MATTER 6 – SITE SELECTION

Representor: Toni Gay
Representor No.: 1372719
Questions: 6.1, 6.2, 6.6 and 6.8, together with relevant site-specific questions concerning environment, biodiversity, infrastructure and mitigation

Response

The site-selection process must properly account for environmental constraints and infrastructure requirements.

Question 6.1 asks what factors and evidence informed site assessment and selection. Question 6.2 asks whether masterplans and planning briefs will effectively secure sustainable development.

Most importantly, Question 6.6 asks whether development requirements are clear and whether further safeguards or mitigation are necessary to achieve an acceptable form of development. Question 6.8 asks whether site-policy modifications are required for soundness.

The site-specific questions reinforce those concerns. For example, the Inspectors expressly ask about impacts upon biodiversity and green infrastructure, highways, education, health, utilities, recreation, flooding, air quality, noise and light pollution, together with the mitigation necessary to make development acceptable.

Change sought

Where a site has a material environmental or infrastructure constraint, its site policy should clearly identify:

the constraint;

assessment required;

necessary avoidance or mitigation;

infrastructure upon which development depends; and

the stage or development trigger by which those requirements must be satisfied.

Significant matters affecting the acceptability of an allocation should not simply be deferred for determination after development has substantially progressed.