



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

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# Anglesey Local Development Plan 2024–2039

## Candidate Site Officer Assessment Form

Mae'r ddogfen hon hefyd ar gael yn y Gymraeg  
This document is also available in Welsh.



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## **Appendix 1 – Candidate Site Officer Assessment Form (Example Only)**

### Candidate Site Officer Assessment Form

#### **1. Site Details**

<b>Site Reference:</b>	
<b>Site Name:</b>	
<b>Proposed Use of Site:</b>	
<b>Total Area (ha):</b> <b>Brownfield (ha):</b> <b>Greenfield (ha):</b>	
<b>Planning History</b>	
<b>Compatibility with Preferred Strategy (Size, Location, Proposed Use):</b>	
<b>Assessed by:</b>	
<b>Date of Site Visit:</b>	
<b>Location of photographs:</b>	

#### **2. Initial Filtering**

	Yes	No	<u>Reasoning/Justification</u>
<b>Is the site located in or adjoining a town/city, village or rural cluster?</b>			If not, the site does not comply to national planning policy and the Preferred Strategy. Sites that are located in the open countryside and away from existing settlements will not be taken forward to stage 3 (Detailed Assessment)
<b>Is the site over 0.2 hectares?</b>			If not, the site will be will be considered as windfall/infill sites when the Policy Team undertakes work to define development boundaries and will not be taken forward to Stage 3.

<b>Would development of the site be in whole or part vulnerable to fluvial/tidal flooding?</b>			If yes and the proposal is for highly vulnerable development as defined in TAN15 development of the site would not comply with national planning policy and would therefore not be taken forward to Stage 3.
<b>Is the site within or adjacent to the following?</b> <ul style="list-style-type: none"> <li>• Sites of Special Scientific Interest (SSSI)</li> <li>• Special Areas of Conversation (SAC)</li> <li>• Special Protection Areas (SPA)</li> <li>• National Nature Reserves (NNR)</li> <li>• Mineral and Coal Safeguarding Sites</li> </ul>			<p>If yes, the sites will not be taken forward to the next stage (unless sufficient information is provided to prove otherwise).</p> <p>If at a later stage, the proposer can prove that the impact can be mitigated the site can be resubmitted as an alternative site during the Deposit LDP consultation</p>

### **3. Detailed Assessment**

#### **Sustainability Key**

<b>Dark Green</b>	Development actively encouraged as it would resolve an existing sustainability problem
<b>Green</b>	No Sustainability constraints and development acceptable
<b>Blue</b>	Neutral
<b>White</b>	Unknown/uncertain effect
<b>Yellow</b>	Potential sustainability issues; mitigation and /or negotiation possible
<b>Orange</b>	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
<b>Red</b>	Absolute sustainability constraints to development

**Issues and Details/Comments regarding suitability of site and relevant SA Objectives**

**Environmental Constraints**

<b>1</b>	Is there a risk of flooding?	
<b>2</b>	Would development of the site lead to a loss of best and most versatile agricultural land (Grades 1, 2 and 3a)?	
<b>3</b>	Is the site (or parts of the site) protected by landscape designations	
<b>4</b>	Is the site (or parts of the site) protected by, ecological designations	
<b>5</b>	Is the site (or parts of the site) protected by historical designations?	
<b>6</b>	Is the site (or parts of the site) protected by cultural designations?	
<b>7</b>	Would development of the site lead to the loss of an important habitat, priority species, trees and hedgerows or lead to fragmentation of green corridor?	
<b>8</b>	Is the site within a groundwater or surface water protection area?	
<b>9</b>	Does the site constitute Brownfield land?	
<b>10</b>	Does the site have any value as an open space or recreational importance?	

<b>11</b>	Does the current/previous use of the site suggest that there is a potential risk of contaminated land?	
<b>12</b>	Would development of the site present an opportunity to remove an eyesore?	
<b>13</b>	LANDMAP Evaluation: Visual and Sensory: Geological Landscape Habitats: Historical: Cultural:	

#### **Accessibility and Ease of Movement**

<b>14</b>	Is the site located within walking distance of a public transport terminal/bus stop? (Please specify distance and whether it is steep/obstructed route)	
<b>15</b>	How far is the site from an existing recreational walking/cycling route?	
<b>16</b>	Is the site accessible from a public highway and is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?	
<b>17</b>	Is the nearby highway system (including junctions) of sufficient quality to deal with potential development on the site?	
<b>18</b>	Please state the distance to the nearest community service/facility <ul style="list-style-type: none"> <li>• Post Office</li> <li>• Convenience Store</li> </ul>	

	<ul style="list-style-type: none"> <li>• Primary or Secondary School</li> <li>• Supermarket</li> <li>• Surgery</li> <li>• Pharmacy</li> <li>• Dentist</li> <li>• Play Area</li> <li>• Other (please state)</li> </ul>	
<b>19</b>	Please state the distance to the nearest utility connection: <ul style="list-style-type: none"> <li>• Electricity</li> <li>• Gas</li> <li>• Water</li> <li>• Sewerage</li> <li>• Telecommunications</li> </ul>	

#### **Site Context and Character**

<b>20</b>	Do the topographical characteristics of the site present an obstacle to development?	
<b>21</b>	Would development on the site have an adverse impact upon important views/vistas?	
<b>22</b>	Would development of the site have a detrimental impact on the character of the settlement?	
<b>23</b>	Would there be any adverse impact arising from potentially conflicting land uses?	

**Relationships with Existing Settlements**

<b>24</b>	Is the site located within the built form of a settlement or does it constitute a minor extension to a settlement?	
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**Conclusion**

<b>25</b>	Additional Comments and Recommendations	
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