead to an increase in the quantity of traffic along the A5104, potentially leading to additional congestion at the A55/A5104 roundabout on the eastern corner of BROU11. However, both sites have detailed planning permission and part of the requirements for the BROU11 site was the full upgrade of the A5104/A55 junction.
Additionally, the settlements of Broughton and Penyffordd are currently 2.3km apart, separated almost entirely by greenfield and agricultural land. The two sites in-combination would extend the built form of both settlements towards one another, following which the extent of greenfield and agricultural land providing a sense of separation between the two settlements would be reduced to around 800m in length. However, Kinnerton Lane and its row of mature trees currently provide a firm and defensible boundary to the Warren Hall site. Between Chester Road and Kinnerton Lane the small wooded valley acts as a key landscape feature. Impacts on the settlement gap are therefore unlikely to be significant.
Local rates of Welsh speaking were no more than 13% in 2011 and it is considered to be unlikely that this would be discernibly diluted by both sites in-combination.

4. Mixed-use Allocations

Site Name and Ref:	STR3A EM1(12) Northern Gateway	**Existing Land-use:**	Brownfield & Greenfield
Site Location:	Garden City	**Proposed Use:**	Mixed-use
Site Area:	166ha	**Proposed No. Dwellings:**	Approx. 1,325 dwellings and 72.4ha of employment land (B2/B8 uses)

Note: The site is under two ownerships and each half of the site has outline planning permission with significant progress (at the time of writing) in discharging conditions and approval of details. The phasing of the development is likely to be over the next 12-15 years. The Welsh Government is progressing some of the infrastructure works on site, to provide a catalyst for enabling development.

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	+/-	Key reason:	Site is a large site in an area of 10% most deprived for community safety. The proposed development could potentially increase rates of crime and expose new residents to crime. At the same time, the proposed development could potentially help to reduce local rates of deprivation, homelessness and poverty and subsequently combat crime.	+/-	S-LT	M

			Mitigation:	The proposed development should be designed in a manner that helps to reduce the risk of crime and minimises opportunities for anti-social behaviour, such as through encouraging high rates of natural surveillance and a well-lit public realm where appropriate.			
2	Education	++	Key reason:	The majority of new residents here would be more than 1km from a primary school and more than 2km from a secondary school. The nearest school is Sealand Cp, a primary school up to 1.3km from the Site. However, it is expected that Sealand Primary School would receive 0.35ha of land as part of the developer's contribution (as part of the agreement for the Former Corus part of the site).	++	M-LT	M
			Mitigation:	Additional education facilities should be delivered within the proposed development to ensure new residents here have good access to school places whilst avoiding placing the capacity of existing schools, that are relatively far from the Site, under an unsustainable degree of pressure. Ideally, there would be requirements for contributions from developers towards secondary education facilities.		
3	Health	+	Key reason:	Site is within 1 - 4 km of a GP surgery. Site is located within 1 km of a sports facility. Site includes the development of housing in proximity to an existing community. The proposed development would have a positive impact on the health objective in an area of 20% most deprived for health and may therefore help to reduce health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.	+	ST	M
4	Housing	++	Key reason:	Site provides approximately 1,300 – 1,400 new homes that vary in type, size and tenure ranging from 2, 3 and 4 bed units, detached, semi-detached, mews and terraced house types. Low density bungalow types have not formed part of discussions with prospective developers to date. A condition is in place which requires an appropriate level of affordable housing provision in line with current policy (30%). This will ensure that the provision of housing here is in line with the local need.	++	ST	L
5	Access	++	Key reason:	A national cycle route runs adjacent to the Site's perimeter. In line with the planning permission requirements, it is expected that the existing PRoWs will be connected with the wider strategic site increasing the opportunity for greater ease of movement. The two sites have adopted a Public Open Space Strategy which join together where the site boundaries meet, allowing access through connected cycle links, corridors and parklands to continue at a wider level. Reducing the capacity and function of existing PRoWs is to be avoided as their very existence provides an opportunity to open the wider site to sustainable modes of transport, increasing wellbeing and contribute to active travel legislation.	++	M-LT	H
			Other info:	The Site is located within 500m of the countryside. Bus stops are accessible east of the Site, with a railway station also accessible south-west of the Site. Overall, residents will be within 1km of a bus-stop or Hawarden Bridge railway station. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling. Site is within 1km of a place of worship and within 1km of sport / recreation facilities.			
			Mitigation:	The PRoW should be preserved within the development with its capacity and function unaffected.			
6		-	Key reason:	The proposed development would situate new residents in homes adjacent to a railway line as well as the A494, both of which would be expected to be sources of noise, air and light pollution.	-	M-LT	H

	Strong & cohesive communities		Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure on the Site's perimeters adjacent to the railway line and the A494, including the hedgerow and trees, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along these perimeters, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	++	Key reason:	Site is a large mixed-use site adjacent to an existing industrial area that would be likely to help provide a boost to local economic activity.	++	N/A	L
8	Employment	++	Key reason:	The proposed development is mixed use and would be expected to increase the number of jobs in the local area that are accessible for new and existing residents.	++	S-LT	L
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed development would be expected to reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions. The proposed development could potentially affect priority species, such as breeding birds or bats, as it contains existing structures. 75m east of the Site is a stand of Ancient Woodland. The south-western perimeter of the Site is adjacent to River Dee and Bala Lake SAC. The Dee Estuary SPA is 100m from the Site's edge. An LSE on the SAC and SPA was objectively ruled out for each during the HRA of the Site. However, both the SAC and SPA are coincident with SSSIs that could potentially be adversely affected. Ecological surveys of the site were carried out in support of the Sch 2 Environmental Impact Assessment supporting the planning application. Both portions of the site have a Framework Ecological Strategy for the whole site identifying specific specie. Planning conditions here also require submission of a Construction Environmental Management Plan. Furthermore, long-term habitat management and appropriate landscaping which retains as much existing as possible and or includes native planting more likely to encourage biodiversity are integral to any phase of development within the site. Further suitable off-site mitigation schemes for winter birds have also been secured through financial contributions directed to a local RSPB project.	-	S-LT	H
			Other info:	The proposed development would result in the loss of a large quantity of greenfield land. The amount of green infrastructure proposed is not currently known – a limited amount is assumed.			
			Mitigation:	Green infrastructure that already exists within the Site, including the hedgerow and trees delineating the Site's perimeter and within the Site, should be conserved. Additional green infrastructure should be incorporated throughout the development, including a diverse mix of native species, to help protect and enhance the Site's biodiversity value. Any habitats lost as a result of development should be replaced in terms of quantity and quality nearby. This would also help to preserve the Site's wildlife corridor and stepping-stone function in the wider ecological network.			

				Pollution or contamination of nearby waters and the biodiversity designations, such as via run-off during construction, should be avoided with a Pollution management plan in place. Land functionally linked with the sensitive designations should be protected from harm during construction and operation of the Site.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a significant quantity of greenfield and open space that plays a major role in the local landscape character. However, the site benefits from Green Infrastructure Plans which have informed the delivery of the open space and landscaping strategies. This will help to mitigate adverse effects on character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed on a large greenfield site (>0.4 ha). The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Hedgerow and trees delineating the Site perimeter should be preserved and incorporated into the development to help screen the site and reduce the impacts of development on character. This should be supported by additional green infrastructure throughout the Site that accords with the local character. A careful layout should be employed, in addition to vernacular architecture, to help ensure that the Site is in-keeping with the local townscape.			
12	Heritage	-	Key reason:	Eight Listed Buildings are within 300m of the Site, including: • North Pair of Aircraft Hangers (Grade II); • South Pair of Aircraft Hangers (Grade II); • West Pair of Aircraft Hangers (Grade II); • Old Marsh Farm (Grade II); • Bascule Bridge (Grade II); • Office Building, Corus Steelworks (Grade II); • Former Office Buildings, Shotton Steelworks (Grade II); and • Hawarden Bridge (Grade II). The proposed development would be expected to alter the Site's contribution to local character and would be likely to diminish views from several Grade II Listed Buildings. However, the GI elements incorporated into the high-quality design of the development would help to mitigate this. The existing outline planning permission includes requirements related to preserving and enhancing heritage assets and these would help to avoid or minimise some potentially negative impacts of the development on setting.	-	S-LT	H
			Mitigation:	Vernacular architecture and green infrastructure should be incorporated throughout to help ensure the Site makes a positive contribution towards the local character and thereby help to preserve the setting of sensitive heritage assets nearby.			
13	Water resources	-	Key reason:	Small watercourses are within the north and western portions of the Site. It is expected that the CEMP submitter per phase of development would help to ensure adverse effects on water resources are avoided and mitigated to some extent.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			

			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	The Site is entirely within Flood Zone 3.	-	S-LT	L
			Other info:	Small areas of the site are at a medium risk of surface water flooding. It is a requirement secured by condition that a development specific FCA is submitted per phase of development, detailing the specific data and modelling of the risks, to include flood levels, wet and dry development platforms, mitigation and flood defence strengthening to include areas of flood compensatory storage (swales/SuDs) required to offset the risk. It is expected that this would effectively help to ensure flood risk is avoided and mitigated to some extent.			
			Mitigation:	GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	N/A	M
			Other info:	Site located within 1 km of sustainable transport opportunities. Site located within 1 km of jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new homes would, as a minimum, satisfy the requirements of the Building Regulations (2014 update) in terms of carbon dioxide emissions and energy consumption.			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	--	Key reason:	The proposed development would result in the loss of a significant quantity of greenfield land that contains ecologically valuable soils as well as Grade 2 ALC land (i.e. BMV). The construction and operation phases of the proposed development would be likely to cause a moderate increase in the demand and use of raw materials. It is expected that imported materials have been environmentally sourced in some cases due to the sensitive nature of the site. During the construction phase, soil previously excavated has been re-used elsewhere in the site to raise land levels. However, overall, a significant quantity of agriculturally (including BMV) and ecologically valuable soils would be lost due to the proposed development here.	-	S-LT	L

			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	Ysgol Croes Atti is a Welsh-medium primary school in Shotton. Given the size of this Site, only a minor portion of residents here would be within 1km of the school. Overall it is considered to be unlikely that the proposed development would have a discernible effect on access to Welsh language learning opportunities.	O	S-LT	L
Cumulative and synergistic effects: The nearest Site considered for development is over 2km south-west in Hawarden. Cumulative effects would therefore not be expected. Rates of Welsh speaking in the area are approximately 7.5% and these are unlikely to be diluted by the proposed development.							

Site Name and Ref:	STR3B BROU011 Warren Hall	**Existing Land-use:**	Brownfield & Greenfield
Site Location:	Broughton	**Proposed Use:**	Mixed-use
Site Area:	74ha	**Proposed No. Dwellings:**	300 homes and 22.7ha of B1 and B2 employment land

Note: Part of the site, that which was allocated in the UDP, has planning permission.

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on safety.	O	N/A	M
2	Education	-	Key reason:	The majority of new residents here would be more than 1km from a primary school, although some in the south may be within 1km of Derwen Foundation School (primary). All residents here would be more than 2km from a secondary school.	-	M-LT	M
			Mitigation:	The scale of housing accommodated would not be sufficient to provide a new school. Careful consideration should be given to the accessibility of primary and secondary education facilities for residents here.			
3	Health	+	Key reason:	Site is within 1 - 4 km of a GP surgery. Site is located within 1 km of a sports facility. Site is a housing site in proximity to an existing community. The Site would be unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.	+	ST	M
4	Housing	++	Key reason:	Site provides 300 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	+	Key reason:	The Site is located within 500m of the countryside.	+	ST	L

				Bus stops are accessible on the A5140, adjacent to the Site's northern perimeter. Site is within 2km of a place of worship and within 2km of sports / recreation facilities. Given the size of the Site and the number of homes being considered, it is anticipated that the proposed mixed-use development would provide new services and facilities, including employment opportunities, to which residents here would have excellent access. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be preserved within the development with its capacity and function unaffected.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes adjacent the A5104 which would be expected to be sources of noise, air and light pollution. Residents would be likely to be on the side of the site nearer to the woodland and away from the A55.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure on the Site's perimeters adjacent to the 5104, including the hedgerow and trees, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along these perimeters, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	++	Key reason:	Site is a large mixed-use site that would be expected to make a major positive contribution to local employment needs and local economic growth.	++	S-LT	L
8	Employment	++	Key reason:	The proposed development is mixed use and would be expected to increase the number of jobs in the local area that are accessible for new and existing residents.	++	S-LT	L
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Adjacent to the Site's western perimeter is Warren Dingle RIG, an Upper Carboniferous area of Holywell Shales. The Site contains several stands of Ancient Woodland, including Gravelhole Wood and the woodland associated with the Warren Dingle stream. The proposed development would be expected to affect priority species as the Site contains land in agricultural use as well as existing structures, including a pond and several areas of woodland. The proposed development would reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions. Part of the site (that which was allocated in the UDP) has planning permission, within which environmental effects have been tested. The masterplan shows that GI will be incorporated into the development along the perimeter and throughout the site. This would be expected to help protect local habitat connectivity.	-	S-LT	L
			Other info:	The proposed development would result in the loss of a large quantity of greenfield land. The amount of green infrastructure proposed is not currently known – a limited amount is assumed. An LSE on a European site has been objectively ruled out for this Site during HRA.			

			Mitigation:	Appropriate ecological surveys should be conducted prior to development to establish the presence of priority species and habitats, including of the pond near the north of the Site and the Warren Dingle stream. Green infrastructure that already exists within the Site, including the hedgerow and trees delineating the Site's perimeter and within the Site, should be conserved. The stands of Ancient Woodland should be protected from harm and supported by additional woodland planting throughout the development. Additional green infrastructure should be incorporated throughout the development, including a diverse mix of native species, to help protect and enhance the Site's biodiversity value. This would also help to preserve the Site's wildlife corridor and stepping-stone function in the wider ecological network. Any habitats lost as a result of development should be replaced in terms of quantity and quality nearby. Pollution or contamination of nearby waters and the biodiversity designations, such as via run-off during construction, should be avoided with a Pollution management plan in place.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a large greenfield site that plays a major role in the local landscape character. It could potentially have an adverse effect on the local character. Part of the site (that which was allocated in the UDP) has planning permission, within which environmental effects have been tested. The masterplan shows that GI will be incorporated into the development along the perimeter and throughout the site. This would be expected to help mitigate adverse effects on the local character.	-	S-LT	M
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed on a large greenfield site (>0.4 ha). The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Hedgerow and trees delineating the Site perimeter should be preserved and incorporated into the development to help screen the site and reduce the impacts of development on character. This should be supported by additional green infrastructure throughout the Site that accords with the local character. A careful layout should be employed, in addition to vernacular architecture and high-quality green and blue infrastructure throughout the development to help ensure that the Site is in-keeping with the local townscape.			
12	Heritage	-	Key reason:	Four Listed Buildings are within 300m of the Site, including: • Warren Hall (Grade II); • Hillside Cottage (Grade II); • Kinnerton Lodge (Grade II); • Stables at Kinnerton Lodge (Grade II). Part of the site (that which was allocated in the UDP) has planning permission, within which environmental effects have been tested. The masterplan shows that GI will be incorporated into the development around the Warren Hall Grade II Listed Building which would help to mitigate adverse effects on its setting. Given the woodland belt separating the site from the Grade II Listed Kinnerton Lodge and the Stables here, adverse effects on the setting of these heritage assets are considered to be unlikely. Overall, it is expected that the large-scale development here would result in a minor adverse effect on the setting of nearby heritage assets.	-	S-LT	H

			Mitigation:	A careful layout of the development should be employed, with vernacular architecture and green infrastructure incorporated throughout to help ensure the Site makes a positive contribution towards the local character and thereby help to preserve the setting of sensitive heritage assets nearby.			
13	Water resources	-	Key reason:	A pond sits near the north of the Site and a small stream flows through the south. The watercourse would be part of a small wooded area as part of the site's GI strategy and so potential adverse impacts on water quality are considered to be minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Small areas of the site are at a high risk of surface water flooding, associated with the Warren Dingle watercourse that runs across the site. This is part of a small and wooded area of local wildlife value that will form part of the GI strategy for the Site. A minor negative impact against this SA Objective is therefore considered to be appropriate.	-	S-LT	L
			Other info:	The Site is in Flood Zone A.			
			Mitigation:	It is considered to be likely that the proposed development could avoid land at risk of flooding through a careful layout. An FCA would be required given the Site's size. SuDS should be incorporated into the development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	N/A	M
			Other info:	Site located within 1 km of sustainable transport opportunities. Site located within 1 km of jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new homes would, as a minimum, satisfy the requirements of the Building Regulations (2014 update) in terms of carbon dioxide emissions and energy consumption.			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	--	Key reason:	The proposed development would result in the loss of a significant quantity of greenfield land that contains ecologically valuable soils as well as some Grade 3a ALC land (i.e. BMV). The Grade 3a ALC soils are within the portion of the site that has planning permission yet, as this site has been allocated in the LDP, this effect is still noted. Given the size of this site, a major loss of soils would be expected.	-	S-LT	L

				The construction and operation phases of the proposed development would be likely to cause a moderate increase in the demand and use of raw materials.			
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is unlikely to have a discernible effect on access to Welsh language learning opportunities.	O	S-LT	L
Cumulative and synergistic effects: 800m west of the Site is PEN038, a preferred option site that will potentially be allocated for 138 homes. Combined, these two sites would deliver 438 homes to the local area. Cumulatively, these sites would lead to an increase in the quantity of traffic along the A5104, potentially leading to additional congestion at the A55/A5104 roundabout on the eastern corner of this site. However, part of the requirements for the planning permission at this site was the full upgrade of the A5104/A55 junction and this will help to avoid or mitigate potential congestion issues. Additionally, the settlements of Broughton and Penyffordd are currently 2.3km apart, separated almost entirely by greenfield and agricultural land. The two sites in-combination would extend the built form of both settlements towards one another, following which the extent of greenfield and agricultural land providing a sense of separation between the two settlements would be reduced to around 800m in length. However, Kinnerton Lane and its row of mature trees currently provide a firm and defensible boundary to the Warren Hall site. Between Chester Road and Kinnerton Lane the small wooded valley acts as a key landscape feature. Impacts on the settlement gap are therefore unlikely to be significant. Local rates of Welsh speaking were approximately 10.9% in 2011 and it is considered to be unlikely that this would be discernibly diluted by both sites in-combination.							

5. Employment Allocations

Site Name and Ref:	PE1:1 Chester Aerospace Park	**Existing Land-use:**	Greenfield within the airport
Site Location:	Broughton	**Proposed Use:**	Employment
Site Area:	5.7ha		

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce unemployment and reduce crime levels.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	-	Key reason:	The nearest bus stop is 500m north west on Manor Lane. The nearest railway station is 5km north-west in Shotton. The site is considered to be accessible via foot and cycle. Given the site's distance from residential areas (i.e. prospective employees) and the relatively limited access to public transport modes, it is expected that employees here would have a relatively high reliance on personal car use.	-	M-LT	M
6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	-	Key reason:	The site is currently a large greenfield that could potentially be supporting protected species due to the presence of existing structures (e.g. scrubland, waterbodies, trees). The proposed development could cause direct harm to these species.	-	S-MT	M

			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible, particularly the stands of mature trees and hedgerow. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping-stone capacity in the wider network. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a large greenfield that makes a positive contribution towards the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character.			
12	Heritage	O	Key reason:	The site is not within 300m of any heritage assets. The proposed development would be unlikely to have a significant effect on the historic environment.	O	N/A	M
13	Water resources	-	Key reason:	The site is adjacent to Broughton Brook. It also contains a small waterbody. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	--	Key reason:	The site coincides with DAM Zone C1 as well as various small areas of high surface water flood risk.	-	S-LT	L
			Mitigation:	The area of land at risk of flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development would result in the loss of greenfield that could include a small portion of Grade 3a (i.e. BMV) soils.	-	S-LT	L

				The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.			
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

Site Name and Ref:	PE1:2 Manor Lane/Hawarden Park Extension	**Existing Land-use:**	Greenfield within the airport
Site Location:	Broughton	**Proposed Use:**	Employment
Site Area:	17.76ha		

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	-	Key reason:	The site is adjacent to bus stops on Manor Lane as well as Chester Road. The nearest railway station is 5km north-west in Shotton. The site is considered to be accessible via foot and cycle. Given the site's distance from residential areas (i.e. prospective employees) and the relatively limited access to public transport modes, it is expected that employees here would have a relatively high reliance on personal car use.	+	M-LT	M
			Mitigation:	A strategic approach to incorporating a GI network that provides pedestrians and cyclists with safe access into and out of the site may encourage more sustainable movement. Frequent and reliable bus services would be required to encourage uptake of public transport.			

6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	-	Key reason:	The site is currently a large greenfield that could potentially be supporting protected species due to the presence of existing structures (e.g. scrubland, waterbodies, trees). The proposed development could cause direct harm to these species.	-	S-MT	M
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible, particularly the stands of mature trees and hedgerow. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping stone capacity in the wider network. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a large greenfield that makes a positive contribution towards the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character.			
12	Heritage	O	Key reason:	The site is not within 300m of any heritage assets. The proposed development would be unlikely to have a significant effect on the historic environment.	O	N/A	M
13	Water resources	-	Key reason:	The site is adjacent to a Broughton Brook and contains a small waterbody. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	--	Key reason:	Site contains areas of high surface water flood risk and is within DAM Zone C1.	-	S-LT	L
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			

15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S- LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development would result in the loss of greenfield that could include a small portion of Grade 3a (i.e. BMV) soils. The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S- LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

Site Name and Ref:	PE1:3 Drury New Road	**Existing Land-use:**	Greenfield
Site Location:	Buckley	**Proposed Use:**	Employment
Site Area:	1.5ha		

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	++	Key reason: Other info:	The nearest bus stop is 250m south east on Chester Road. The nearest railway station is 540m south at Buckley. The site is considered to be accessible via foot and cycle. The proposed employment site is in proximity to residential areas (i.e. prospective employees).	++	M-LT	M
6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	--	Key reason:	The site is adjacent to the Deeside and Buckley Newt Sites SAC, which is also a SSSI. New employees here could pose a risk to the conservation status of news here, such as due to recreational pressures. The construction phase may also pose a risk. The site is currently a large greenfield that could potentially be supporting protected species due to the presence of existing structures (e.g. scrubland, waterbodies, trees). The proposed development could cause direct harm to these species.	-	S-MT	M

			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible, particularly the stands of mature trees and hedgerow. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping-stone capacity in the wider network. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a large greenfield that makes a positive contribution towards the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character.			
12	Heritage	O	Key reason:	The site is more than 300m of any heritage assets. The proposed development would be unlikely to have a significant effect on the historic environment.	O	S-LT	M
13	Water resources	-	Key reason:	The site is 50m south of a pond.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site contains an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to mitigate local surface water flood risk.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			

17	Natural resources	-	Key reason:	The proposed development would result in the loss of greenfield that could include a small portion of Grade b (i.e. not BMV) soils. The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

Site Name and Ref:	PE1:4 Greenfield Business Park (Phase II)	**Existing Land-use:**	Greenfield
Site Location:	Greenfield		
Site Area:	0.97ha	**Proposed Use:**	Employment

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	+	Key reason: Other info:	The nearest bus stop is up to 540m west for some prospective site users. The nearest railway station is 6km south-east in Flint. The site is considered to be accessible via foot and cycle The proposed employment site is in proximity to residential areas (i.e. prospective employees).	+	M-LT	M

6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	--	Key reason:	The site is partially adjacent to and entirely within 100m of the Dee Estuary SAC, SPA and SSSI. The most northern portion of the site is currently a greenfield that could potentially be supporting protected species due to the presence of existing structures (e.g. scrubland, waterbodies, trees). The proposed development could cause direct harm to these species.	-	S-MT	M
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible, particularly the stands of mature trees and hedgerow. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping stone capacity in the wider network. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a small greenfield that makes a positive contribution towards the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character.			
12	Heritage	-	Key reason:	The site is most than 300m from any heritage assets and would be unlikely to have a significant effect on the historic environment.	-	S-LT	M
			Mitigation:	A considerate design incorporating vernacular architecture should be employed in the development. Green infrastructure should be incorporated throughout the development, including in locations that would help to screen development from the Listed Buildings. This would help to mitigate the impact of development on the setting of these sensitive heritage assets.			
13	Water resources	-	Key reason:	The site is adjacent to the estuary as well as small waterbodies associated with this. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			

14	Flood risk	--	Key reason:	Site is within DAM Zone C1.	-	S-LT	L
			Other info:	Site is in contains land at a medium risk of surface water flooding.			
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development would result in the loss of greenfield that could include a small portion of Grade 2 (i.e. BMV) soils. The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

Site Name and Ref:	PE1:5 Greenfield Business Park (Phase III)	**Existing Land-use:**	Two parcels of greenfield
Site Location:	Greenfield	**Proposed Use:**	Employment
Site Area:	4.4ha		

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	+	Key reason: Other info:	The nearest bus stop is up to 400m south-west on Bagillt Road. The nearest railway station is 6km south-east in Flint. The site is considered to be accessible via foot and cycle The proposed employment site is in proximity to residential areas (i.e. prospective employees).	+	M-LT	M
6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	--	Key reason:	The site is partially adjacent to and entirely within 100m of the Dee Estuary SAC, SPA and SSSI. The most northern portion of the site is currently a greenfield that could potentially be supporting protected species due to the presence of existing structures (e.g. scrubland, waterbodies, trees). The proposed development could cause direct harm to these species.	-	S-MT	M

			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible, particularly the stands of mature trees and hedgerow. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping stone capacity in the wider network. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a small greenfield that makes a positive contribution towards the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character.			
12	Heritage	O	Key reason:	The only heritage asset within 300m of the site is the Grade II Listed Building 'The Woodlands'. This asset is surrounded by woodland and, given this and the lay of the land as well as the existing presence of built form between the asset and the site, the proposed development would be unlikely to have a significant effect on the historic environment.	O	S-LT	M
13	Water resources	-	Key reason:	Site is adjacent to small waterbodies. It is expected that the proposed development would incorporate SuDS which would help to ensure any adverse impacts on water quality are minor.	-	S-LT	L
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site is in an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on flood risk are minor.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			

17	Natural resources	-	Key reason:	The proposed development would result in the loss of greenfield that could include a small portion of Grade 2 (i.e. BMV) soils. The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

Site Name and Ref:	PE1:6 Broncoed Industrial Estate	**Existing Land-use:**	Greenfield
Site Location:	Mold	**Proposed Use:**	Employment
Site Area:	0.68ha		

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	++	Key reason: Other info:	The nearest bus stop is 250m east. The nearest railway station is 3.3km east in Buckley. The site is considered to be accessible via foot and cycle The proposed employment site is in proximity to residential areas (i.e. prospective employees).	++	M-LT	M

6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	O	Key reason:	The proposed development would be unlikely to have a discernible impact on biodiversity.	+	S-MT	M
			Mitigation:	Green infrastructure being incorporated into the development would help to protect and potentially enhance the Site's biodiversity value and to improve its wildlife corridor and stepping stone capacity in the wider network.			
11	Landscape / Townscape	+	Key reason:	The proposed development would be an opportunity to improve the sites contribution to the local townscape and landscape character.	+	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character.			
12	Heritage	O	Key reason:	The site is more than 300m from a heritage asset. The proposed development would therefore be unlikely to have a significant effect on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	The site is within 60m of two small waterbodies, to the east as well as to the west.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	--	Key reason:	Site contains land at a high risk of surface water flooding. Site is within DAM Zone C2. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on flood risk are minor.	-	S-LT	L
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			

16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The site is greenfield. The proposed development would result in the loss of soils (although not BMV soils). The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

Site Name and Ref:	PE1:7 Mold business Park	**Existing Land-use:**	Greenfield
Site Location:	Mold	**Proposed Use:**	Employment
Site Area:	3.90ha		

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	-	Key reason:	The nearest bus stop is 1km north west. The nearest railway station is 6km east in Buckley.	+	M-LT	M

				The site is considered to be accessible via foot and cycle. The proposed employment site is somewhat distant from residential areas (i.e. prospective employees). It is considered to be likely that users of the site would have a relatively high reliance on personal car use.			
			Mitigation:	A strategic approach to incorporating a GI network that provides pedestrians and cyclists with safe access into and out of the site may encourage more sustainable movement. Ideally, a bus service would provide a route of access to within 400m of the site. This service would be reliable and frequent enough to encourage site users to use public transport modes for accessing the site.			
6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	-	Key reason:	The site is adjacent to Ancient Woodland. The proposed development could potentially have a direct impact on protected or priority species and habitats as the site contains woodland and trees.	-	S-MT	M
			Mitigation:	Green infrastructure being incorporated into the development would help to protect and potentially enhance the Site's biodiversity value and to improve its wildlife corridor and stepping stone capacity in the wider network. Existing GI in the site, including that delineating the site perimeter and that which is in proximity to the Ancient Woodland, should be preserved as much as possible. Ecological surveys of the site may be required to determine the presence of wildlife.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield that makes a positive contribution to the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character. Existing GI within the site should be preserved and incorporated into the development as much as possible.			
12	Heritage	-	Key reason:	130m north of the eastern parcel of land is the Grade II Listed Building 'Tre Beiridd'. Within 150m west are the Grade II Listed Buildings: 'Former Prison Workshop to rear of Greystone's & St. David's'; 'Former Prison Gatehouse & Governor's Residents (now Greystone and St David's)'; and 'Former Prison Enclosure Wall behind Greystones & ST. David's'. The proposed development would result in the loss of greenfield land that currently helps define the setting of these sensitive heritage assets.	O	M-LT	M

			Mitigation:	High-quality design incorporating vernacular architecture should be employed. The development should incorporate existing GI as much as possible, particularly along the site perimeter to help screen any construction and development. This GI should be supported by additional GI where feasible.			
13	Water resources	-	Key reason:	Several small waterbodies run adjacent to and within the two parcels of land. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site contains land at a high risk of surface water flooding. Site is within DAM Zone A. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	-	S-LT	L
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The site is greenfield. The proposed development would result in the permanent loss of ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) soils. The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects:							

Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.

Site Name and Ref:	PE1:8 Adjacent Mostyn Docks	**Existing Land-use:**	Greenfield
Site Location:	Mostyn	**Proposed Use:**	Employment
Site Area:	3.11ha		

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	+	Key reason:	The nearest bus stop is 275m west. The nearest railway station is 10km southeast in Flint. The site is considered to be accessible via foot and cycle. The proposed employment site is in proximity to existing settlements (i.e. prospective employees).	+	M-LT	M
6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M

9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	--	Key reason:	The site is adjacent to the Dee Estuary SPA/SAC/SSSI. The site is 60m north east of Ancient Woodland. The proposed development could potentially have a direct impact on protected or priority species and habitats as the site contains woodland and trees.	-	S-MT	M
			Mitigation:	Green infrastructure being incorporated into the development would help to protect and potentially enhance the Site's biodiversity value and to improve its wildlife corridor and stepping stone capacity in the wider network. Existing GI in the site, including that delineating the site perimeter and that which is in proximity to the Ancient Woodland, should be preserved as much as possible. Ecological surveys of the site may be required to determine the presence of wildlife.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield that makes a positive contribution to the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character. Existing GI within the site should be preserved and incorporated into the development as much as possible.			
12	Heritage	O	Key reason:	60m south west of the site is the Grade II Listed Building 'The Lletty Hotel'. Given the lay of the land and the presence of woodland, the proposed development would be unlikely to be viewable from this heritage asset. Impacts on the historic environment are considered to be unlikely.	O	M-LT	M
13	Water resources	-	Key reason:	The north east perimeter of the site is adjacent to the Dee Estuary, the south west perimeter is adjacent to a small brook. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	--	Key reason:	Site contains land at a high risk of surface water flooding. Site is within DAM Zone C1.	-	S-LT	L
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			

16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The site is greenfield. The proposed development would result in the permanent loss of ecologically and agriculturally valuable soils (although not BMV) soils. The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

Site Name and Ref:	PE1:9 Chester Road East	**Existing Land-use:**	Greenfield
Site Location:	Queensferry	**Proposed Use:**	Employment
Site Area:	3.4ha		

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	++	Key reason:	The nearest bus stops are on the B5129 adjacent to the site. The nearest railway station is 1.9km north west in Shotton. The site is considered to be accessible via foot and cycle. The proposed employment site is in proximity to existing settlements (i.e. prospective employees).	++	M-LT	M
6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed development could potentially have a direct impact on protected or priority species and habitats as the site contains existing structures and is greenfield.	-	S-MT	M

			Mitigation:	Green infrastructure being incorporated into the development would help to protect and potentially enhance the Site's biodiversity value and to improve its wildlife corridor and stepping stone capacity in the wider network. Ecological surveys of the site may be required to determine the presence of wildlife.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield that makes a positive contribution to the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character. Existing GI within the site should be preserved and incorporated into the development as much as possible.			
12	Heritage	-	Key reason:	Between 200m and 300m north east of the site are three Grade II Listed Buildings: 'Former Williams & Robinson Factory, West Block'; 'Former Williams & Robinson Factory, Central Block'; and 'Former Williams & Robinson Factory, East Block'. The proposed development would result in the loss of greenfield land that contributes towards the setting of these heritage assets. These assets sit within an existing economic area with the industrial built form on all sides.	O	M-LT	M
			Mitigation:	The proposed development should incorporate high-quality design and architecture, as well as GI including GI on the site perimeter, to help ensure adverse impacts on the setting of heritage assets is avoided.			
13	Water resources	-	Key reason:	The north east perimeter of the site is adjacent to a small brook, the south west perimeter is adjacent to a small brook. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	--	Key reason:	Site contains land at a medium risk of surface water flooding. Site is within DAM Zone C1.	-	S-LT	L
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16		-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L

	Efficient & renewable energy		Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The site is greenfield. The proposed development would result in the permanent loss of ecologically and agriculturally valuable soils including Grade 2 ALC (i.e. BMV) soils. The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

Site Name and Ref:	PE1:10 Rhydymwyn Antelope Industrial Estate	**Existing Land-use:**	Two parcels of greenfield land
Site Location:	Queensferry	**Proposed Use:**	Employment
Site Area:	1.18ha		

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L

5	Access	+	Key reason:	The nearest bus stops are within 400m north on the A541. The nearest railway station is 9km south east in Buckley. The site is considered to be accessible via foot and cycle. The proposed employment site is in proximity to existing settlements (i.e. prospective employees).	+	M-LT	M
6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	-	Key reason:	The site is adjacent to Ancient Woodland. The proposed development could potentially have a direct impact on protected or priority species and habitats as the site contains existing structures and is greenfield.	-	S-MT	M
			Mitigation:	Green infrastructure being incorporated into the development would help to protect and potentially enhance the Site's biodiversity value and to improve its wildlife corridor and stepping stone capacity in the wider network. Ecological surveys of the site may be required to determine the presence of wildlife.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield that makes a positive contribution to the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character. Existing GI within the site should be preserved and incorporated into the development as much as possible.			
12	Heritage	-	Key reason:	150m south west of the southern parcel of the site is the Scheduled Monument 'Ministry of Supply Valley Site'. Numerous Grade II Listed Buildings are within 300m of the site, including: 'Bryn Alyn House'; 'Pyro Building P4 (Carillion Building 59) at Rhydymwyn Valley Site'; 'Pyro Building R3 (Carillion Building 65) at Rhydymwyn Valley Site'; 'Pyro Building P5 (Carillion Building 50) at Rhydymwyn Valley Site'; and 'Pyro Building P6 (Carillion Building 45) at Rhydymwyn Valley Site'. The proposed development is within an existing employment area and so adverse impacts on the setting of heritage assets would be minimal. However, it would result in the loss of greenfield land that contributes to the setting to the Pyro Building heritage assets and an adverse impact cannot be ruled out.	O	M-LT	M

			Mitigation:	The proposed development should seek to incorporate high-quality design and architecture as well as GI throughout the site, particularly along the site perimeter.			
13	Water resources	-	Key reason:	The site's eastern perimeter is adjacent to a waterbody. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site contains land at a high risk of surface water flooding. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts due to surface water flood risk are minor. Site is within DAM Zone C2.	-	S-LT	L
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The site is greenfield. The proposed development would result in the permanent loss of ecologically and agriculturally valuable (although not BMV) soils. The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

Site Name and Ref:	PE1:11 River Lane	**Existing Land-use:**	Greenfield
Site Location:	Saltney	**Proposed Use:**	Employment
Site Area:	1.16ha		

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	+	Key reason:	The nearest bus stops are within 330m south on the High Street. The nearest railway station is 4km north east in Chester. The site is considered to be accessible via foot and cycle. The proposed employment site is in proximity to existing settlements (i.e. prospective employees).	+	M-LT	M
6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	--	Key reason:	The site is adjacent to the River Dee and Bala Lake SAC/SPA/SSSI. The proposed development could potentially have a direct impact on protected or priority species and habitats as the site contains existing structures and some greenfield land.	-	S-MT	M

			Mitigation:	Green infrastructure being incorporated into the development would help to protect and potentially enhance the Site's biodiversity value and to improve its wildlife corridor and stepping stone capacity in the wider network. Ecological surveys of the site may be required to determine the presence of wildlife.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield that makes a positive contribution to the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character. Existing GI within the site should be preserved and incorporated into the development as much as possible.			
12	Heritage	O	Key reason:	The site is more than 300m from any heritage assets. Significant effects on the historic environment are considered to be unlikely.	O	M-LT	M
13	Water resources	-	Key reason:	The site is adjacent to the Dee Estuary. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	O	Key reason:	Site is not at risk of surface water flooding. Site is within DAM Zone B.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S -LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	development here would result in the loss of Grade 2 ALC (i.e. BMV) soils. The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L

Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.

Site Name and Ref:	PE1:12 Rowley's Drive	**Existing Land-use:**	Greenfield
Site Location:	Shotton	**Proposed Use:**	Employment
Site Area:	0.8ha		

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The provision of new employment opportunities could potentially help to reduce the uptake of criminal activity.	+	S-LT	H
2	Education	+	Key reason:	The proposed development would create new employment opportunities in the area and these would be expected to provide new employees with new skills and training.	+	M-LT	M
3	Health	O	Key reason:	The proposed development is for employment purposes. Impacts on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is an employment site and would therefore not be expected to impact on the Housing Objective.	O	N/A	L
5	Access	++	Key reason:	The nearest bus stops are 275m south west on the B5129. The nearest railway station is 550m north west in Shotton. The site is considered to be accessible via foot and cycle. The proposed employment site is in proximity to existing settlements (i.e. prospective employees).	++	M-LT	M
6	Strong & cohesive communities	+	Key reason:	The proposed development would situate new employment land adjacent to existing employment land and away from predominantly residential areas. This would help to preserve the cohesiveness of these communities. The proposed development would provide all local residents with new employment opportunities.	+	M-LT	M
7	Economy	++	Key reason:	The proposed development would provide floorspace for new businesses. This would be expected to encourage economic growth in the area. The proposed B2 office use may help to diversify the local economy.	++	S-LT	M
8	Employment	++	Key reason:	The proposed development would result in a net increase in employment opportunities for local residents. These jobs would be accessible for all.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	The site would be unlikely to have an impact on the quality of life in rural areas.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed development could potentially have a direct impact on protected or priority species and habitats as the site contains existing structures and some greenfield land.	-	S-MT	M

			Mitigation:	Green infrastructure being incorporated into the development would help to protect and potentially enhance the Site's biodiversity value and to improve its wildlife corridor and stepping stone capacity in the wider network. Ecological surveys of the site may be required to determine the presence of wildlife.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield that makes a positive contribution to the local character.	-	S-LT	M
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character. Existing GI within the site should be preserved and incorporated into the development as much as possible.			
12	Heritage	O	Key reason:	175m south west of the site are three Grade II Listed Buildings: 'Churchyard boundary wall, Church of St Ethelwold'; 'Church of St Ethelwold'; and 'The Vicarage'. Given the lay of the land and the extent of built form between these assets and the site, and that the site is 90% brownfield adjacent to an industrial area, the proposed development would be unlikely to have a discernible impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	The site's north eastern perimeter is adjacent to a waterbody. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	--	Key reason:	Site contains land at a high risk of surface water flooding. Site is within DAM Zone C1.	-	S-LT	L
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Mitigation:	The Design and Access Statement should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			

17	Natural resources	-	Key reason:	development here would result in the loss of soils (although not BMV). The construction and operation phases would be likely to increases demand and use of raw materials and a net increase in waste generation.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	O	Key reason:	The proposed development is for an employment site. It would therefore not be expected to have a significant effect on the Welsh language or rates of its speaking.	O	N/A	L
Cumulative and synergistic effects: Cumulatively, employment allocations in Flintshire would be expected to facilitate sustainable economic growth and to ensure local employment needs are met. Local people would have a significantly enhanced access to a range of employment opportunities, within which they would also have access to skills learning opportunities. Adverse cumulative effects would not be expected.							

6. Solar Farm Allocations

Site Name and Ref:	EN13.1: Crumps Yard	**Existing Land-use:**	Greenfield
Site Location:	Connah's Quay	**Proposed Use:**	Solar farm

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	The proposed development is for a solar farm. Effects on the Crime Objective are therefore not expected.	O	N/A	L
2	Education	O	Key reason:	The proposed development is for a solar farm. Effects on the Education Objective are therefore not expected.	O	N/A	L
3	Health	O	Key reason:	The proposed development is for a solar farm. Effects on the Health Objective are therefore not expected.	O	N/A	L
4	Housing	O	Key reason:	The proposed development is for a solar farm. Effects on the Housing Objective are therefore not expected.	O	N/A	L
5	Access	O	Key reason:	The proposed development is for a solar farm. Effects on the Access Objective are therefore not expected.	O	N/A	L

6	Strong & cohesive communities	O	Key reason:	The proposed development is for a solar farm. Effects on the Communities Objective are therefore not expected.	O	N/A	L
7	Economy	+	Key reason:	The provision of new renewable energy generation capacity in the county would, to some extent, support a more sustainable local economy.	+	S - LT	M
8	Employment	O	Key reason:	The proposed development is for a solar farm. Effects on the Employment Objective are therefore not expected.	O	N/A	L
9	Quality of life in rural areas	O	Key reason:	The proposed development is for a solar farm. Effects on the Rural Life Objective are therefore not expected.	O	N/A	L
10	Biodiversity	-	Key reason:	The site is a greenfield and development here could potentially diminish the on-site biodiversity value. Given the nature of the development, major effects are highly unlikely.	O	S-LT	L
			Mitigation:	The proposed development should seek to incorporate GI elements into the site in order to enhance the site's biodiversity value and local habitat connectivity.			
11	Landscape / Townscape	O	Key reason:	The proposed development is for a solar farm. Effects on the Landscape Objective are therefore not expected.	O	N/A	L
12	Heritage	O	Key reason:	Site is unlikely to have a discernible effect on the historic environment.	O	N/A	L
13	Water resources	O	Key reason:	The proposed development is for a solar farm. Effects on the Water Resources Objective are therefore not expected.	O	N/A	L
14	Flood risk	O	Key reason:	The proposed development is for a solar farm. Effects on the Flooding Objective are therefore not expected.	O	S-LT	L
15	Air quality & GHGs	+	Key reason:	The provision of new solar farms in Flintshire would increase local renewable energy generation and reduce the need for non-renewable, and high-emission, energy sources elsewhere.	+	S - LT	M
16	Efficient & renewable energy	++	Key reason:	The provision of solar farms would be expected to make a major contribution towards increase renewable energy generation capacity in Flintshire.	++	S-LT	L
17	Natural resources	O	Key reason:	The construction and operation phases would be likely to increases demand and use of raw materials.	O	S-LT	L
18	Welsh Language	O	Key reason:	Site is proposed for solar farm development and so no effects on the Welsh language would be expected.	O	N/A	L
Cumulative and synergistic effects: Both solar sites combined would make a major positive contribution towards increase the renewable energy generation capacity of Flintshire.							

Site Name and Ref:	EN13.2: Castle Park	**Existing Land-use:**	Greenfield
Site Location:	Flint	**Proposed Use:**	Solar farm

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	The proposed development is for a solar farm. Effects on the Crime Objective are therefore not expected.	0	N/A	L
2	Education	0	Key reason:	The proposed development is for a solar farm. Effects on the Education Objective are therefore not expected.	0	N/A	L
3	Health	0	Key reason:	The proposed development is for a solar farm. Effects on the Health Objective are therefore not expected.	0	N/A	L
4	Housing	0	Key reason:	The proposed development is for a solar farm. Effects on the Housing Objective are therefore not expected.	0	N/A	L
5	Access	0	Key reason:	The proposed development is for a solar farm. Effects on the Access Objective are therefore not expected.	0	N/A	L
6	Strong & cohesive communities	0	Key reason:	The proposed development is for a solar farm. Effects on the Communities Objective are therefore not expected.	0	N/A	L
7	Economy	+	Key reason:	The provision of new renewable energy generation capacity in the county would, to some extent, support a more sustainable local economy.	+	S - LT	M
8	Employment	0	Key reason:	The proposed development is for a solar farm. Effects on the Employment Objective are therefore not expected.	0	N/A	L
9	Quality of life in rural areas	0	Key reason:	The proposed development is for a solar farm. Effects on the Rural Life Objective are therefore not expected.	0	N/A	L
10	Biodiversity	-	Key reason:	The site is a greenfield and development here could potentially diminish the on-site biodiversity value. Given the nature of the development, major effects are highly unlikely.	0	S-LT	L
			Mitigation:	The proposed development should seek to incorporate GI elements into the site in order to enhance the site's biodiversity value and local habitat connectivity.			
11	Landscape / Townscape	0	Key reason:	The proposed development is for a solar farm. Effects on the Landscape Objective are therefore not expected.	0	N/A	L
12	Heritage	0	Key reason:	Site is unlikely to have a discernible effect on the historic environment.	0	N/A	L
13	Water resources	0	Key reason:	The proposed development is for a solar farm. Effects on the Water Resources Objective are therefore not expected.	0	N/A	L
14	Flood risk	0	Key reason:	The proposed development is for a solar farm. Effects on the Flooding Objective are therefore not expected.	0	S-LT	L
15	Air quality & GHGs	+	Key reason:	The provision of new solar farms in Flintshire would increase local renewable energy generation and reduce the need for non-renewable, and high-emission, energy sources elsewhere.	+	S - LT	M

16	Efficient & renewable energy	++	Key reason:	The provision of solar farms would be expected to make a major contribution towards increase renewable energy generation capacity in Flintshire.	++	S-LT	L
17	Natural resources	O	Key reason:	The construction and operation phases would be likely to increases demand and use of raw materials.	O	S-LT	L
18	Welsh Language	O	Key reason:	Site is proposed for solar farm development and so no effects on the Welsh language would be expected.	O	N/A	L
Cumulative and synergistic effects: Both solar sites combined would make a major positive contribution towards increase the renewable energy generation capacity of Flintshire.							

7. Gypsy and Traveller Allocations

Site Name and Ref:	HN8.1 Magazine Lane	**Existing Land-use:**	Greenfield.
Site Location:	Ewloe	**Proposed Use:**	6-8 permanent pitches. Extension of existing site.

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	The proposed site use would not be expected to have a discernible effect on the Crime Objective.	O	N/A	L
2	Education	-	Key reason:	The nearest primary school, Ewloe Green, is 1.4km south east. The nearest secondary school, Elfed High School, is 2.3km south.	-	M-LT	L
3	Health	+	Key reason:	Site users would have excellent access to the countryside and a diverse range of natural habitats as well as outdoor exercise and recreation opportunities. The nearest GP surgery, Bradleys Practice, is 2km south. The nearest hospital, Deeside, is 2.8km north-east. Site users would be adjacent to an existing traveller community.	+	N/A	L
4	Housing	+	Key reason:	The proposed allocation would help to ensure that there is an adequate supply of Gypsy and Traveller accommodation in Flintshire.	+	S-LT	L
5	Access	-	Key reason:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Nearest bus stop is 1.2km south east. Site is within 1km of a cultural or leisure facility. Site is within 500 m of an existing area of open space, and there are no known capacity issues. As the Site is not in proximity to most services and amenities the proposed development could potentially discourage walking and cycling. The site has excellent access to the strategic road network.	-	M-LT	L

6	Strong & cohesive communities	++	Key reason:	The proposed site would situate residents next to an existing gypsy and traveller community,	++	M-LT	H
7	Economy	O	Key reason:	The proposed site use would not be expected to have a discernible effect on the economy.	O	N/A	L
8	Employment	+	Key reason:	Site users would be expected to have good access to a range of employment opportunities in Flintshire.	+	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed site use would not be expected to lead to a discernible effect on a biodiversity designation. Given the site is currently greenfield, there could potentially be an adverse effect on biodiversity value on-site. Existing structures could potentially be supporting priority species.	-	S-LT	L
			Mitigation:	The proposal should seek to incorporate existing and new GI elements into the site use as much as is realistic.			
11	Landscape / Townscape	-	Key reason:	Given the site is currently greenfield, there could potentially be a minor adverse effect on the local landscape character.	-	S-LT	L
			Mitigation:	The proposal should seek to incorporate existing and new GI elements into the site use as much as is realistic.			
12	Heritage	O	Key reason:	The proposed site use would not be expected to have a discernible effect on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	The proposed site use would be expected to result in a minor net increase in water consumption in relation to existing levels, as the site is currently vacant.	-	S-LT	L
			Mitigation:	Water efficient measures should be encouraged during the construction phase and to be incorporated into the design as much as is realistic.			
14	Flood risk	O	Key reason:	Site is at negligible/low risk of flooding.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The proposed site use would be expected to result in a minor net increase in GHG emissions in relation to existing levels, primarily due to the private travel associated with residents at the site, as the site is currently vacant.	-	S - LT	M
			Mitigation:	Low-emission methods should be adopted during construction and low-emission technologies incorporated into the design as much as is realistic.			
16	Efficient & renewable energy	-	Key reason:	The proposed site use would be expected to result in a minor net increase in energy consumption in relation to existing levels as the site is currently vacant.	-	S-LT	L
			Mitigation:	Energy efficient methods should be adopted during construction and energy efficient technologies incorporated into the design as much as is realistic.			
17	Natural resources	-	Key reason:	The proposed site use would be expected to result in a minor net increase in GHG emissions in relation to existing levels, as the site is currently vacant.	-	S-LT	L
			Mitigation:				

18	Welsh Language	O	Key reason:	The proposed development would be unlikely to have a discernible impact on rates of Welsh speaking.	O	N/A	L
Cumulative and synergistic effects: The proposed Gypsy and Traveller allocations would be expected to make a major contribution towards ensuring there is an adequate supply of such accommodation in Flintshire.							

Site Name and Ref:	HN8.2 Gwern Lane	**Existing Land-use:**	Greenfield.
Site Location:	Caer Estyn	**Proposed Use:**	6-8 permanent pitches. Extension to existing site.

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	The proposed site use would not be expected to have a discernible effect on the Crime Objective.	O	N/A	L
2	Education	+	Key reason:	The nearest primary school is 900m north-west. The nearest secondary school is 1.2km north-west.	+	S-LT	L
3	Health	++	Key reason:	The nearest GP surgery, Hope Family Medical Centre, is 775m west. The nearest hospital, Wrexham Maelor, is 7.25km south. Site users would have excellent access to a diverse range of natural habitats and outdoor recreation and exercise opportunities.	++	S-LT	L
4	Housing	+	Key reason:	The proposed allocation would help to ensure that there is an adequate supply of Gypsy and Traveller accommodation in Flintshire.	+	S-LT	L
5	Access	+	Key reason:	Caergwrle railway station is just under 1km south west. The nearest bus stops are 850m west on the A550. The site is within 1km of the nearest culture/leisure centre.	+	N/A	L
6	Strong & cohesive communities	++	Key reason:	Site would situate new residents adjacent to an existing gypsy and traveller community.	++	S-LT	L
7	Economy	O	Key reason:	The proposed site use would not be expected to have a discernible effect on the economy.	O	N/A	L
8	Employment	+	Key reason:	Site users would be expected to have good access to a range of employment opportunities in Flintshire.	+	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L

10	Biodiversity	-	Key reason:	The proposed site use would not be expected to lead to a discernible effect on a biodiversity designation. Given the site is currently greenfield, there could potentially be an adverse effect on biodiversity value on-site. Existing structures could potentially be supporting priority species.	-	S-LT	L
			Mitigation:	The proposal should seek to incorporate existing and new GI elements into the site use as much as is realistic.			
11	Landscape / Townscape	-	Key reason:	Given the site is currently greenfield, there could potentially be a minor adverse effect on the local landscape character.	-	S-LT	L
			Mitigation:	The proposal should seek to incorporate existing and new GI elements into the site use as much as is realistic.			
12	Heritage	O	Key reason:	The proposed site use would not be expected to have a discernible effect on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	The proposed site use would be expected to result in a minor net increase in water consumption in relation to existing levels, as the site is currently vacant.	-	S-LT	L
			Mitigation:	Water efficient measures should be encouraged during the construction phase and to be incorporated into the design as much as is realistic.			
14	Flood risk	O	Key reason:	Site is at a negligible/low risk of flooding.	O	N/A	L
15	Air quality & GHGs	-	Key reason:	The proposed site use would be expected to result in a minor net increase in GHG emissions in relation to existing levels, primarily due to the private travel associated with residents at the site, as the site is currently vacant.	-	S - LT	M
			Mitigation:	Low-emission methods should be adopted during construction and low-emission technologies incorporated into the design as much as is realistic.			
16	Efficient & renewable energy	-	Key reason:	The proposed site use would be expected to result in a minor net increase in energy consumption in relation to existing levels as the site is currently vacant.	-	S-LT	L
			Mitigation:	Energy efficient methods should be adopted during construction and energy efficient technologies incorporated into the design as much as is realistic.			
17	Natural resources	-	Key reason:	The proposed site use would be expected to result in a minor net increase in GHG emissions in relation to existing levels, as the site is currently vacant.	-	S-LT	L
			Mitigation:				
18	Welsh Language	O	Key reason:	The proposed site allocation would be unlikely to have a discernible impact on rates of Welsh speaking.	O	N/A	L
Cumulative and synergistic effects: The proposed Gypsy and Traveller allocations would be expected to make a major contribution towards ensuring there is an adequate supply of such accommodation in Flintshire.							

Site Name and Ref:	HN8.3 Riverside	**Existing Land-use:**	Greenfield.
Site Location:	Queensferry	**Proposed Use:**	10 permanent pitches. Extension to existing site.

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	The proposed site use would not be expected to have a discernible effect on the Crime Objective.	0	N/A	L
2	Education	+	Key reason:	The nearest primary school, Sealand Community, is 550m north. The nearest secondary school, Hawarden High, is 2.8km south west.	+	S-LT	L
3	Health	+	Key reason:	The nearest GP surgery, Queensferry Medical Practice, is 700m south-west. The nearest hospital, Deeside, is 2km south-west. Residents would have good access to open spaces and outdoor recreation opportunities. They may need to travel slightly further than those at other G&T allocations to access the countryside.	+	N/A	L
4	Housing	+	Key reason:	The proposed allocation would help to ensure that there is an adequate supply of Gypsy and Traveller accommodation in Flintshire.	+	S-LT	L
5	Access	++	Key reason:	Site is within 500m of services and amenities, within 500m of bus stops and within 500m of community spaces, leisure facilities and recreation opportunities. Site would be likely to encourage high rates of walking and cycling. Site also has excellent access to strategic road network.	++	S-LT	L
6	Strong & cohesive communities	++	Key reason:	Site would situate new residents adjacent to an existing gypsy and traveller community.	++	S-LT	L
7	Economy	0	Key reason:	The proposed site use would not be expected to have a discernible effect on the economy.	0	N/A	L
8	Employment	+	Key reason:	Site users would be expected to have good access to a range of employment opportunities in Flintshire.	+	S - LT	M
9	Quality of life in rural areas	0	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	0	N/A	L
10	Biodiversity	-	Key reason:	The proposed site use would not be expected to lead to a discernible effect on a biodiversity designation. Given the site is currently greenfield, there could potentially be an adverse effect on biodiversity value on-site. Existing structures could potentially be supporting priority species.	-	S-LT	L
			Mitigation:	The proposal should seek to incorporate existing and new GI elements into the site use as much as is realistic.			

11	Landscape / Townscape	-	Key reason:	Given the site is currently greenfield, there could potentially be a minor adverse effect on the local landscape character.	-	S-LT	L
			Mitigation:	The proposal should seek to incorporate existing and new GI elements into the site use as much as is realistic.			
12	Heritage	O	Key reason:	The proposed site use would not be expected to have a discernible effect on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	The proposed site use would be expected to result in a minor net increase in water consumption in relation to existing levels, as the site is currently vacant.	-	S-LT	L
			Mitigation:	Water efficient measures should be encouraged during the construction phase and to be incorporated into the design as much as is realistic.			
14	Flood risk	O	Key reason:		O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The proposed site use would be expected to result in a minor net increase in GHG emissions in relation to existing levels, primarily due to the private travel associated with residents at the site, as the site is currently vacant.	-	S - LT	M
			Mitigation:	Low-emission methods should be adopted during construction and low-emission technologies incorporated into the design as much as is realistic.			
16	Efficient & renewable energy	-	Key reason:	The proposed site use would be expected to result in a minor net increase in energy consumption in relation to existing levels as the site is currently vacant.	-	S-LT	L
			Mitigation:	Energy efficient methods should be adopted during construction and energy efficient technologies incorporated into the design as much as is realistic.			
17	Natural resources	-	Key reason:	The proposed site use would be expected to result in a minor net increase in GHG emissions in relation to existing levels, as the site is currently vacant.	-	S-LT	L
			Mitigation:				
18	Welsh Language	O	Key reason:	Site would be unlikely to have a discernible impact on rates of Welsh speaking.	O	N/A	L
Cumulative and synergistic effects: The proposed Gypsy and Traveller allocations would be expected to make a major contribution towards ensuring there is an adequate supply of such accommodation in Flintshire.							

Site Name and Ref:	HN8.4 Castle Park Industrial Estate	**Existing Land-use:**	Brownfield
Site Location:	Flint	**Proposed Use:**	6 transits

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	The proposed site use would not be expected to have a discernible effect on the Crime Objective.	0	N/A	L
2	Education	+	Key reason:	The nearest secondary school, Flint, is 1.6km south. The nearest primary school Gwynedd County, is 1.1km south.	+	S-LT	L
3	Health	+	Key reason:	The nearest GP surgery, Laurels Surgery, is 600m south. The nearest hospital, Deeside, is 8.5km south-east. Site users would have excellent access to open spaces, semi-natural habitats and outdoor recreation opportunities.	+	S-LT	L
4	Housing	+	Key reason:	The proposed allocation would help to ensure that there is an adequate supply of Gypsy and Traveller accommodation in Flintshire.	+	S-LT	L
5	Access	+	Key reason:	The nearest bus stops, community facilities, services and amenities are between 500m and 1km south-east in Flint. Flint Railway Station is 700m south east. Public open space is adjacent to the site. Access to the strategic road network is good, with the A548 350m south-west.	+	S-LT	L
6	Strong & cohesive communities	+	Key reason:	Site users would be within 400m of the existing community in Flint.	+	S-LT	L
7	Economy	0	Key reason:	The proposed site use would not be expected to have a discernible effect on the economy.	0	N/A	L
8	Employment	+	Key reason:	Site users would be expected to have good access to a range of employment opportunities in Flintshire.	+	S - LT	M
9	Quality of life in rural areas	0	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	0	N/A	L
10	Biodiversity	-	Key reason:	The proposed site use would not be expected to lead to a discernible effect on a biodiversity designation. Given the site is currently greenfield, there could potentially be an adverse effect on biodiversity value on-site. Existing structures could potentially be supporting priority species.	-	S-LT	L
			Mitigation:	The proposal should seek to incorporate existing and new GI elements into the site use as much as is realistic.			
11	Landscape /	-	Key reason:	Given the site is currently greenfield, there could potentially be a minor adverse effect on the local landscape character.	-	S-LT	L
			Mitigation:	The proposal should seek to incorporate existing and new GI elements into the site use as much as is realistic.			

	Townscape						
12	Heritage	O	Key reason:	The proposed site use would not be expected to have a discernible effect on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	The proposed site use would be expected to result in a minor net increase in water consumption in relation to existing levels, as the site is currently vacant.	-	S-LT	L
			Mitigation:	Water efficient measures should be encouraged during the construction phase and to be incorporated into the design as much as is realistic.			
14	Flood risk	O	Key reason:		O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The proposed site use would be expected to result in a minor net increase in GHG emissions in relation to existing levels, primarily due to the private travel associated with residents at the site, as the site is currently vacant.	-	S - LT	M
			Mitigation:	Low-emission methods should be adopted during construction and low-emission technologies incorporated into the design as much as is realistic.			
16	Efficient & renewable energy	-	Key reason:	The proposed site use would be expected to result in a minor net increase in energy consumption in relation to existing levels as the site is currently vacant.	-	S-LT	L
			Mitigation:	Energy efficient methods should be adopted during construction and energy efficient technologies incorporated into the design as much as is realistic.			
17	Natural resources	-	Key reason:	The proposed site use would be expected to result in a minor net increase in GHG emissions in relation to existing levels, as the site is currently vacant.	-	S-LT	L
			Mitigation:				
18	Welsh Language	O	Key reason:	The proposed site use would be unlikely to have a discernible impact on rates of Welsh speaking.	O	N/A	L
Cumulative and synergistic effects: The proposed Gypsy and Traveller allocations would be expected to make a major contribution towards ensuring there is an adequate supply of such accommodation in Flintshire.							

8. Mineral development Allocations

Site Name and Ref:	EN25: Hendre	**Existing Land-use:**	Active limestone quarry
Site Location:	Hendre	**Proposed Use:**	Allocated for limestone reserves extraction
Site Area:	8.0ha		

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	O	N/A	L
2	Education	+	Key reason:	Minerals development here may provide employment opportunities for local people, at which they are able to learn new skills.	+	N/A	L
3	Health	O	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	O	N/A	L
4	Housing	+	Key reason:	The proposed site use could provide a source of materials for constructing new homes in Flintshire.	+	S - LT	M
5	Access	O	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	O	N/A	L
6	Strong & cohesive communities	+	Key reason:	The proposed site use for minerals development is situated away from residential areas and so would help to avoid adverse impacts on communities.	+	S - LT	M
7	Economy	++	Key reason:	The proposed minerals development would be expected to make a major contribution towards Flintshire's economic growth targets.	++	S - LT	M
8	Employment	++	Key reason:	The proposed minerals development would be expected to provide employment opportunities to local people.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	O	Key reason:	The proposed site use would not be expected to have a discernible effect on a designated biodiversity asset. The site is already a quarry and so adverse effects on the biodiversity value on-site are likely to be negligible.	O	S-MT	H
			Mitigation:	Restoration efforts should seek to enhance the biodiversity value of the site with a diverse range of native species incorporated, as well as to help improve local habitat connectivity.			

11	Landscape / Townscape	O	Key reason:	The proposed allocation would not be expected to have a discernible effect on landscape character given the existing site use as a quarry.	O	S-LT	H
			Mitigation:	Restoration efforts should seek to enhance the local character with a diverse range of native species and mature trees incorporated.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	The continued process of mineral extraction here could potentially pose a risk to water quality. There is a small watercourse just south of the quarry.	-	S-LT	L
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed mineral extraction on the quality of water. It may be appropriate for proposals to extract limestone here to show how water quality would not be adversely affected.			
14	Flood risk	O	Key reason:	The site is allocated for mineral extraction and so would not be expected to have a discernible effect on the Flood Risk Objective.	O	N/A	L
15	Air quality & GHGs	-	Key reason:	It is considered to be likely that the proposed mineral extraction here, including the processes involved in extracting and transporting the minerals, would result in air pollution and GHG emissions in the local area.	-	S - LT	M
			Mitigation:	Promote the use of low-emission vehicles and low-emission extraction methods as much as is feasible.			
16	Efficient & renewable energy	-	Key reason:	It is considered to be likely that the proposed mineral extraction here, including the processes involved in extracting and transporting the minerals, would result in an increase in energy consumption in the local area.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Promote the use of energy efficient methods as much as is feasible.			
17	Natural resources	+	Key reason:	Allocating an existing mineral extraction site for mineral extraction uses is a relatively efficient use of land.	+	S-LT	L
18	Welsh Language	O	Key reason:	The site is allocated for mineral extraction and so would not be expected to have a discernible effect on Welsh language.	O	N/A	L
Cumulative and synergistic effects: The proposed mineral extraction sites in Flintshire would, combined, make a major contribution towards economic growth and employment in the County.							

Site Name and Ref:	EN25: Pant Y Pwll Dwr	**Existing Land-use:**	Active limestone quarry
Site Location:	Pant Y Pwll Dwr	**Proposed Use:**	Allocated for limestone reserves extraction
Site Area:	14.0ha		

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	0	N/A	L
2	Education	+	Key reason:	Minerals development here may provide employment opportunities for local people, at which they are able to learn new skills.	+	N/A	L
3	Health	0	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	0	N/A	L
4	Housing	+	Key reason:	The proposed site use could provide a source of materials for constructing new homes in Flintshire.	+	S - LT	M
5	Access	0	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	0	N/A	L
6	Strong & cohesive communities	+	Key reason:	The proposed site use for minerals development is situated away from residential areas and so would help to avoid adverse impacts on communities.	+	S - LT	M
7	Economy	++	Key reason:	The proposed minerals development would be expected to make a major contribution towards Flintshire's economic growth targets.	++	S - LT	M
8	Employment	++	Key reason:	The proposed minerals development would be expected to provide employment opportunities to local people.	++	S - LT	M
9	Quality of life in rural areas	0	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	0	N/A	L
10	Biodiversity	0	Key reason:	The proposed site use would not be expected to have a discernible effect on a designated biodiversity asset. The site is already a quarry and so adverse effects on the biodiversity value on-site are likely to be negligible.	0	S-MT	H
			Mitigation:	Restoration efforts should seek to enhance the biodiversity value of the site with a diverse range of native species incorporated, as well as to help improve local habitat connectivity.			
11	Landscape / Townscape	0	Key reason:	The proposed allocation would not be expected to have a discernible effect on landscape character given the existing site use as a quarry.	0	S-LT	H
			Mitigation:	Restoration efforts should seek to enhance the local character with a diverse range of native species and mature trees incorporated.			
12	Heritage	0	Key reason:	Site is unlikely to have a significant impact on the historic environment.	0	N/A	L
13		-	Key reason:	The continued process of mineral extraction here could potentially pose a risk to water quality.	-		L

	Water resources		Mitigation:	Careful consideration should be given to the potential impacts of the proposed mineral extraction on the quality of water. It may be appropriate for proposals to extract limestone here to show how water quality would not be adversely affected.		S-LT	
14	Flood risk	O	Key reason:	The site is allocated for mineral extraction and so would not be expected to have a discernible effect on the Flood Risk Objective.	O	N/A	L
15	Air quality & GHGs	-	Key reason:	It is considered to be likely that the proposed mineral extraction here, including the processes involved in extracting and transporting the minerals, would result in air pollution and GHG emissions in the local area.	-	S - LT	M
			Mitigation:	Promote the use of low-emission vehicles and low-emission extraction methods as much as is feasible.			
16	Efficient & renewable energy	-	Key reason:	It is considered to be likely that the proposed mineral extraction here, including the processes involved in extracting and transporting the minerals, would result in an increase in energy consumption in the local area.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Promote the use of energy efficient methods as much as is feasible.			
17	Natural resources	+	Key reason:	Allocating an existing mineral extraction site for mineral extraction uses is a relatively efficient use of land.	+	S-LT	L
18	Welsh Language	O	Key reason:	The site is allocated for mineral extraction and so would not be expected to have a discernible effect on Welsh language.	O	N/A	L
Cumulative and synergistic effects: The proposed mineral extraction sites in Flintshire would, combined, make a major contribution towards economic growth and employment in the County.							

Site Name and Ref:	EN25: Ddoll Uchaf	**Existing Land-use:**	Dormant quarry and greenfield
Site Location:	Ddol Uchaf	**Proposed Use:**	Allocated for sand and gravel extraction
Site Area:	<9.95ha		

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	O	N/A	L
2	Education	+	Key reason:	Minerals development here may provide employment opportunities for local people, at which they are able to learn new skills.	+	N/A	L
3	Health	O	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	O	N/A	L

4	Housing	+	Key reason:	The proposed site use could provide a source of materials for constructing new homes in Flintshire.	+	S - LT	M
5	Access	O	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	O	N/A	L
6	Strong & cohesive communities	-	Key reason:	Most of the allocation is an existing quarry that is dormant, however the allocation would increase the size of the quarry to the west and this could lead to some adverse effects on the residential community west of the quarry.	-	S - LT	M
7	Economy	++	Key reason:	The proposed minerals development would be expected to make a major contribution towards Flintshire's economic growth targets.	++	S - LT	M
8	Employment	++	Key reason:	The proposed minerals development would be expected to provide employment opportunities to local people.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Most of the allocation is an existing quarry that is dormant, however the allocation would increase the size of the quarry to the west. Whilst adverse effects on a biodiversity designation would not be expected, the land west of the quarry is greenfield and could be of some biodiversity value due to the presence of GI elements including trees and hedgerow. The proposes expansion would be expected to reduce the biodiversity value of this land whilst also reducing local habitat connectivity.	-	S-MT	H
			Mitigation:	GI elements should be preserved as much as possible. Restoration will be crucial to avoiding long term adverse effects on local habitat connectivity. Restoration efforts should seek to enhance the biodiversity value of the site with a diverse range of native species incorporated, as well as to help improve local habitat connectivity.			
11	Landscape / Townscape	-	Key reason:	The quarry sits approximately 100m north of the AONB. Most of the allocation is an existing quarry that is dormant, however the allocation would increase the size of the quarry to the west and this could lead to a minor adverse effect on views from the AONB. This effect is mitigated to some extent by the local presence of existing GI elements and the natural lay of the land.	-	S-LT	H
			Mitigation:	GI elements could potentially be employed to help screen the quarry from the AONB. Restoration will be crucial to protecting the setting of the AONB in the long-term. Restoration efforts should seek to enhance the local character with a diverse range of native species and mature trees incorporated.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	The continued process of mineral extraction here could potentially pose a risk to water quality.	-	S-LT	L
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed mineral extraction on the quality of water. It may be appropriate for proposals to extract limestone here to show how water quality would not be adversely affected.			
14	Flood risk	O	Key reason:	The site is allocated for mineral extraction and so would not be expected to have a discernible effect on the Flood Risk Objective.	O	N/A	L

15	Air quality & GHGs	-	Key reason:	It is considered to be likely that the proposed mineral extraction here, including the processes involved in extracting and transporting the minerals, would result in air pollution and GHG emissions in the local area.	-	S - LT	M
			Mitigation:	Promote the use of low-emission vehicles and low-emission extraction methods as much as is feasible.			
16	Efficient & renewable energy	-	Key reason:	It is considered to be likely that the proposed mineral extraction here, including the processes involved in extracting and transporting the minerals, would result in an increase in energy consumption in the local area.	-	S- LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Promote the use of energy efficient methods as much as is feasible.			
17	Natural resources	-	Key reason:	Expanding the quarry westwards would result in the loss of previously undeveloped land and the ecologically valuable soils here. Losses of BMV soils would not be expected.	-	S- LT	L
18	Welsh Language	O	Key reason:	The site is allocated for mineral extraction and so would not be expected to have a discernible effect on Welsh language.	O	N/A	L
Cumulative and synergistic effects: The proposed mineral extraction sites in Flintshire would, combined, make a major contribution towards economic growth and employment in the County.							

Site Name and Ref:	EN25: Fron Haul	**Existing Land-use:**	Active sand and gravel quarry
Site Location:	Pant Y Pwll Dwr	**Proposed Use:**	Allocated for sand and gravel extraction
Site Area:	TBC		

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	O	N/A	L
2	Education	+	Key reason:	Minerals development here may provide employment opportunities for local people, at which they are able to learn new skills.	+	N/A	L
3	Health	O	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	O	N/A	L
4	Housing	+	Key reason:	The proposed site use could provide a source of materials for constructing new homes in Flintshire.	+	S - LT	M
5	Access	O	Key reason:	The proposed site use is for minerals development and so no discernible effects on this IIA Objective would be expected.	O	N/A	L

6	Strong & cohesive communities	+	Key reason:	The proposed site use for minerals development is situated away from residential areas and so would help to avoid adverse impacts on communities.	+	S - LT	M
7	Economy	++	Key reason:	The proposed minerals development would be expected to make a major contribution towards Flintshire's economic growth targets.	++	S - LT	M
8	Employment	++	Key reason:	The proposed minerals development would be expected to provide employment opportunities to local people.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	O	Key reason:	The proposed site use would not be expected to have a discernible effect on a designated biodiversity asset. The site is already a quarry and so adverse effects on the biodiversity value on-site are likely to be negligible.	O	S-MT	H
			Mitigation:	Restoration efforts should seek to enhance the biodiversity value of the site with a diverse range of native species incorporated, as well as to help improve local habitat connectivity.			
11	Landscape / Townscape	O	Key reason:	The proposed allocation would not be expected to have a discernible effect on landscape character given the existing site use as a quarry.	O	S-LT	H
			Mitigation:	Restoration efforts should seek to enhance the local character with a diverse range of native species and mature trees incorporated.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	The continued process of mineral extraction here could potentially pose a risk to water quality.	-	S-LT	L
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed mineral extraction on the quality of water. It may be appropriate for proposals to extract limestone here to show how water quality would not be adversely affected.			
14	Flood risk	O	Key reason:	The site is allocated for mineral extraction and so would not be expected to have a discernible effect on the Flood Risk Objective.	O	N/A	L
15	Air quality & GHGs	-	Key reason:	It is considered to be likely that the proposed mineral extraction here, including the processes involved in extracting and transporting the minerals, would result in air pollution and GHG emissions in the local area.	-	S - LT	M
			Mitigation:	Promote the use of low-emission vehicles and low-emission extraction methods as much as is feasible.			
16	Efficient & renewable energy	-	Key reason:	It is considered to be likely that the proposed mineral extraction here, including the processes involved in extracting and transporting the minerals, would result in an increase in energy consumption in the local area.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Promote the use of energy efficient methods as much as is feasible.			
17	Natural resources	+	Key reason:	Allocating an existing mineral extraction site for mineral extraction uses is a relatively efficient use of land.	+	S-LT	L
18	Welsh Language	O	Key reason:	The site is allocated for mineral extraction and so would not be expected to have a discernible effect on Welsh language.	O	N/A	L
Cumulative and synergistic effects: The proposed mineral extraction sites in Flintshire would, combined, make a major contribution towards economic growth and employment in the County.							

9. Community Centre Allocations

Site Name and Ref:	PC12.1 Community Centre, Woodlane	**Existing Land-use:**	Greenfield
Site Location:	Ewloe	**Proposed Use:**	Allocated as a community centre
Site Area:	0.2ha		

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The new community centre could potentially have a positive impact in reducing the local risk of crime.	+	S - LT	M
2	Education	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
3	Health	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
4	Housing	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
5	Access	+	Key reason:	The proposed allocation would enhance local people's access to community facilities.	+	S - LT	M
6	Strong & cohesive communities	++	Key reason:	The proposed allocation would make a major contribution towards enhancing the cohesiveness of the local people and providing local people with an improved offering of community spaces and activities.	++	S - LT	M
7	Economy	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
8	Employment	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
9	Quality of life in rural areas	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed allocation would result in the loss of a small greenfield site which could potentially pose a small risk to the green infrastructure elements within the site as well as local habitat connectivity.	-	S-MT	H
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved and enhanced as much as possible.			

11	Landscape / Townscape	-	Key reason:	The proposed allocation would result in the loss of a small greenfield site which could potentially pose a small risk to the local character.	-	S-MT	H
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved and enhanced as much as possible.			
12	Heritage	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on the water environment.	O	N/A	L
14	Flood risk	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on flooding.	O	N/A	L
15	Air quality & GHGs	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on air quality.	O	N/A	L
16	Efficient & renewable energy	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on energy consumption.	O	N/A	L
17	Natural resources	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on natural resources.	O	N/A	L
18	Welsh Language	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on rates of Welsh speaking.	O	N/A	L
Cumulative and synergistic effects: None.							

Site Name and Ref:	PC12.2 Greenfield Cemetery	**Existing Land-use:**	Greenfield
Site Location:	Greenfield	**Proposed Use:**	Allocated as a community centre
Site Area:	0.99ha		

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The new community centre could potentially have a positive impact in reducing the local risk of crime.	+	S - LT	M
2	Education	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L

3	Health	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
4	Housing	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
5	Access	+	Key reason:	The proposed allocation would enhance local people's access to community facilities.	+	S - LT	M
6	Strong & cohesive communities	++	Key reason:	The proposed allocation would make a major contribution towards enhancing the cohesiveness of the local people and providing local people with an improved offering of community spaces and activities.	++	S - LT	M
7	Economy	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
8	Employment	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
9	Quality of life in rural areas	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed allocation would result in the loss of a 0.99ha greenfield site which could potentially pose a small risk to the green infrastructure elements within the site as well as local habitat connectivity.	-	S-MT	H
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved and enhanced as much as possible.			
11	Landscape / Townscape	-	Key reason:	The proposed allocation would result in the loss of a 0.99ha greenfield site which could potentially pose a small risk to the local character.	-	S-MT	H
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved and enhanced as much as possible.			
12	Heritage	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on the water environment.	O	N/A	L
14	Flood risk	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on flooding.	O	N/A	L
15	Air quality & GHGs	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on air quality.	O	N/A	L
16	Efficient & renewable energy	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on energy consumption.	O	N/A	L
17	Natural resources	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on natural resources.	O	N/A	L
18	Welsh Language	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on rates of Welsh speaking.	O	N/A	L
Cumulative and synergistic effects:							

None.

Site Name and Ref:	PC12.3 Treuddyn Cemetery	**Existing Land-use:**	Treuddyn
Site Location:	Treuddyn	**Proposed Use:**	Allocated as a community centre
Site Area:	0.29ha		

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	+	Key reason:	The new community centre could potentially have a positive impact in reducing the local risk of crime.	+	S - LT	M
2	Education	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
3	Health	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
4	Housing	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
5	Access	+	Key reason:	The proposed allocation would enhance local people's access to community facilities.	+	S - LT	M
6	Strong & cohesive communities	++	Key reason:	The proposed allocation would make a major contribution towards enhancing the cohesiveness of the local people and providing local people with an improved offering of community spaces and activities.	++	S - LT	M
7	Economy	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
8	Employment	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
9	Quality of life in rural areas	O	Key reason:	The proposed community centre allocation would be unlikely to have a discernible impact on this IIA Objective.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed allocation would result in the loss of a small greenfield site which could potentially pose a small risk to the green infrastructure elements within the site as well as local habitat connectivity.	-	S-MT	H

			Mitigation:	Restoration efforts should seek to enhance the biodiversity value of the site with a diverse range of native species incorporated, as well as to help improve local habitat connectivity.			
11	Landscape / Townscape	-	Key reason:	The proposed allocation would result in the loss of a small greenfield site which could potentially pose a small risk to the local character.	-	S-MT	H
			Mitigation:	Restoration efforts should seek to enhance the local character with a diverse range of native species and mature trees incorporated.			
12	Heritage	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on the water environment.	O	N/A	L
14	Flood risk	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on flooding.	O	N/A	L
15	Air quality & GHGs	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on air quality.	O	N/A	L
16	Efficient & renewable energy	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on energy consumption.	O	N/A	L
17	Natural resources	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on natural resources.	O	N/A	L
18	Welsh Language	O	Key reason:	The proposed site-use would be unlikely to have a significant impact on rates of Welsh speaking.	O	N/A	L
Cumulative and synergistic effects: None.							

10. Reasonable Alternatives

Site Name and Ref:	BUC022/035 Adj Catheralls Ind Est	**Existing Land-use:**	Greenfield
Site Location:	Buckley	**Proposed Use:**	Residential
Site Area:	5.0ha	**Proposed No. Dwellings:**	150

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is a greenfield site within an area of moderate crime (IMD 20-50% most deprived for 'community safety').	-	N/A	L
2	Education	++	Key reason:	Site is located within 1km of Elfed High School, which, although under some capacity pressure, is not currently full.	++	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4 km of a GP surgery. Site is located within 1 km of a play area or sports facility. Site is a housing site in proximity to an existing community.	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 150 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	A public footpath cuts across the southern portion of the Site, connecting the B5127 with Ewloe Place for pedestrians. The proposed development could potentially adversely affect this PRoW.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 1km of a key service centre. Site is within 1km of a place of worship. Site is within 1km of a leisure facility. Site is within 500m of a designated historic asset. Site is within 500m of an existing area of open space. The proposed development could potentially have a minor negative effect on designated nature conservation sites. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The capacity and functioning of the PRoW should be preserved to help provide pedestrian access to the local centre.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++		M

			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.		S - LT	
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	--	Key reason:	The Site's north-eastern corner sits adjacent to Buckley Claypits and Commons SSSI as well as Deeside and Buckley Newt Sites SAC. The entire Site is no more than 300m from these sensitive biodiversity designations. The site is likely very important for local Great Crested Newt populations.	-	S-MT	H
			Other info:	The proposed development could potentially affect priority or protected species, such as breeding birds, as it is agricultural and contains existing structures. Site is unlikely to affect habitat connectivity significantly. Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.			
			Mitigation:	Appropriate ecological surveys of the Site, including of the pond and associated water bodies, should be conducted prior to development, including to establish the potential for the Site to be supporting priority species or habitats including Great Crested Newts from the nearby SAC. Green infrastructure should be incorporated into the development to help preserve the stepping stone and wildlife corridor capacity of the Site. Existing mature trees and hedgerow currently within the Site should be preserved. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the SAC and SSSI where possible.			
11	Landscape / Townscape	-	Key reason:	The Site is a large greenfield. The proposed development could potentially have a moderate effect on the local townscape and landscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation on the Site's perimeter, with particular regard to preserving the experience k. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	A small pond is on the Site's northern perimeter, which could be functionally linked with the SAC to the north. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site is in an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			

			Mitigation:	The area of land at a High risk of surface water flooding could potentially be avoided through a careful layout of the proposed development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a (i.e. BMV) soils, which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of Elfed High School, which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: This is one of three sites being considered in Buckley. If all three were to be allocated, it would introduce a total of 459 new homes to the settlement, which would not constitute a significant increase in relation to existing levels of housing. This Site is on the northern perimeter of the town, whilst the other two are situated on the eastern and western edges respectively. Cumulative impacts on Buckley would therefore be considered to be unlikely. Rates of Welsh speaking in Buckley were approximately 11.5% in 2011 and it is unlikely that these rates would be discernibly diluted should one or all of the three sites being considered for development be allocated in the LDP. Should one or all of the Sites be developed, it would be likely to contribute towards a growing demand for Welsh-medium education in the area of Buckley.							

Site Name and Ref:	HOL017, Land South of Ffordd Beuno, Holway	**Existing Land-use:**	Greenfield
Site Location:	Holywell	**Proposed Use:**	Residential
Site Area:	1.1ha	**Proposed No. Dwellings:**	33

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is a greenfield site within an area of moderate crime (IMD 20-50% most deprived for 'community safety').	-	N/A	L
2	Education	+	Key reason:	Site is located within 1km of Ysgol Bro Carmel (primary school), for which there are no known capacity issues.	+	M-LT	M
3	Health	++	Key reason:	Site is located within 500m of a play area near the community centre.	++	ST	M
			Other info:	Site is within 1 - 4 km of a GP surgery. Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 33 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	-	Key reason:	A public footpath runs through the Site, connecting the A5026 with residential areas to the north east and beyond. The proposed development could potentially reduce the function or capacity of the footpath. The proposed development would add additional traffic onto Moor Lane and a detailed Transport Assessment may be required for this.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 1km of a place of worship. Site is within 1km of a community centre. Site is within 500m of a designated historic asset. Site is within 500m of an existing area of open space. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be incorporated into the development to help preserve its function and capacity, and to help provide residents with pedestrian access to the service centre. A Transport Assessment may be necessary due to potential traffic impacts of this site on Moor Lane and the Moor Lane / Holway Road junction.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes adjacent to the A5028, which would be likely to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			

			Mitigation:	Green infrastructure on the Site's southern perimeter (i.e. that which is adjacent to the A5026), including hedgerow and trees, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along the southern perimeter, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	O	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity or access to employment.	O	N/A	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. 100m south of the Site is Coed Saith-aelwyd & The Grange LWS. 350m south east of the Site is Halkyn Common & Holywell Grasslands SSSI, which is also coincident with Halkyn Mountain SAC. The proposed development could potentially affect protected species, breeding birds, as it contains existing structures.	-	S-MT	H
			Other info:	Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species. Careful consideration should be given to the potential impacts of the construction and operation phases on the nearby biodiversity designations. Given the existing residential area between the Site and the SSSI and SAC, adverse impacts on these designations are unlikely to be significant.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield site and could potentially have a moderate effect on the local townscape and landscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation on the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	-	Key reason:	The Grade II Listed Building 'Holway House' is 195m south-west of the Site.	O	N/A	L
			Mitigation:	The Holway House heritage asset is surrounded by dense vegetation in an urban area. Adverse impacts as a result of the proposed development on the setting of this asset would be likely to be minor. The incorporation of green infrastructure into the development, as recommended for Objectives 10 and 11, would help to ensure the Site makes a positive contribution to the local character and adverse impacts on this heritage asset are avoided.			

13	Water resources	-	Key reason:	Delineating the Site's western and northern perimeters is a small watercourse. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site is in an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small, in the north east corner, and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3b ALC soils (not BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.		S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	++	Key reason:	Site is within 1km of Ysgol Gwenffrwd County Primary School, a Welsh medium school.	++	S-LT	L
Cumulative and synergistic effects: Site is one of two sites being considered for Holway, which cumulatively would deliver 198 new homes to the settlement. This would be a relatively large increase in the size of the village and could potentially result in a discernible increase in local congestion as well as an increase in pressure on the capacity of local services such as the							

community centre. Rates of Welsh speaking are approximately 17% in the area. These rates are unlikely to be significantly diluted as a result of both sites either alone or in-combination, particularly due to the good access to a Welsh-medium primary school.

Site Name and Ref:	HOL024-AS Land to North of A5026 / West of Ffordd Beuno, Holway	**Existing Land-use:**	Greenfield
Site Location:	Holywell	**Proposed Use:**	Residential
Site Area:	5.5ha	**Proposed No. Dwellings:**	165

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	+	Key reason:	Site is located within 1km of Ysgol Bro Carmel (primary school), for which there are no known capacity issues.	+	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4 km of a GP surgery. Site is located within 1 km of a play area or sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 165 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	The Site's northern and eastern perimeters are delineated by a public track. The proposed development could potentially impact the PRoW's function and capacity.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 1km of a local or key service centre. Site is within 1km of a place of worship. Site is within 1km of a community centre. Site is within 500m of a designated historic asset. Site is within 500m of an existing area of open space. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be incorporated into the development to help preserve its function and capacity, and to help provide residents with pedestrian access to the service centre.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes adjacent to the A5028, which would be likely to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			

			Mitigation:	Green infrastructure should be incorporated into the development, particularly along the southern perimeter, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	O	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity or access to employment.	O	N/A	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. 150m south of the Site is Coed Saith-aelwyd & The Grange LWS. The proposed development could potentially affect protected species, breeding birds, as it contains existing structures. The proposed development could potentially affect priority or protected species, such as breeding birds, as it is agricultural. The proposed development would also reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping stone capacity for the wider network. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species. Careful consideration should be given to the potential impacts of the construction and operation phases on the nearby biodiversity designations. Given the existing residential area between the Site and the SSSI and SAC, adverse impacts on these designations are unlikely to be significant.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a large greenfield site and would be likely to have a moderate effect on the landscape and townscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation on the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	-	Key reason:	The Grade II Listed Building 'Holway House' is 150m south-west of the Site.	O	N/A	L
			Mitigation:	The Holway House heritage asset is surrounded by dense vegetation in an urban area. Adverse impacts as a result of the proposed development on the setting of this asset would be likely to be minor. The incorporation of green infrastructure into the development, as recommended for Objectives 10 and 11, would help to ensure the Site makes a positive contribution to the local character and adverse impacts on this heritage asset are avoided.			

13	Water resources	-	Key reason:	Delineating the Site's western and northern perimeters is a small watercourse. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site is in an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3b ALC soils (not BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of Ysgol Bro Carmel, which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects:							

Site is one of two sites being considered for Holway, which cumulatively would deliver 198 new homes to the settlement. This would be a relatively large increase in the size of the village and could potentially result in a discernible increase in local congestion as well as an increase in pressure on the capacity of local services such as the community centre. Rates of Welsh speaking are approximately 20.7% in the area (Whitford). These rates are unlikely to be significantly diluted as a result of both sites either alone or in-combination, particularly due to the good access to a Welsh-medium primary school.

Site Name and Ref:	MOL047 & 046 Land South of Gwernaffield Road	**Existing Land-use:**	Greenfield
Site Location:	Mold	**Proposed Use:**	Residential
Site Area:	15.4ha	**Proposed No. Dwellings:**	462

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	+	Key reason:	Site is located within 1km of Ysgol Bryn Gwalia (primary school), which although under some capacity pressure is not currently full.	+	M-LT	M
3	Health	++	Key reason:	Site is within 1km of a GP surgery.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is located within 1 km of a play area or sports facility. Site is a housing site in proximity to an existing community The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 462 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	+	Key reason:	Site is located within 500m of the countryside or open coast. Site is located within 1km of a designated nature conservation site. Site is within 1km of a bus stop. Site is within 1km of a leisure facility. Site is within 500m of a designated historic asset. Site is within 500m of an existing area of open space. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.	+	M-LT	H
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++		M

			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.		S - LT	
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority or protected species, such as breeding birds and bats, as the Site is agricultural and contains existing structures. The proposed development would reduce habitat connectivity by increasing distances between habitats or agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible, particularly the stands of mature trees and hedgerow. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping stone capacity in the wider network. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species.			
11	Landscape / Townscape	--	Key reason:	The proposed development would result in the loss of a large greenfield Site that adjoins the western edge of a ribbon of development along Gwernaffield Road. It extends out into the countryside so is mostly detached from the existing built form. The proposed development would therefore be likely to result in a major adverse effect on the local character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Existing green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation on the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	-	Key reason:	250m west of the Site is the Grade II Listed Building 'Alleluia Monument'. 290m north-west of the Site is the 'Rhual-Isaf Round Barrow' Scheduled Monument. 275m east of the Site is the Mold Conservation Area. The proposed development would situate 462 new homes onto a greenfield Site and would be expected to adversely impact the setting of these heritage assets.	-	N/A	L
			Other info:	The Scheduled Monument provides evidence of prehistoric burial and ritual practices with significant archaeological potential in the area.			
			Mitigation:	Views of the Site are limited from each heritage asset due to the lay of the land and the presence of screening vegetation. Any impacts on setting would be expected to be minor. Green infrastructure and vernacular architecture should be incorporated into the development, as recommended for Objectives 10 and 11, to help ensure that the Site makes a positive contribution to the local character and is in-keeping with the existing setting.			

13	Water resources	O	Key reason:	No water bodies within 100 m of the site.	O	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
14	Flood risk	-	Key reason:	Site is in an area of medium surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	O	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	A small portion of land in the centre of the Site is considered to be at a medium risk of surface water flooding. It is considered to be likely that through a careful layout, the proposed development could avoid this flood risk. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 2 ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	++	Key reason:	Site is within 2km of Ysgol Maes Garmon, a Welsh medium secondary school.	++	S-LT	L
Cumulative and synergistic effects: A total of four sites are being considered in the northern region of the settlement of Mold. Should they all be allocated in the LDP, they would deliver a total of 890 homes here. This would be a relatively large increase in the number of homes and residents and would be likely to result in a discernible increase in local congestion. There would also be an increase in pressure on the capacity of local services such as greenspaces and doctor's surgeries, particular in the north of the town.							

Rates of Welsh speaking in Mold are some of the highest in the County, with approximately 16.6% of those in Mold West speaking Welsh. Should one or all of the sites be allocated in the LDP, the development delivered in the town would be likely to dilute rates of Welsh speaking to some extent and contribute towards a growing demand for Welsh-medium education.

Site Name and Ref:	MOL017 County Hall	**Existing Land-use:**	Brownfield & Greenfield
Site Location:	Mold	**Proposed Use:**	Residential
Site Area:	3.5ha	**Proposed No. Dwellings:**	100

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	O	Key reason:	Site is unlikely to have a discernible effect on participation or attainment in education.	O	M-LT	M
3	Health	+	Key reason:	Site is within 1 -4 km of a GP surgery. Site is located within 1 km of a play area or sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 100 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	++	Key reason:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 500m of a designated historic asset.	++	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling. Site is within 1km of a local or key service centre. Site is within 1km of a place of worship, town or village hall. Site is within 1km of a cultural or leisure facility. Site is within 500 m of an existing area of open space.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes adjacent to the A5028, which would be likely to be a source of noise, air and light pollution. The site is currently occupied by a nationally important and renowned theatre, Theatr Clwyd, and the proposed development would be expected to result in the loss of this important community asset.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	The proposal should show how the theatre would be replaced, including its complementary uses such as restaurant, hotel and leisure.			

				Green infrastructure on the Site's southern perimeter (i.e. that which is adjacent to the A5026), including hedgerow and trees, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along the southern perimeter, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	200m west of the Site is the Coed Ffoulkes LWS. The proposed development could potentially impact on this sensitive designation. It could also result in the loss of trees and grassland within the Site, that currently provide connectivity between habitats.	-	S-MT	H
			Other info:	Site is at low risk of affecting protected or priority species. Site is on brownfield land. The extent of green infrastructure proposed is unknown at this stage – a limited amount is assumed.			
			Mitigation:	Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible, particularly the stands of mature trees and hedgerow. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping stone capacity in the wider network. Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species, including within the watercourse adjacent to the Site's eastern perimeter connected to Black Brook.			
11	Landscape / Townscape	O	Key reason:	The Site is predominantly brownfield. Overall, the proposed development would be unlikely to adversely impact the local landscape or townscape. It could potentially be an opportunity to enhance the site's contribution to the local character.	+	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape. The incorporation of high quality and plentiful green infrastructure through the development, including delineating the perimeter, would help to ensure it makes a positive contribution towards the local landscape character.			
12	Heritage	--	Key reason:	The Grade II Listed Building 'Llwynegrin County Civic Centre', and the Grade II Listed Building 'Lodge to Llwynegrin' are both situated within the Site. Whilst these heritage assets would not be expected to be lost due to the proposed development, it is likely that their setting would be significantly altered as a result of the construction and occupation of 100 new homes within the Site.	--	N/A	L
			Other info:	The Grade II Listed Building 'Broadway' is 80m east of the Site. The Grade II Listed Building 'Bryn-Yr-Haul' is 170m east of the Site.			

			Mitigation:	A considerate design incorporating vernacular architecture should be employed in the development. Green infrastructure should be incorporated throughout the development, including in locations that would help to screen development from the Listed Buildings. This would help to mitigate the impact of development on the setting of these sensitive heritage assets.			
13	Water resources	-	Key reason:	Adjacent to the Site's eastern perimeter is a small watercourse connected to Black Brook, which lies just south of the Site. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site is in an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	The area of land within the Site considered to be at a medium – high risk of surface water flooding is relatively small and could potentially be avoided through a careful layout of development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development is predominantly brownfield and would make a mostly efficient use of land. The construction and operation phases would be likely to increases demand and use of raw materials.	O	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			

18	Welsh Language	++	Key reason:	Site is within 2km of Ysgol Maes Garmon, a Welsh medium secondary school.	++	S-LT	L
Cumulative and synergistic effects: A total of four sites are being considered in the northern region of the settlement of Mold. Should they all be allocated in the LDP, they would deliver a total of 890 homes here. This would be a relatively large increase in the number of homes and residents and would be likely to result in a discernible increase in local congestion. There would also be an increase in pressure on the capacity of local services such as greenspaces and doctor's surgeries, particular in the north of the town. Rates of Welsh speaking in Mold are some of the highest in the County, with approximately 17.7% of those in Mold East speaking Welsh. Should one or all of the sites be allocated in the LDP, the development delivered in the town would be likely to dilute rates of Welsh speaking to some extent and contribute towards a growing demand for Welsh-medium education.							

Site Name and Ref:	BROU001 Bretton Road	**Existing Land-use:**	Greenfield
Site Location:	Bretton	**Proposed Use:**	Residential
Site Area:	4.9ha	**Proposed No. Dwellings:**	147

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is a greenfield site within an area of moderate crime (IMD 20-50% most deprived for 'community safety').	-	M-LT	L
2	Education	+	Key reason:	Site is located within 1km of Broughton Primary School, for which there are no known capacity issues.	+	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site is located within 1km of a play area or sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 147 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	There are concerns about the impacts of development here on traffic at Junction 36a of the nearby A55.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling. Site is within 1km of a local or key service centre. Site is within 1km of a place of worship. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space. Site is within 1km of a designated historic asset.			

			Mitigation:	A Transport Assessment may be needed for the site, or some other form of study, to ensure that Junction 36a can accommodate the potential increase in traffic.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents to land adjacent to the A55, which would be expected to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure should be incorporated into the development, particularly along the perimeter adjacent with the A55, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1 - 4 km away from key employment area.	+	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority species, such as breeding bird or bats, as it is agricultural and contains existing structures. The proposed development would reduce habitat connectivity by increasing the distance between habitats and agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site, including of the nearby water bodies, should be conducted prior to development to establish the potential for the Site to be supporting priority species. Green infrastructure should be incorporated into the development to help preserve the stepping stone and wildlife corridor capacity of the Site. Green infrastructure currently existing within the Site, including mature trees and hedgerow as well as that which delineates the Site perimeter, should be preserved as much as possible. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site.			
11	Landscape / Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. This could potentially have a moderate adverse impact on the local landscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			

12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	Bretton Road delineates the Site's northern perimeter. On the opposing side of Bretton Road, a small stream runs adjacent. The Site is within the groundwater Source Protection Zone 3.	-	S-LT	L
			Mitigation:	Careful consideration should be given to the potential impacts of development on the quality of the nearby stream with contamination avoided. Pollution prevention measures may need to be incorporated into the development to ensure pollution of groundwater source is avoided.			
14	Flood risk	-	Key reason:	Site is in an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	Land at high risk of surface water flooding could likely be avoided by the development through a careful layout. Flood Consequences Assessments of the Site should be prepared due to its size and the local flood risk. SuDS should be incorporated into the development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of Broughton Primary School, which has Welsh language on the curriculum.	+	S-LT	L

Cumulative and synergistic effects:
This site is situated on the south-eastern perimeter of Bretton, which is adjacent to Brougton. On the south-west perimeter of Brougton is the large mixed-use site BROU11. Both sites in-combination would deliver 480 new homes to the general area, which would result in a relatively large increase in the amount of homes and residents in Bretton and Broughton. This could potentially result in a discernible increase in local congestion, as well as pressure on the capacity of services and amenities.
Rates of Welsh speaking in the area are no more than 8.5%. It is unlikely that these rates would be diluted by either site or both in-combination. However, they would both be likely to contribute towards a growing demand for Welsh-medium education in the local area.

Site Name and Ref:	GRE002 Tan Y Felin	**Existing Land-use:**	Greenfield
Site Location:	Greenfield	**Proposed Use:**	Residential
Site Area:	10ha	**Proposed No. Dwellings:**	184

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is a greenfield site within an area of moderate crime (IMD 20-50% most deprived for 'community safety').	-	N/A	L
2	Education	+	Key reason:	Site is located within 1km of Ysgol Maesglas (primary school). Site is located within 2 km of Ysgol Treffynnon (secondary school). There are no known capacity issues at either school.	+	M-LT	M
3	Health	++	Key reason:	The Site achieves positive impacts on the Health objective in an area of high health deprivation (IMD <20% most deprived for 'health and disability').	++	ST	M
			Other info:	Site is within 1 - 4km of a GP surgery. Site is located within 1km of a play/sports facility. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 184 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	A public footpath crosses the southern portion of the Site. The proposed development could potentially reduce the PRoW's function or capacity. The site is considered to have somewhat limited access to necessary services and facilities.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 1km of a place of worship. Site is within 1km of a sport / recreation centre. Site is within 500m of a designated historic asset. Site is within 500 m of an existing area of open space.			
			Mitigation:	The capacity and functioning of the PRoW should be preserved to help provide pedestrian access to the local centre.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H

7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	O	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity or access to employment.	O	N/A	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	--	Key reason:	Adjacent to the Site's northern perimeter, and partially within the Site, is a stand of Ancient Woodland.	-	S-MT	H
			Other info:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. Coed Mawr and Coed Maes-Glas LWS is 100m east of the Site and Greenfield Valley Wood and Pools is 200m south-east. The proposed development could potentially affect priority or protected species, such as breeding birds or bats, as it contains existing structures and agricultural land as well as woodland. The proposed development would reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions.			
			Mitigation:	Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species, including for the watercourse adjacent to the Site's north-western perimeter and slightly within the Site. Ancient Woodland adjacent to and within the Site's perimeter should be protected from harm during and after development. Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping stone capacity in the wider network.			
11	Landscape / Townscape	--	Key reason:	The proposed development would result in the loss of a greenfield site and could potentially have a major adverse impact on the local landscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Existing green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation on the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	-	Key reason:	Approximately 250m south east of the Site are two components of the 'Greenfield Valley Mills' Scheduled Monument.	O	N/A	L
			Mitigation:	Each component of the SM is situated behind residential properties. Given the lay of the land, the distance between the heritage assets and existing screening vegetation, as well as the existing built form, between the Site and the SM it is highly unlikely that the proposed development would adversely impact their setting significantly. To help ensure this is the case, vernacular architecture and an attractive design should be employed within the development to help ensure it is in-keeping with, and makes a positive contribution towards, the setting.			

13	Water resources	-	Key reason:	There are water bodies within the site. Site is adjacent to a water body. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site is in an area of medium surface water flood risk.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	Largely coincident with the small watercourse and Ancient Woodland is an area of medium surface water flood risk. It is likely that the proposed development could avoid land at risk of flooding, particularly as this would also avoid direct loss of woodland. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	--	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 1 and Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of Ysgol Maesglas (primary school) and within 2 km of Ysgol Treffynnon (secondary school), each with Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects:							

This is the only site being considered in the settlement of Greenfield and cumulative effects within the settlement would therefore not be expected. Local rates of Welsh speaking are approximately 11.3%.

Site Name and Ref:	HCAC025 Pool House, Denbigh Road / West of Beechwood Close	**Existing Land-use:**	Greenfield
Site Location:	Hope	**Proposed Use:**	Residential
Site Area:	1.2ha	**Proposed No. Dwellings:**	36

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	++	Key reason:	Site is located within 1km of Castell Alun High School, for which there are no known capacity issues.	++	M-LT	M
			Other info:	Site is located within 1km of Ysgol Estyn Community School, for which there are no known capacity issues.			
3	Health	++	Key reason:	Site is within 1km of a GP surgery. Site is located within 500 m of a play/sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 36 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	-	Key reason:	Crossing the Site from north to south, connecting Huxleys Lane with Pigeon House Land, is a footpath. The proposed development could potentially reduce the PRoW's function or capacity. Access into the site via a public highway is somewhat limited.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is within 500m of a bus stop. Site is within 1km of a place of worship. Site is within 1km of a cultural/ leisure facility. Site is within 500m of a designated historic asset. Site is within 500m of an existing area of open space. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The capacity and functioning of the PRoW should be preserved to help provide pedestrian access to the local centre. A Transport Assessment may be required for the site to ensure site users are able to access the site, and leave the site, via public highways.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H

7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	O	Key reason:	Site is unlikely to have a discernible effect on the variety of employment opportunity or access to employment.	O	N/A	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed development could potentially affect priority or protected species, such as breeding birds or bats, as it is agricultural and contains existing structures. The proposed development would reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions. Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys should be finalised prior to development to determine the potential for impacts on protected species. Green infrastructure and structures currently within and delineating the Site should be conserved as much as possible. This should be supported by additional green infrastructure being incorporated into the development to help protect and potentially enhance the Site's biodiversity value and to preserve its wildlife corridor and stepping stone capacity in the wider network.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield site and could potentially have a moderate adverse effect on the local landscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Existing green infrastructure should be incorporated within the development, particularly the trees and hedgerow delineating the Site perimeter, to help ensure the Site makes a positive contribution to the local landscape and townscape character. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	--	Key reason:	Along the eastern edge within the Site is 'Wat's Dyke: Section N of Carlton Grange' Scheduled Monument. 75m south of the Site is 'Wats Dyke: Section N of Bryn Estyn' Scheduled Monument and 215m north is 'Wat's Dyke: Two sections between Clawdd Offa & Pigeon House Farm' Scheduled Monument.	--	N/A	L
			Other info:	Site is greenfield and within an area of some archaeological potential. Site is within 300 m of a Scheduled Monument.			
			Mitigation:	Direct harm to the Scheduled Monument should be avoided during development. Green infrastructure and vernacular architecture should be incorporated so as the proposed development is in-keeping with the existing setting as much as possible.			
13	Water resources	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone.	O	S-LT	L
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			

			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of Castell Alun High School, which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: This is the only settlement being considered in Hope. Cumulative effects within the settlement would therefore not be expected. Local rates of Welsh speaking are approximately 14.4%.							

Site Name and Ref:	CAE006 North of Summerhill Farm	**Existing Land-use:**	Greenfield
Site Location:	Caerwys	**Proposed Use:**	Residential
Site Area:	1.2ha	**Proposed No. Dwellings:**	36

Note: Existing permission/ UDP allocation (ref. 052169) needs to be delivered before any extension to site.

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	++	Key reason:	Site is located within 500m of Ysgol Yr Esgob C in W (primary school), for which there are no known capacity issues.	++	M-LT	M
3	Health	+	Key reason:	Site is located within 500m of a play area or sports facility. Site is unlikely to have a discernible effect on access to GP surgeries.	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 36 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	++	Key reason:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 500m of a place of worship. Site is within 500m of a designated historic asset.	++	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling. Site is within 1km of a local or key service centre. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8		+	Key reason:	Site is located 1 - 4 km away from key employment area.	+		M

	Employment		Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.		S - LT	
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. 280m south-west of the Site is the Coed Maes-mynan RIG, a glacial and fluvial landform. The proposed development could potentially affect priority species, such as breeding birds or bats, as the Site is agricultural and contains existing structures. development of the Site would reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Careful consideration should be given to the potential impacts of construction on the nearby RIG. Appropriate ecological surveys of the Site, including of the nearby water bodies, should be conducted prior to development to establish the potential for the Site to be supporting priority species. Green infrastructure should be incorporated into the development to help preserve the stepping stone and wildlife corridor capacity of the Site. Green infrastructure currently existing within the Site, including mature trees and hedgerow as well as that which delineates the Site perimeter, should be preserved as much as possible. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site.			
11	Landscape / Townscape	-	Key reason:	Site would result in the loss of a large greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially have a moderate adverse effect on local landscape and townscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	-	Key reason:	120m south of the Site is Caerwys Conservation Area. Several Listed Buildings are within 150-250m south of the Site, including: • Grade II* Listed Building 'Old Court'; • Grade II Listed Building '2 North Street, Caerwys'; • Grade II Listed Building '1 North Street, Caerwys'; • Grade II Listed Building 'Caerwys Pinfold'; and	-	N/A	L

				• Grade II Listed Building 'Berwyn Cottage'. The Site is also considered by the Council to be of archaeological interest.			
			Mitigation:	A heritage impact assessment of the proposed development may be required to determine the extent of impacts on the setting of sensitive heritage assets to the South. Screening vegetation should be used along the Site's southern perimeter, in addition to green infrastructure throughout the development. A considerate design and vernacular architecture would help to ensure the Site makes a positive contribution to the local character and adverse impacts on the setting of the Conservation Area or Listed Buildings are kept to a minimum. An archaeological study would be likely to be needed for this proposal prior to development proceeding.			
13	Water resources	O	Key reason:	No water bodies within 100m of the site. Site is not within a groundwater Source Protection Zone.	O	S-LT	L
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 2 ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of Ysgol Yr Esgob C in W (primary school), which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects :							

This is the only site being considered in Caerwys. Cumulative effects are therefore not expected. Local rate of Welsh speaking is approximately 20.3%.

Site Name and Ref:	BUC030/037 Chester Road / Bannel Lane	**Existing Land-use:**	Greenfield
Site Location:	Buckley	**Proposed Use:**	Residential
Site Area:	4.3ha	**Proposed No. Dwellings:**	129

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	-	Key reason:	Site is a greenfield site within an area of moderate crime (IMD 20-50% most deprived for 'community safety').	-	M-LT	M
2	Education	+	Key reason:	Site is located within 1km of Drury Primary School. Site is located within 2km of Elfed High School. Both schools, although under some capacity pressure, are not currently full.	+	M-LT	M
3	Health	++	Key reason:	Site is located within 500m of a play area or sports facility.	++	ST	M
			Other info:	Site is within 1 - 4km of a GP surgery. Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 129 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	A public footpath runs from the southern to the eastern perimeter of the Site, entering off Bannel Lane. The proposed development would be expected to adversely impact the capacity or functioning of this PRoW, potentially requiring it to be rerouted.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is within 500m of a bus stop. Site is within 500m of a place of worship. Site is within 1km of a local or key service centre. Site is within 1km of a sport centre. Site is within 500m of a designated historic asset (see IIA Objective 10). As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The capacity and functioning of the PRoW should be preserved to help provide pedestrian access to the local centre.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes adjacent to the A549, which would be likely to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			

			Mitigation:	Green infrastructure on the Site's northern perimeter (i.e. that which is adjacent to the A549), including the hedgerow, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along the northern perimeter, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The Site is within 500m of an SGI / LGS (not adjacent) - local geological designation. On the opposing side of the A549, within a few metres of the Site, is Buckley Claypits and Commons SSSI, as well as Deeside and Buckley Newts Sites SAC. The proposed development could potentially affect priority or protected species on-Site, such as breeding birds, as the Site is partly agricultural. The proposed development could reduce habitat connectivity by increasing distances between habitats in a north-south direction, although this effect may be mitigated to some extent by the existing presence of woodland east of the Site.	-	S-MT	H
			Other info:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.			
			Mitigation:	Appropriate ecological surveys of the Site should be conducted prior to development, including to establish the potential for the Site to be supporting priority species or habitats including Great Crested Newts from the nearby SAC. The proposed development will increase the distance between habitats in the SAC, which also coincides with a SSSI designation, from habitats south of the Site and south of Buckley. Green infrastructure should be incorporated into the development to help preserve the stepping stone and wildlife corridor capacity of the Site. Existing mature trees and hedgerow currently within the Site should be preserved. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the SAC and SSSI where possible.			
11	Landscape / Townscape	--	Key reason:	The proposed development could potentially have a major adverse impact on the character of the local landscape and townscape. Whilst the Site has existing built form on most sides, the land rises up and is prominent in the local landscape.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. Site would result in the loss of a greenfield site or other local landscape feature. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation on the Site's perimeter.. Considerate design with vernacular architecture should be adopted within the design, in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	H

13	Water resources	-	Key reason:	Site is within 100m of a water body, but non-adjacent or within the site. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	O	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody.			
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	N/A	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S-LT	M
			Other info:	Site located within 1km of sustainable transport opportunities. Site located within 1km of jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3b ALC soils (i.e. not BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of a primary school and within 2km of a secondary school, both with Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: The Site is one of two sites being considered in Buckley, both on opposite sides of the Town and which propose a combined total of 288 new homes. Cumulatively, both sites would result in a relatively minor increase in the local population, which in the 2011 Census was recorded as being 15,665, and therefore significant cumulative effects are considered to be unlikely. Rates of Welsh speaking in Buckley are some of the lowest in the County, approximately 9.3% in the Buckley Bistre East Ward, and it is unlikely that these rates would be discernibly diluted should one or both the sites be allocated in the LDP, although they may it contribute towards a growing demand for Welsh-medium education in the area.							

Site Name and Ref:	DRU001 Bank Lane Holding (Land west of Bank Lane)	**Existing Land-use:**	Greenfield
Site Location:	Drury & Burntwood	**Proposed Use:**	Residential
Site Area:	1.78ha	**Proposed No. Dwellings:**	53

Note: Site is inside settlement boundary. Present undetermined outline planning application (ref. 058489) for the demolition of No. 81 Drury Lane and construction of up to 66 dwellings.

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	L
2	Education	++	Key reason:	Site is located within 500m Drury Primary School and is located within 2km of a Flint High School. There are no known capacity issues at either school.	++	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
			Recommendation:	Open space and GI should be incorporated into the development to provide residents with good access to semi-natural habitats and to provide space for outdoor recreation, exercise and socialising.			
4	Housing	+	Key reason:	Site provides 53 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	-	Key reason:	Running adjacent to the Site's eastern perimeter is a public footpath. The proposed development could potentially reduce the function or capacity of the PRoW. There are existing concerns about the access into the Site.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 1km of a local or key service centre. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space. Site is within 1km of a designated historic asset. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be protected from development to help preserve its function and capacity and to help ensure residents can walk to local services.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H

7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1- 4 km away from key employment area.	+	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage – a limited amount if assumed. Buckley Claypits and Commons SSSI, and Deeside and Buckley New Sites SAC, are 400m north west of the site as well as 450m south west. The proposed development could potentially affect priority species as it is currently containing species rich hedgerow and long grasses.	-	S-MT	H
			Other info:	Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Appropriate ecological surveys of the Site, including of the nearby water bodies, should be conducted prior to development to establish the potential for the Site to be supporting priority species. Green infrastructure currently existing within the Site, including mature trees and hedgerow as well as that which delineates the Site perimeter, should be preserved as much as possible. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site.			
11	Landscape / Townscape	-	Key reason:	Site would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially have a moderate adverse impact on the local landscape and townscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone	O	S-LT	L
14	Flood risk	O	Key reason:	Site is in an area of low surface water flood risk. Site is within Flood Zone A - low risk.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			

			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m Drury Primary School and is located within 2km of a Flint High School, both of which have Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: Site is one of three sites being considered for Drury, which combined would deliver 260 new homes to the settlement. This would constitute a relatively large increase in the number of homes and residents in relation to existing levels and could potentially result in a discernible increase in local congestion rates as well as pressure on the capacity of local services and amenities. Rates of Welsh speaking in the local Buckley Pentrobin area are approximately 10.9% and these are unlikely to be diluted by one or all of the sites being developed. However, they would each be likely to contribute, to some extent, towards a growing demand for Welsh-medium education in the local area.							

Site Name and Ref:	DRU009 Woodside Cottage, Bank Lane	**Existing Land-use:**	Greenfield
Site Location:	Drury & Burntwood	**Proposed Use:**	Residential
Site Area:	0.5ha	**Proposed No. Dwellings:**	15

Note: Present planning application and within settlement boundary – subject of appeal. If allowed on appeal then modest allocation.

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	+	Key reason:	Site is located within 1km Drury Primary School and is located within 2km of a Flint High School. There are no known capacity issues at either school.	+	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
			Recommendation:	Open space and GI should be incorporated into the development to provide residents with good access to semi-natural habitats and to provide space for outdoor recreation, exercise and socialising.			
4	Housing	+	Key reason:	Site provides 15 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	++	Key reason:	Site is located within 500m of the countryside or open coast. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop.	++	M-LT	H
			Other info:	Site is within 1km of a local or key service centre. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space. Site is within 1km of a designated historic asset. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1- 4 km away from key employment area.	+	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L

10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage – a limited amount if assumed. Buckley Claypits and Commons SSSI, and Deeside and Buckley New Sites SAC, are 125m north west of the Site. The proposed development could potentially affect priority species, such as breeding birds, as it is agricultural and contains existing structures along the perimeter.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site, including of the nearby water bodies, should be conducted prior to development to establish the potential for the Site to be supporting priority species. Green infrastructure currently existing within the Site, including mature trees and hedgerow as well as that which delineates the Site perimeter, should be preserved as much as possible. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site.			
11	Landscape / Townscape	-	Key reason:	Potential to have a moderate effect on townscape character. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone.	O	S-LT	L
14	Flood risk	-	Key reason:	A small area in the north west of the Site is at a medium risk of surface water flooding.	O	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	It is considered to be likely that the land at medium risk of surface water flood risk could be avoided. A Flood Consequences Assessment should be prepared for the Site and the use of SuDS considered. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			

			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km Drury Primary School and is located within 2km of a Flint High School, both of which have Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: Site is one of three sites being considered for Drury, which combined would deliver 260 new homes to the settlement. This would constitute a relatively large increase in the number of homes and residents in relation to existing levels and could potentially result in a discernible increase in local congestion rates as well as pressure on the capacity of local services and amenities. Rates of Welsh speaking in the local Buckley Pentrobin area are approximately 10.9% and these are unlikely to be diluted by one or all of the sites being developed. However, they would each be likely to contribute, to some extent, towards a growing demand for Welsh-medium education in the local area.							

Site Name and Ref:	LEE004 Land Side / Rear Wesley Methodist Church, King Street	**Existing Land-use:**	Greenfield
Site Location:	Leeswood	**Proposed Use:**	Residential
Site Area:	1.4ha	**Proposed No. Dwellings:**	42

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	++	Key reason:	Site is located within 500m of Yesgol Derwenfa Cp (primary school) for which there are no known capacity issues.	++	M-LT	M
3	Health	++	Key reason:	Site is within 1km of a GP surgery. Site is located within 500m of a play area or sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 42 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	+	Key reason:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 500m of a place of worship. Site is within 500m of a designated historic asset. There are some potential concerns about accessing the site from public highways.	+	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling. Site is within 1km of a local or key service centre. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1- 4 km away from key employment area.	+	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority species, such as bats, as it contains existing structures.	-	S-MT	H

				development would reduce habitat connectivity by increased distances between habitats and agricultural land in multiple directions.			
			Mitigation:	Appropriate ecological surveys of the Site, including of the water body adjacent to the Site's northern perimeter, should be conducted prior to development to establish the potential for the Site to be supporting priority species. Green infrastructure currently existing within the Site, including mature trees and hedgerow as well as that which delineates the Site perimeter, should be preserved as much as possible. This would help to preserve the wildlife corridor and stepping stone capacity the Site, and potentially enhance its biodiversity value. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site.			
11	Landscape / Townscape	-	Key reason:	Potential to have a moderate effect on townscape character. The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	0	Key reason:	Site is unlikely to have a significant impact on the historic environment.	0	N/A	L
13	Water resources	--	Key reason:	A small stream connected to the River Alyn runs adjacent to the Site's northern perimeter.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	0	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	0	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16		-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L

	Efficient & renewable energy		Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3b ALC soils (not BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of Yesgol Derwenfa Cp (primary school), which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: A total of two sites are being considered for development in Leeswood. Combined, these sites would deliver 58 new homes to the settlement. Leeswood is a relatively small settlement the addition of 58 new homes could potentially result in a minor but discernible increase in rates of congestion or pressure on the capacity of services and amenities. Rates of Welsh speaking in the local Leeswood area are approximately 15.7%. These rates are unlikely to be diluted by development at one or both sites, although this development would be likely to contribute towards a growing demand for access to Welsh-medium education in the local area.							

Site Name and Ref:	MOS002 Ffordd Pennant	**Existing Land-use:**	Greenfield
Site Location:	Mostyn	**Proposed Use:**	Residential
Site Area:	2.2ha	**Proposed No. Dwellings:**	66

Note: There are concerns about viability with the present UDP allocation / planning permission adjacent (ref 047951 for 73 dwellings) which has now expired.

IIA Objective Topics	Score	Supporting Information	Residual Score	Timing	Uncertainty

1	Crime	-	Key reason:	Site is a greenfield site within an area of moderate crime (IMD 20-50% most deprived for 'community safety').	-	M-LT	L
2	Education	++	Key reason:	Site is located within 500m of Bryn Pennant Cp (Primary School), for which there are no known capacity issues.	++	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site is located within 1km of a play area or sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 66 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	-	Key reason:	The site has somewhat limited access to services and facilities. There are existing concerns about access into the site via public highways given the insufficient road linkages. There is also very limited access via pedestrian linkages in the Site's current form.	-	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 500m of a designated historic asset. Site is within 1km of a place of worship. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space.			
			Mitigation:	It may be necessary to provide new access routes into the Site for cars, pedestrians and cyclists.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located within 1 - 4km of key employment area.	+	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority species, such as bats, as it contains existing structures. development would reduce habitat connectivity by increased distances between habitats and agricultural land in multiple directions.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site, including of the water body adjacent to the Site's northern perimeter, should be conducted prior to development to establish the potential for the Site to be supporting priority species. Green infrastructure currently existing within the Site, including mature trees and hedgerow as well as that which delineates the Site perimeter, should be preserved as much as possible. This would help to preserve the wildlife corridor and stepping stone capacity the Site, and potentially enhance its biodiversity value.			

				Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site.			
11	Landscape / Townscape	-	Key reason:	Site would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development would be likely to result in a moderate adverse effect on the local landscape and townscape character. Development here would constitute an extension of the built form and encroachment into the countryside.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	Running parallel to the Site's northern perimeter, within a few metres, is a small stream.	O	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This			

				should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3b ALC soils (not BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of Bryn Pennant Cp (Primary School), which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: This is the only site being considered in Mostyn and cumulative effects are therefore not expected. Rates of Welsh speaking, which are approximately 18.2% for the Mostyn Ward, are unlikely to be diluted by this single site of 66 homes.							

Site Name and Ref:	NEW003 Land Between Moorcroft and A494(T)	**Existing Land-use:**	Greenfield
Site Location:	New Brighton	**Proposed Use:**	Residential
Site Area:	3.22 ha	**Proposed No. Dwellings:**	96

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	++	Key reason:	Site is located within 1km of Argoed High School which has plenty of capacity.	++	M-LT	M
			Other info:	Site is within 1km of Ysgol Msynydd Isa Primary School, which at the time of writing has one spare place.			
3	Health	+	Key reason:	Site is within 1 -4km of a GP surgery. Site is located within 1km of a play area or sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 96 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
5	Access	+	Key reason:	Site is located within 500m of the countryside. Site is within 500m of a bus stop. Site is within 500m of a local or key service centre. Site is within 500m of a place of worship. Site is within 1km of a social centre. Site is within 500m of an existing area of open space, and there are no known capacity issues. Site is within 1km of a designated historic asset.	+	M-LT	L
			Other info:	Many of the new residents at this location will be likely to be relying on services and facilities in Bryn-y-Baal and Mynydd Isa. Site is assessed as having minor negative effects on designated nature conservation sites. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	Green infrastructure should be incorporated into the development to provide wildlife corridors and stepping stones that help to preserve the habitat and connectivity value of the Site. Mature trees and hedgerow existing within the Site perimeter should be preserved and enhanced by additional planting.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes adjacent to the A494, which would be likely to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure on the Site's eastern perimeter (i.e. that which is adjacent to the A494), including trees and hedgerow, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along the eastern perimeter, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity rate or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located within 1 - 4km of key employment area.	+	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The proposed development could potentially affect priority or protected species, such as breeding birds, as the Site is agricultural. The proposed development would reduce habitat connectivity by increasing distances between habitats and agricultural areas in a north-south direction. The Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.	-	S-MT	H
			Mitigation:	Green infrastructure should be incorporated into the development to provide wildlife corridors and stepping stones that help to preserve the habitat and connectivity value of the Site. Appropriate ecological surveys should be conducted prior to development to establish the presence of Priority species. Mature trees and hedgerow existing within the Site perimeter should be preserved and enhanced by additional planting.			

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield site. The proposed development could potentially have a moderate effect on the local landscape character.	O	S - LT	H
			Other info:	The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed on a large greenfield site (>0.4 ha). The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Vernacular architecture should be employed to help ensure the development is in-keeping with the existing townscape character to the west of the Site. Green infrastructure incorporated into the design would help to minimise adverse impacts on the local landscape character.			
12	Heritage	-	Key reason:	Site is within 300m of Wat's Dyke Scheduled Monument (Section N E of New Brighton).	O	S - LT	H
			Mitigation:	The Scheduled Monument relates to a dyke 60m north west of the Site, which historically provided a clear boundary between two adjacent landholdings, as well as the land around the dyke within which related evidence could potentially be found. Archaeological surveys could potentially be required to help ensure that below ground archaeology is not harmed as a result of the proposed development.			
13	Water resources	O	Key reason:	No water bodies within 100m of the site.	O	N/A	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
14	Flood risk	-	Key reason:	Site is in an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	-	S - LT	L
			Other info:	Site is within Flood Zone A - low risk. No water bodies within 100m of the site.			
			Mitigation:	Surface water flood risk is present in the north-eastern portion of the site as well as along the site's southern perimeter. It is likely that the development could be laid out in a manner which best avoids flood risk. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S- LT	M
			Other info:	Site located within 1km of sustainable transport opportunities.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16		-	Key reason:	The construction and operation phase of the proposed development has the potential to moderately increase energy demand.	-	S - LT	L

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
	Efficient & renewable energy		Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development would result in the loss of a large greenfield site (>0.4 ha) that contains ecologically valuable soils as well as Grade 3a ALC land (i.e. BMV). The construction and operation phases of the proposed development would be likely to cause a moderate increase in the demand and use of raw materials.	-	S - LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of a primary school and within 1km of a secondary school, both with Welsh language on the curriculum.	+	S - LT	L
Cumulative and synergistic effects: The Site is one of three sites being considered in New Brighton. The three sites propose a combined total of 155 new homes, which would constitute a relatively large increase in the number of dwellings in New Brighton. This could potentially lead to pressure being placed on the capacity of local roads and infrastructure, including the A494 and A5119 roundabout. Most new residents at these sites will be likely to be utilising services and facilities in Mold, Bryn-y-Baal and Mynydd Isa thereby limiting pressure on the limited services on offer in New Brighton. The two sites proposed for New Brighton would be likely to exacerbate the existing pressures placed on schools in the nearby Mynydd Isa should additional capacity not be provided. The rate of Welsh speaking in the local area is approximately 13.4% (New Brighton), and this could potentially be diluted further by all three sites in-combination. All three sites in-combination would also be likely to contribute towards a growing demand for Welsh-medium education.							

Site Name and Ref:	NEW001 Land East of Haven Green, A5119	**Existing Land-use:**	Greenfield
Site Location:	New Brighton	**Proposed Use:**	Residential
Site Area:	1.96 ha	**Proposed No. Dwellings:**	59

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	L
2	Education	++	Key reason:	Site is located within 1km of Argoed High School which has plenty of capacity.	++	M-LT	M
			Other info:	Site is within 1km of Ysgol Msynydd Isa Primary School, which at the time of writing only has one spare place.			
3	Health	+	Key reason:	Site is within 1 -4km of a GP surgery. Site is located within 1km of a sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 59 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	+	Key reason:	Site is located within 500m of the countryside. Site is within 500m of a bus stop. Site is within 500m of a local or key service centre. Site is within 500m of a place of worship. Site is within 1km of a sport / recreation centre. Site is within 500m of an existing area of open space, and there are no known capacity issues. Site is within 1km of a designated historic asset.	+	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling. Site is assessed as having minor negative effects on designated nature conservation sites. Site is assessed as having minor negative effects on designated historic assets.			
			Mitigation:	Green infrastructure should be incorporated into the development to provide wildlife corridors and stepping stones that help to preserve the habitat and connectivity value of the Site. Appropriate ecological surveys should be conducted prior to development to establish the presence of Priority species. Mature trees and hedgerow existing within the Site perimeter should be preserved and enhanced by additional planting.			
6		-	Key reason:	The proposed development would situate new residents adjacent to the A6119 and the A494, which would be likely to be sources of noise, air and light pollution.	-	M-LT	H

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
	Strong & cohesive communities		Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure on the Site's eastern and northern perimeters (i.e. those that are adjacent to the A494 and A5119), including trees and hedgerow, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along the northern and eastern perimeters, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	0	Key reason:	Site is unlikely to have a discernible impact on economic activity rate or economic diversification.	0	N/A	L
8	Employment	+	Key reason:	Site is located within 1 - 4km of key employment area.	+	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	0	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	0	N/A	L
10	Biodiversity	-	Key reason:	The proposed development could potentially affect priority or protected species, such as breeding birds, as it is agricultural. The proposed development would reduce habitat connectivity by increasing distances between habitats and agricultural areas in north - south direction.	-	S-MT	H
			Other info:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.			
			Mitigation:	Green infrastructure should be incorporated into the development to provide wildlife corridors and stepping stones that help to preserve the habitat and connectivity value of the Site. Appropriate ecological surveys should be conducted prior to development to establish the presence of Priority species. Mature trees and hedgerow existing within the Site perimeter should be preserved and enhanced by additional planting.			
11	Landscape / Townscape	-	Key reason:	The extent of green infrastructure proposed is unknown at this stage - a limited amount assumed on a large greenfield site (>0.4 ha). Site would result in the loss of a greenfield site or other local landscape feature. Potential to have a moderate effect on landscape character.	0	S - LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. Site would result in the redevelopment of a derelict urban brownfield site with opportunities to improve local character. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Vernacular architecture should be employed to help ensure the development is in-keeping with the existing townscape character to the west of the Site. Green infrastructure incorporated into the design would help to minimise adverse impacts on the local landscape character.			

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
12	Heritage	-	Key reason:	Site is within 300m of Wat's Dyke Scheduled Monument (Section N E of New Brighton).	O	S - LT	H
			Mitigation:	The Scheduled Monument is a dyke 60m north west of the Site, which historically provided a clear boundary between two adjacent landholdings, as well as the land around the dyke within which related evidence could potentially be found. Archaeological surveys could potentially be required to help ensure that below ground archaeology is not harmed as a result of the proposed development.			
13	Water resources	O	Key reason:	No water bodies within 100m of the site.	O	N/A	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	N/A	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S - LT	M
			Other info:	Site located within 1km of sustainable transport opportunities.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development have the potential to moderately increase energy demand.	-	S - LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	The proposed development would result in the loss of a large greenfield site (>0.4 ha) that contains some Grade 3a ALC land (i.e. BMV soils). The construction and operation phases of the proposed development would be likely to moderately increase demand and use of raw materials.	-	S - LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
18	Welsh Language	+	Key reason:	Site is located within 1km of a primary school and within 1km of a secondary school, both with Welsh language on the curriculum.	+	S - LT	L
Cumulative and synergistic effects: The Site is one of three sites being considered in New Brighton. The three sites propose a combined total of 155 new homes, which would constitute a relatively large increase in the number of dwellings in New Brighton. This could potentially lead to pressure being placed on the capacity of local roads and infrastructure, including the A494 and A5119 roundabout. Most new residents at these sites will be likely to be utilising services and facilities in Mold, Bryn-y-Baal and Mynydd Isa thereby limiting pressure on the limited services on offer in New Brighton. The two sites proposed for New Brighton would be likely to exacerbate the existing pressures placed on schools in the nearby Mynydd Isa should additional capacity not be provided. The rate of Welsh speaking in the local area of New Brighton is approximately 13.4%. This is unlikely to be diluted further by all three sites in-combination, although all three sites in-combination would be likely to contribute towards a growing demand for Welsh-medium education.							

Site Name and Ref:	BAG014 Former Canton Depot	**Existing Land-use:**	Brownfield
Site Location:	Bagillt	**Proposed Use:**	Residential
Site Area:	1.1ha	**Proposed No. Dwellings:**	33

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	+	Key reason:	Site is located within 1km of Ysgol Glan Aber (primary school) and within 2km of Ysgol Treffynnon (secondary school). There are no known capacity issues at either school.	+	M-LT	M
3	Health	+	Key reason:	Site is within 1 -4 km of a GP surgery. Site is located within 1 km of a play area or sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 33 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L

5	Access	-	Key reason:	Within the Site's redline is an existing public footpath. The proposed development could potentially reduce the capacity or function of this PRoW.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 1km of a local or key service centre. Site is within 1km of a place of worship. Site is within 1km of a cultural or leisure facility. Site is within 500m of a designated historic asset. Site is within 500m of an existing area of open space. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be incorporated into the development to help preserve its function and capacity and to help ensure residents can walk to local services.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1km of key employment area.	++	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	50m north-west of the Site is Glan-y-Don LWS. 450m north-east of the Site is Dee Estuary SSSI, SAC & SPA.	-	S-MT	H
			Other info:	Site is at low risk of affecting protected or priority species. Site is unlikely to affect habitat connectivity significantly. Site is on brownfield land. The extent of green infrastructure proposed is unknown at this stage - brownfield site.			
			Mitigation:	Careful consideration should be given to the potential impacts on nearby designations. As the Site is currently brownfield, it is unlikely that the proposed use would result in a major impact or result in the loss of functionally linked land. However, small waterways are in proximity to the Site, which are likely linked to the nearby SAC/SPA designation. An appropriate plan should be in place during construction to ensure contamination of nearby waters is avoided.			
11	Landscape / Townscape	O	Key reason:	The proposed development could potentially be an opportunity to enhance the Site's contribution to the local character, as it is brownfield.	+	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure and vernacular architecture should be incorporate into the development to help ensure it is in-keeping with the local character.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	A small brook runs adjacent to the Site's southern perimeter. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L

			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of construction on local water quality. Contamination of nearby waters should be avoided and the local water table should remain unaltered.			
14	Flood risk	--	Key reason:	Large area of site is within Flood Zone C1 - high flood risk but served by significant infrastructure, including flood defences.	--	S-LT	L
			Mitigation:	The significant majority of the Site is within Flood Zone 3 and is at a high risk of surface water flooding. Appropriate Flood Consequences Assessments of the Site should be prepared. Consideration should be given to incorporating SuDS into the development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a brownfield site. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of Ysgol Glan Aber (primary school) and within 2km of Ysgol Treffynnon (secondary school) which have Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: This is one of two sites being considered for Bagillt, which combined would deliver approximately 288 new homes to the settlement. However, this site is on the north-west perimeter in the area of Walwen whilst the other site is situated more than 3km south-east. They are therefore highly unlikely to result in significant cumulative effects. Rates of Welsh speaking are approximately 10 – 20%. It is unlikely that these rates would be discernibly diluted by both sites in-combination, although they could contribute towards a growing demand for Welsh-medium education in the local area.							

Site Name and Ref:	NEWSITE Bedol Farm	**Existing Land-use:**	Greenfield
Site Location:	Bagillt	**Proposed Use:**	Residential
Site Area:	8.5ha	**Proposed No. Dwellings:**	255

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L
2	Education	+	Key reason:	Site is located within 1km of Ysgol Merllyn, where there are no known capacity issues.	+	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4 km of a GP surgery. Site is located within 1km of a play area or sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 255 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	A public footpath runs through the Site, connecting Holywell St in the north-east to the residential areas south-west of the Site. The proposed development could potentially reduce the function or capacity of this PRoW.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 1km of a local or key service centre. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space. Site is within 1km of a designated historic asset. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be incorporated into the development to help preserve its function and capacity and to help ensure residents can walk to local services.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1 km of key employment area.	++	S - LT	M
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L

10	Biodiversity	-	Key reason:	The proposed development would result in the loss of a large greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. 500m north-east of the Site is Dee Estuary SSSI, SAC & SPA. The proposed development could potentially adversely affect priority species, such as breeding birds, as it is an agricultural field containing existing structures. development at the Site would reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site, including of the nearby water bodies, should be conducted prior to development to establish the potential for the Site to be supporting priority species and to determine if the proposed development would result in the loss of, or harm to, land functionally linked with the SSSI/SAC/SPA. Green infrastructure should be incorporated into the development to help preserve the stepping stone and wildlife corridor capacity of the Site. Existing mature trees and hedgerow currently within the Site should be preserved. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the SAC and SSSI where possible.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. It could potentially have a moderate adverse effect on the character of the local landscape and townscape.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation on the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	O	Key reason:	No water bodies within 100 m of the site. Site is not within a groundwater Source Protection Zone.	O	S-LT	L
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16		-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L

	Efficient & renewable energy		Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 2 ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of Ysgol Merllyn, which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: This is one of two sites being considered for Bagillt, which combined would deliver approximately 288 new homes to the settlement. However, this site is on the south-east perimeter, whilst the other site is situated more than 3km north-west in the area of Walwen. They are therefore highly unlikely to result in significant cumulative effects. Rates of Welsh speaking are approximately 10 – 20%. It is unlikely that these rates would be discernibly diluted by both sites in-combination, although they could contribute towards a growing demand for Welsh-medium education in the local area.							

Site Name and Ref:	NEWSITE East of Drury New Road	**Existing Land-use:**	Greenfield
Site Location:	Drury & Burntwood	**Proposed Use:**	Residential
Site Area:	6.4ha	**Proposed No. Dwellings:**	192

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	L
2	Education	++	Key reason:	Site is located within 500m of Drury Primary School, for which there are no known capacity issues.	++	M-LT	M
			Other info:	Site is located within 2km of Flint High School, for which there are no known capacity issues.			
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site is a housing site in proximity to an existing community	+	ST	M

			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
			Recommendation:	Open space and GI should be incorporated into the development to provide residents with good access to semi-natural habitats and to provide space for outdoor recreation, exercise and socialising.			
4	Housing	++	Key reason:	Site provides 192 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	A public footpath cuts through the south of the Site, connecting Drury New Road with the wider PRoW network. The proposed development could potentially reduce the function or capacity of this PRoW.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside or open coast. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 1km of a local or key service centre. Site is within 1km of a place of worship. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space. Site is within 1km of a designated historic asset. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be incorporated into the development to help preserve its function and capacity and to help ensure residents can walk to local services.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1- 4 km away from key employment area.	+	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage – a limited amount if assumed. Buckley Claypits and Commons SSSI, and Deeside and Buckley New Sites SAC, are a few meters west of the Site on the opposing site of Drury New Road. The proposed development could potentially affect priority species, such as breeding birds, as it is agricultural and contains existing structures along the perimeter. The proposed development would be expected to reduce habitat connectivity by increasing distances between agricultural areas and habitats.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site, including of the nearby water bodies, should be conducted prior to development to establish the potential for the Site to be supporting priority species. Green infrastructure currently existing within the Site, including mature trees and hedgerow as well as that which delineates the Site perimeter, should be preserved as much as possible. This would help to preserve the wildlife corridor and stepping stone capacity the Site, and potentially enhance it's biodiversity value.			

				Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site.			
11	Landscape / Townscape	-	Key reason:	Site would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development would be likely to have an adverse effect on the local landscape and townscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include mature trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. The mature trees delineating the Site's eastern and southern perimeters should be preserved. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	0	Key reason:	Site is unlikely to have a significant impact on the historic environment.	0	N/A	L
13	Water resources	-	Key reason:	A small waterway runs parallel to the Site's southern perimeter, approximately 15m south of the Site.	0	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	--	Key reason:	Small areas in the southwest and southeast of the Site are at a high risk of surface water flooding. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	It is considered to be likely that land at risk of flooding could be avoided. Flood Consequences Assessments should be prepared for the Site and SuDS incorporated into the development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L

			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	It may be appropriate to use a development Brief for the Site, given its size. A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of Drury Primary School and within 2km of Flint High School, both of which have Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: Site is one of three sites being considered for Drury, which combined would deliver 260 new homes to the settlement. This would constitute a relatively large increase in the number of homes and residents in relation to existing levels and could potentially result in a discernible increase in local congestion rates as well as pressure on the capacity of local services and amenities. Rates of Welsh speaking in the local Buckley Pentrobin area are approximately 10.9% and these are unlikely to be diluted by one or all of the sites being developed. However, they would each be likely to contribute, to some extent, towards a growing demand for Welsh-medium education in the local area.							

Site Name and Ref:	NH020 Land South of Wellfield Farm, Village	**Existing Land-use:**	Greenfield
Site Location:	Northop Hall	**Proposed Use:**	Residential
Site Area:	3.2ha	**Proposed No. Dwellings:**	97

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	L

2	Education	++	Key reason:	Site is located within 500m of Northop Hall (primary school), for which there are no known capacity issues.	++	M-LT	M
3	Health	++	Key reason:	Site is located within 500m of a play area or sports facility.	++	ST	M
			Other info:	Site is within 1 - 4km of a GP surgery. Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 97 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	++	Key reason:	Site is located within 500m of the countryside. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop.	++	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space. Site is within 1km of a designated historic asset.			
			Mitigation:	A Transport Assessment may be appropriate for the Site given the scale of the proposed development in relation to nearby roads.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1-4 km away from key employment area.	+	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority species as the Site contains existing structures. It would also decrease habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site should be conducted prior to development to establish the potential for the Site to be supporting priority species. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site. Green infrastructure currently existing within the Site, including mature trees and hedgerow as well as that which delineates the Site perimeter, should be preserved as much as possible and supported by additional green infrastructure being planted			

				throughout the development. This would help to preserve the wildlife corridor and stepping stone capacity the Site, and potentially enhance its biodiversity value.			
11	Landscape / Townscape	-	Key reason:	Site would result in the loss of a greenfield site or other local landscape feature. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. This could potentially have a moderate adverse effect on the local landscape and townscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. Vernacular architecture should be adopted within the design to help keep the development in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	Site is within 100m of a water body, but non-adjacent or within the site.	O	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	--	Key reason:	Part of the southern portion of the Site is within Flood Zone C2 where residential development is likely inappropriate.	--	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should			

				include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of Northop Hall (primary school), which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: Site is the only one being considered for development in Northop Hall. Cumulative effects in the settlement are therefore not expected.							

Site Name and Ref:	PEN037 Land North of Wood Lane Farm	**Existing Land-use:**	Greenfield
Site Location:	Penyffordd / Penymynydd	**Proposed Use:**	Residential
Site Area:	3.5ha	**Proposed No. Dwellings:**	104

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	L
2	Education	++	Key reason:	Site is located within 500m of Ysgol Penyffordd (primary school), for which there are no known capacity issues.	++	M-LT	M
3	Health	++	Key reason:	Site is located within 500m of a play area or sports facility.	++	ST	M
			Other info:	Site is within 1 - 4 km of a GP surgery. Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	++	Key reason:	Site provides 104 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	-	Key reason:	A public footpath runs through the Site, connecting Hawarden Road with the A550 to the west and beyond. A footpath also runs adjacent to the Site's southern perimeter. The proposed development could potentially reduce the function or capacity of this PRoW.	+	M-LT	H

			Other info:	Site is located within 500m of the countryside. Site is located within 1km of a designated nature conservation site. Site is within 50 m of a bus stop. Site is within 500m of a place of worship. Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space. Site is within 1km of a designated historic asset. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
			Mitigation:	The PRoW should be incorporated into the development to help preserve its function and capacity and to help ensure residents can walk to local services.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes adjacent to the A550, which would be expected to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure should be incorporated into the development, particularly along the perimeter adjacent with the A55, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1-4 km away from key employment area.	+	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority species as the Site is currently agricultural and contains existing structures. It would also reduce habitat connectivity by increasing distances between habitats and agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site should be conducted prior to development to establish the potential for the Site to be supporting priority species. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site. Green infrastructure currently existing within the Site, including mature trees and hedgerow, particularly the area of trees and shrub in the south-west, as well as that which delineates the Site perimeter, should be preserved as much as possible and supported by additional green infrastructure planted throughout the development. This would help to preserve the wildlife corridor and stepping stone capacity the Site, and potentially enhance its biodiversity value.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. This could potentially have a moderate adverse effect on the local landscape and townscape character.	-	S-LT	H

			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. High-quality design incorporating vernacular architecture would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	Adjacent to the Site's south-eastern perimeter is a small stream. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	-	Key reason:	Site is in an area of medium surface water flood risk.	-	S-LT	L
			Other info:	Site is within Flood Zone A - low risk.			
			Mitigation:	A small area in the south-east corner of the Site is at a medium risk of surface water flooding. The proposed development could potentially avoid land at risk of flooding through a careful layout. Appropriate Flood Consequences Assessments should be provided for the Site given its size and SuDS incorporated into the development. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			

17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically valuable and Grade 3b ALC soils (not BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of Ysgol Penyffordd (primary school), which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: Site is the only one being considered for development in Penyffordd. Cumulative effects are therefore not expected.							

Site Name and Ref:	SYCH022 Land North East of the Vownog Cottage	**Existing Land-use:**	Greenfield
Site Location:	Sychdyn	**Proposed Use:**	Residential
Site Area:	3.1ha	**Proposed No. Dwellings:**	93

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	L
2	Education	++	Key reason:	Site is located within 500m of Sychdyn Cp (primary school), for which there are no known capacity issues.	++	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4km of a GP surgery. Site is located within 1km of a play area or sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. The site is in proximity to services and facilities, which may encourage higher rates of walking and cycling and thus more active lifestyles as well a more community interaction.			
4	Housing	+	Key reason:	Site provides 93 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	-	Key reason:	Access into the site via public highways is somewhat limited and potentially unsuitable for the proposed development.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside or open coast. Site is located within 500m of a designated nature conservation site. Site is within 500m of a bus stop. Site is within 500m of a designated historic asset. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			

				Site is within 1km of a cultural or leisure facility. Site is within 500m of an existing area of open space.			
			Mitigation:	A Transport Assessment may be appropriate for the Site. Additional access points may be required to support the scale of development.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity or economic diversification.	O	N/A	L
8	Employment	+	Key reason:	Site is located 1-4 km away from key employment area.	+	S - LT	M
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site has no discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	160m west of the Site is Coed Andrew LWS and 180m north is Soughton Hall & Gorse Wood Ponds LWS, designations that are coincident with Ancient Woodland. Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. The proposed development could potentially affect priority or protected species, such as breeding birds or bats, as it is agricultural and contains existing structures. The proposed development would also reduce habitat connectivity by increasing distances between habitats or agricultural areas in multiple directions.	-	S-MT	H
			Mitigation:	Appropriate ecological surveys of the Site should be conducted prior to development to establish the potential for the Site to be supporting priority species, including in the water body adjacent to the Site's northern perimeter. Any habitat(s) lost due to development should be compensated for with habitats of equal quantity and quality provided in proximity to the Site. Green infrastructure currently existing within the Site, including mature trees and hedgerow, particularly the area of trees and shrub in the south-west, as well as that which delineates the Site perimeter, should be preserved as much as possible and supported by additional green infrastructure planted throughout the development. This would help to preserve the wildlife corridor and stepping stone capacity the Site, and potentially enhance its biodiversity value.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a greenfield site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed. This could potentially have a moderate adverse effect on the local landscape and townscape character.	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Green infrastructure should be incorporated within the development to help ensure the Site makes a positive contribution to the local landscape and townscape character. This should include trees throughout the Site in addition to screening vegetation delineating the Site's perimeter. High-quality design incorporating vernacular architecture			

				would help to keep the development in-keeping with the character of the local townscape.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	N/A	L
13	Water resources	-	Key reason:	A small stream runs adjacent to the Site's northern perimeter. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			
14	Flood risk	O	Key reason:	Site is within Flood Zone A - low risk. Site is not at risk of surface water flooding.	O	S-LT	L
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants.	-	S - LT	M
			Other info:	Site has good access to sustainable transport opportunities and jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Providing good access to electric charging points for workers and residents would help to limit increases in emissions associated with transport.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage. It is assumed that new dwellings will, as a minimum, satisfy the carbon dioxide emissions and energy ratings requirements of Part L of the Building Regulations (Wales) – Conservation of Fuel and Power (2014 update).			
			Mitigation:	A Design and Access Statement is a Welsh Government requirement for most planning applications in Wales. This would include an explanation of sustainable design, proportionate to the scale and type of development proposed. This should include the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low and zero carbon technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha) containing ecologically and agriculturally valuable soils, including Grade 3a ALC (i.e. BMV) which would be lost as a result of the proposed development. The construction and operation phases would be likely to increases demand and use of raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management of soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of Sychdyn Cp (primary school), which has Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: Site is the only one being considered for development in Sychdyn. Cumulative effects would therefore not be expected.							

Site Name and Ref:	NEWSITE Halkyn Road	**Existing Land-use:**	Greenfield
Site Location:	Flint	**Proposed Use:**	Residential
Site Area:	1.6ha	**Proposed No. Dwellings:**	48

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	M
2	Education	++	Key reason:	Site is located within 1 km of Flint High School, where there are no known capacity issues.	++	M-LT	M
			Other info:	Residents of the Site will be located within 1km of either Cornist Park Primary School or St Mary's Primary School, neither of which have known capacity issues.			
3	Health	+	Key reason:	Site is within 1 -4 km of a GP surgery. Site is located within 1 km of a play area or sports facility. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities.			
4	Housing	++	Key reason:	Site provides 48 new homes, including for a range of needs (e.g. affordable, social housing etc.).	++	ST	L
5	Access	+	Key reason:	The Site is located within 500m of the countryside, within 500m of a bus stop and within 500m of a designated historic asset. Site is within 1km of a local or key service centre, within 1km of a place of worship and within 1km of a leisure facility.	+	M-LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			
6	Strong & cohesive communities	++	Key reason:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.	++	M-LT	H
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity rate or economic diversification. Flint is in the top 20% most deprived as per the Welsh Index of Multiple Deprivation (Overall). The proposed development could potentially make a positive contribution towards regeneration.	O	N/A	L
8	Employment	++	Key reason:	Site is located within 1 km of key employment area.	++	S-LT	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
10	Biodiversity	-	Key reason:	The proposed development could potentially affect priority or protected species, such as breeding birds or bats, due to the existing habitats and structures within the Site. The Site is a large greenfield site (>0.4 ha). The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed.	-	S-MT	H
			Other info:	Site is unlikely to affect habitat connectivity significantly.			
			Mitigation:	Appropriate ecological surveys should be prepared prior to development to establish the presence of protected species and habitats. Hedgerow, trees and large bushes currently delineating the Site's perimeter should be preserved as much as possible and supported by the incorporation of additional green infrastructure in the development.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of a large greenfield site and could potentially have a moderate adverse effect on the local landscape and townscape character, particularly given the topography of the Site. The extent of green infrastructure proposed is unknown at this stage - a limited amount is assumed on a large greenfield site (>0.4 ha).	-	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			
			Mitigation:	Hedgerow, trees and large bushes delineating the Site's perimeter should be preserved as much as possible to help screen the Site. Green infrastructure should be incorporated into the development, in addition to vernacular architecture, to help ensure the Site makes a positive contribution to the local landscape and townscape character.			
12	Heritage	-	Key reason:	The Site is situated 300m of 'Bryn y Cwm Mound & Bailey Castle' Scheduled Monument.	-	S-LT	H
			Mitigation:	Bryn y Cwm is a large earthwork motte and partially surviving counterscarp bank 300m south of the proposed development site. The mound is entirely tree-clad and peaks approximately 12m above ground level. The Site is a Greenfield and development here could potentially alter the setting of the Monument. Given the lay of the land and the height of the peak, views from the heritage asset could potentially be altered to a minor extent as a result of the proposed development on the large greenfield site. A design that accords with the existing local townscape, in addition to the incorporation of green infrastructure into the proposed development, would be likely to help ensure that impacts on views or the setting of this heritage asset would be negligible.			
13	Water resources	-	Key reason:	Site is within 100 m of a water body, but non-adjacent or within the site. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	O	S-LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. Dust or other contaminants entering the waterbody through surface runoff should be prevented and the local water table should remain unaltered by development.			

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
14	Flood risk	**-**	Key reason:	Site is in an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	O	S-LT	L
			Other info:	Site is within Flood Zone A.			
			Mitigation:	The area of land at a High risk of surface water flooding is relatively small and in the north west corner of the Site. It is considered to be likely that with a careful layout of the proposed development this area of the Site could be avoided. GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S-LT	M
			Other info:	Site located within 1km of sustainable transport opportunities. Site located within 1km of jobs/services.			
			Mitigation:	Promote the use of low-emission vehicles during the construction phase. Electric car charging points should be made accessible to residents and construction workers.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Energy and Sustainability Statements should be included in the Site's planning application to determine the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low-carbon and renewable energy technologies.			
17	Natural resources	-	Key reason:	Site is a large greenfield site (>0.4 ha). The proposed development would be expected to result in the loss of ecologically valuable soils. It would also be expected to increase the demand for raw materials.	-	S-LT	L
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of a primary school and within 1km of a secondary school, both with Welsh language on the curriculum.	+	S-LT	L
Cumulative and synergistic effects: The Site is the only site being considered in Flint. Significant cumulative effects are therefore not expected.							

Site Name and Ref:	COE005 Former Clwyd Alloys	**Existing Land-use:**	Brownfield
Site Location:	Coed Talon / Pontybodkin	**Proposed Use:**	Residential
Site Area:	2.3 ha	**Proposed No. Dwellings:**	30

IIA Objective Topics (See IIA Framework)		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	O	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	O	N/A	M
2	Education	O	Key reason:	Site is unlikely to have a discernible impact on access to education.	O	M-LT	M
3	Health	+	Key reason:	Site is within 1 - 4 km of a GP surgery. Site is a housing site in proximity to an existing community	+	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is unlikely to have a discernible effect on levels of physical activity.			
4	Housing	+	Key reason:	Site provides 30 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	+	Key reason:	Site is located within 500m of the countryside. Site is within 1km of a bus stop. Site is within 1km of a play area. Site is located within 500m of the countryside. Site is within 500m of an existing area of open space, although it is unknown if there are capacity issues. Site is within 1km of a designated historic asset.	+	S - LT	H
			Other info:	As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling. The proposed development could potentially have a major negative effect a on designated nature conservation sites.			
			Mitigation:	Whilst the Site is a brownfield site, it currently contains an area of Ancient Woodland. The extent of mature trees within the Site boundary could potentially be functionally linked with the adjoining Local Wildlife Site. Appropriate ecological surveys of the Site, including of mature trees that could be supporting bats and the small stream in the southern portion of the Site, should be conducted prior to development whilst the incorporation of high-quality green infrastructure to the extent that development enhances the Site's biodiversity value should also be pursued.			
6	Strong & cohesive communities	-	Key reason:	The proposed development would situate new residents in homes that are adjacent to the A5104, which would be likely to be a source of noise, air and light pollution.	-	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	Green infrastructure on the Site's western perimeter (i.e. that which is adjacent to the A5104), including trees and hedgerow, should be preserved. Additional green infrastructure should be incorporated into the development, particularly along the			

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
				western perimeter, in a manner which helps to screen the development from light pollution. Noise assessments should be undertaken to determine if noise mitigation is required.			
7	Economy	O	Key reason:	Site is unlikely to have a discernible impact on economic activity rate or economic diversification.	O	N/A	L
8	Employment	O	Key reason:	Site is unlikely to have a discernible effect on access to jobs.	O	N/A	L
			Other info:	Site is unlikely to have a discernible effect on the variety of employment opportunity.			
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	--	Key reason:	The proposed development site is a brownfield site but is adjacent to, and contains a small area of, broadleaved Ancient Woodland. Woodland adjacent to the east of the Site is also a Local Wildlife Site.	-	S-MT	H
			Other info:	Within 500m of the Site is the Coed Talon Marsh SSSI (not adjacent). The development could potentially affect priority or protected species, as it contains woodland (not only ancient woodland). Site is unlikely to affect habitat connectivity significantly. Site is on brownfield land. The extent of green infrastructure proposed is unknown at this stage - brownfield site.			
			Mitigation:	Whilst the Site is a brownfield site, it currently contains an area of Ancient Woodland. The extent of mature trees within the Site boundary could potentially be functionally linked with the adjoining Local Wildlife Site. Appropriate ecological surveys of the Site, including of mature trees that could be supporting bats and the small stream in the southern portion of the Site, should be conducted prior to development. High-quality green infrastructure to the extent that development enhances the Site's biodiversity value should be incorporated.			
11	Landscape / Townscape	+	Key reason:	The proposed development would result in the redevelopment of a derelict brownfield site with opportunities to improve local character.	+	S-LT	H
			Other info:	The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site. The Site is within an area of <1 NanoWatts/cm^2/sr but the proposed development would be unlikely to significantly increase light pollution beyond the Site's current contribution.			
			Mitigation:	The Site is currently predominantly brownfield but contains a large number of mature trees and green infrastructure. A careful design of the development could enable the development to preserve existing mature trees, and to enhance their extent with further planting, in a manner that enhances the site's contribution to local landscape character.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	S-LT	L
13	Water resources	-	Key reason:	A small stream flows into the Site from the south. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on water quality are minor.	-	S-LT	L

IIA Objective Topics (See IIA Framework)		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase. The construction phase should be conducted in a way which avoids dust or other contaminants entering the waterbody through surface runoff and does not alter the local water table.			
14	Flood risk	**-**	Key reason:	Site is in an area of high surface water flood risk. It is expected that SuDS would be incorporated into the development and this would help to ensure that potential adverse impacts on surface water flood risk are minor.	-	S-LT	L
			Other info:	Site is within Flood Zone A. A small stream flows into the Site from the south.			
			Mitigation:	GI should be incorporated into the development in a manner that ties in with the wider GI strategy and helps to alleviate flood risk.			
15	Air quality & GHGs	-	Key reason:	The construction and operation phases of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	-	S-LT	M
			Other info:	Site has good access to sustainable transport opportunities.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Electric car charging points should be made accessible to residents and construction workers.			
16	Efficient & renewable energy	-	Key reason:	Site has potential to moderately increase energy demand.	-	S-LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Energy and Sustainability Statements should be included in the Site's planning application to determine the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low-carbon and renewable energy technologies.			
17	Natural resources	-	Key reason:	The construction and operation phases of the proposed development would be likely to increase the demand and consumption of natural resources.	-	S-LT	L
			Other info:	Whilst the Site is predominantly brownfield, there is an extent of land that is not previously developed, and the proposal would be likely to result in the loss of ecologically valuable soils to some extent.			
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 1km of a primary school and within 1km of a secondary school, both with Welsh language on the curriculum.	+	S-LT	L

IIA Objective Topics (See IIA Framework)	Score	Supporting Information	Residual Score	Timing	Uncertainty
Cumulative and synergistic effects: The Site is the only site in Coed Talon with one Site also proposed in Leeswood, approximately 850m north. The two sites are relatively small, proposing a combined total of 45 new homes. Significant cumulative effects as a result of these two residential sites are considered to be unlikely.					

Site Name and Ref:	LEE007 Southern Part of Former Laura Ashley Site	**Existing Land-use:**	Brownfield
Site Location:	Leeswood	**Proposed Use:**	Residential
Site Area:	1.5 ha	**Proposed No. Dwellings:**	15

IIA Objective Topics		Score		Supporting Information	Residual Score	Timing	Uncertainty
1	Crime	0	Key reason:	Site is unlikely to have a discernible effect on levels of community safety.	0	N/A	L
2	Education	++	Key reason:	Site is located within 500m of Ysgol Derwenfa Primary School, for which there are no known capacity issues.	++	M-LT	M
3	Health	++	Key reason:	Site is within 1 km of a GP surgery. Site is located within 500m of a sports facility.	++	ST	M
			Other info:	Site is unlikely to have a discernible effect on health inequalities. Site is a housing site in proximity to an existing community			
4	Housing	+	Key reason:	Site provides 15 new homes, including for a range of needs (e.g. affordable, social housing etc.).	+	ST	L
5	Access	-	Key reason:	There are concerns about access into the northern portion of the Site, which insufficient existing access points.	+	M-LT	H
			Other info:	Site is located within 500m of the countryside. Site is within 500m of a bus stop. Site is within 500m of a local service centre. Site is within 500m of a place of worship. Site is within 1km of a sport / recreation centre. Site is located within 500m of the countryside. Site is within 500m of an existing area of open space, although it is unknown if there are capacity issues. Site is within 1km of a designated historic asset. The proposed development could potentially have a minor negative effect on designated nature conservation sites. Site would affect the quality or capacity of existing open space, including partial loss of an area of publicly accessible open space. As the Site is in proximity to most services and amenities the proposed development could potentially encourage walking and cycling.			

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	Access to the playground adjacent to the site should be preserved. Measures recommended for IIA Objectives 10 and 11 should be incorporated into the proposed development to help preserve the open character of the Site whilst minimising adverse impacts on the biodiversity designation.			
6	Strong & cohesive communities	--	Key reason:	The site is utilised by the local community as a playing field and it is a locally valued amenity space with adjoining playground.	+	M-LT	H
			Other info:	The proposed development would introduce new homes to a location near an existing community, with good access to employment opportunities as well as health and education facilities.			
			Mitigation:	The playing field should be replaced with a similar quality and quantity of land in a nearby location for the local community to continue to use and appreciate for its amenity value.			
7	Economy	-	Key reason:	The southern portion of the site is an existing industrial building in use for employment purposes. It is unclear if this employment use and the benefits it brings to the local economy would be relocated or replaced.	-	M-LT	M
8	Employment	--	Key reason:	The southern portion of the site is an existing industrial building in use for employment purposes. It is unclear if this employment use and the benefits it brings to the local people in terms of access to jobs would be replaced.	--	M-LT	M
9	Quality of life in rural areas	O	Key reason:	Site is unlikely to have a discernible effect on rural diversification or broadband connectivity.	O	N/A	L
10	Biodiversity	-	Key reason:	The Site is comprised of two parcels of land, one of which is brownfield. An area of Ancient Woodland is adjacent to this part of the Site's south western corner. The other parcel of the site, to the north, is not brownfield or previously developed and is currently used as public open greenspace. The proposed development would result in the loss of a greenfield.	+	S - MT	H
			Other info:	Site is unlikely to affect habitat connectivity significantly. The extent of green infrastructure proposed is unknown at this stage - brownfield site.			
			Mitigation:	Green infrastructure should be incorporated into the development to provide wildlife corridors and stepping stones to support the nearby Ancient Woodland.			
11	Landscape / Townscape	-	Key reason:	The proposed development would result in the loss of an open greenspace and could potentially have a negative impact on the local landscape and townscape character.	+	S - LT	H
			Other info:	The proposed development would result in the redevelopment of a derelict urban brownfield Site with opportunities to improve local character. The broad proposed design or appearance is unknown at this stage. The extent of green infrastructure proposed is unknown at this stage - brownfield site. The Site is within an area of >1 NanoWatts/cm2/sr night light pollution and so the proposed development would be unlikely to have an adverse impact on local tranquillity due to light pollution.			

IIA Objective Topics		Score	Supporting Information		Residual Score	Timing	Uncertainty
			Mitigation:	A considerate and careful design should be implemented to help improve the contribution of both land parcels to the local landscape and townscape character. Green infrastructure should be incorporated into the development at both parcels of land. Where feasible, vernacular architecture should be employed to help preserve the local townscape character.			
12	Heritage	O	Key reason:	Site is unlikely to have a significant impact on the historic environment.	O	S - LT	L
13	Water resources	-	Key reason:	The brownfield portion of the Site is within 100m of a water body to its south east, but none are adjacent or within the site.	O	S - LT	L
			Other info:	Site is not within a groundwater Source Protection Zone.			
			Mitigation:	Careful consideration should be given to the potential impacts of the proposed development on the quality of the nearby waterbody, particularly during the construction phase.			
14	Flood risk	O	Key reason:	Site is within Flood Zone A.	O	S - LT	L
			Other info:	Site is not at risk of surface water flooding.			
15	Air quality & GHGs	-	Key reason:	The construction phase of the proposed development could potentially result in a moderate increase in emissions into air, including GHG emissions and particulate matter pollutants primarily caused by an increase in local road traffic.	O	S- LT	M
			Other info:	The Site is currently brownfield and has good access to sustainable transport opportunities.			
			Mitigation:	Promote the use of low-emission vehicles and methods during the construction phase. Electric car charging points should be made accessible to residents and construction workers.			
16	Efficient & renewable energy	-	Key reason:	The construction and operation phases of the proposed development have the potential to moderately increase energy demand.	-	S - LT	L
			Other info:	The potential for energy efficiency or renewable energy sources is unknown at this stage.			
			Mitigation:	Energy and Sustainability Statements should be included in the Site's planning application to determine the likely energy consumption of the proposed development during construction and operation and to identify and seek out opportunities for improving energy efficiency and employing low-carbon and renewable energy technologies.			
17	Natural resources	-	Key reason:	The construction and operation phases of the proposed development would be likely to moderately increase the demand and use of raw materials.	-	S - LT	L
			Other info:	Part of the Site is on brownfield land. The parcel of land on open green space would be likely to result in the loss of soils that could be ecologically valuable.			
			Mitigation:	Promote the use of recycled/ reused materials in order to decrease the demand on raw materials during construction and provide on-site waste separation facilities wherever possible. Promote sustainable management soils during construction and re-use excavated soils where feasible.			
18	Welsh Language	+	Key reason:	Site is located within 500m of a primary school and within 1km of a secondary school, both with Welsh language on the curriculum.	+	S - LT	L

IIA Objective Topics	Score	Supporting Information	Residual Score	Timing	Uncertainty
Cumulative and synergistic effects: The Site is the only site in Leeswood with one Site also proposed in Coed Talon, approximately 850m south. The two sites are relatively small, proposing a combined total of 45 new homes. Significant cumulative effects as a result of these two residential sites are considered to be unlikely.					