

Principle of Development Considerations (as per Core Strategy Policies CS1, CS2, CS5, CS9, CS17)

- *Mindful of the type of use proposed, is the proposal in a sustainable location;*
- *Site specific policies eg: links to Core Strategy, Neighbourhood Plan*

General/ Visual Amenity Considerations (as per Core Strategy Policies CS2, CS8, CS11, CS17)

NOTES:

- *Impact on character and appearance of the dwelling/building/site/locality;*
- *Impact on the character and appearance, or setting, of Conservation Area and any other designated Heritage Assets (e.g., Listed Buildings, structures, scheduled monuments);*
- *For larger developments: Impact on the character of the landscape*
- *Impact on trees of significant visual merit (i.e., trees which are worthy of retention on defensible Tree Preservation Order grounds);*
- *Does the proposal affect Public Footpaths, Bridleways; in what way?*

Neighbouring Site Amenity Considerations (as per Core Strategy Policy CS11)

- *Does the proposal cause significant loss-of-light, loss-of-privacy or overbearing (sense of being hemmed in/enclosed) impacts; if so, explain how.*
- *Does the proposal lead to harmful noise, smell, light, etc pollution/disturbance; if so, explain how.*

Highways Safety Considerations (as per Core Strategy Policies CS5, CS11, CS17)

- *Does the proposal have safe access (are additional turning manoeuvres acceptable in principle / and, if so, is the access to safe standards to cater for this, e.g., in terms of visibility, gradient, surfacing, radii);*
- *If improvements to visibility are required, can these be delivered? Is any additional land involved in the same ownership?*
- *Is there satisfactory on-site parking and satisfactory on-site turning areas (if required);*
- *Will the proposal lead to the deposit of loose materials (stone, mud etc) and surface water in the highway; - should this be included?*

Economic Considerations (as per Core Strategy Policies CS6 and CS7)

- *Does the proposal carry positive economic / employment benefits;*

Ecological, Archaeological, Flood Risk Considerations (as per Core Strategy Policies CS8 and CS17, CS11 and CS17, and CS10)

- *Does the proposal affect known or potential ecological concerns. Do you consider that LCC Ecology should be consulted and, if so, on what basis/what evidence;*
- *Does the proposal affect known or potential archaeological concerns. Do you consider that LCC Archaeology should be consulted and, if so, on what basis/what evidence;*
- *Is the proposal in an area of known flood risk, or does the proposal exacerbate flood risk (either on site or off site);*