

Appendix III: Site appraisal criteria

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Approach to site options appraisal

The large number of site options involved necessitated development of a bespoke methodology. It was not possible to simply apply the SA framework (i.e. the list of topics, issues and objectives) established through scoping. The framework, whilst suitable for appraising alternative / draft policy approaches, is not suited for appraising a large number of site options.

As such the site options methodology is essentially a list of 'criteria' developed to reflect the SA framework as closely as possible. The criteria are mainly location / distance related and hence it was possible to use Geographical Information Systems (GIS) software to provide a likely indication of sustainability performance.

Site assessment criteria

The criteria have been grouped by the SA Objectives previously development for the SA process. They have also been colour coded according to each 'sieve' of assessment. Sieve 1 criteria are those which may have fundamental constraints to development e.g. proximity to a European biodiversity site. Sieve 2 criteria are those which may pose a significant constraint to site development. Sieve 3 criteria are these that should be considered in site development but may not be a significant constraint. Please note that none of these criteria, and their scoring necessarily prohibits a site from being allocated or being taken forward.

The colour coding is as follows:

Sieve 1	
Sieve 2	
Sieve 3	

SA Themes	SA Objectives	Criteria	Score and threshold
Environment Quality	Improve air, soil and water quality	Sensitive groundwater location	Located within Source Protection Zone 1 (SPZ 1) and a principle aquifer
			Located within SPZ 2 or 3
			All other areas
		Air Quality Management Area (AQMA)	Within or adjacent an AQMA
			< 1 km from an AQMA
			> 1 km from an AQMA
Biodiversity	Ensure that the District's natural environment is conserved and enhanced, improve biodiversity and protect habitats	European Site (Special Protection Area and Special Area of Conservation)	Within 400m
			400m to 5 km
			Beyond 5 km
		SSSI	< 400m
			400 – 800m
			> 800m
		Proximity to Local Nature Reserve, Key Wildlife Site, or area of Biodiversity Action Plan Priority Habitat	Intersects or is within 25m
			25m – 400m
			> 400m
		Strategic Nature Area	Within a Strategic Nature Area
			Not within a Strategic Nature Area
		Climate Change	Cut down on domestic energy consumption, improve energy efficiency and increase renewable energy production
Reduce flood risk resulting from new developments	Flood risk (fluvial)		Zone 3
			Zone 2
			Zone 1
	Surface water flood risk	Overlap with a 1 in 30 surface water flood risk zone	

SA Themes	SA Objectives	Criteria	Score and threshold
			Overlap with a 1 in 100 surface water flood risk zone
			Neither of the above
Historic Environment and Landscape	Protect, maintain and enhance the District's cultural heritage resource including its historic environment and archaeological assets	Registered/Historic Parks and Gardens	Intersects with or is within 10m
			10 – 25m
			> 25m
		Scheduled Monument	Intersects with or is within 10m
			10 – 25m
			> 25m
	Areas of High Archaeological Potential	Intersects with or is within 10m	
		10 – 25m	
		> 25m	
	Listed building on the site?	Intersects with or is within 10m	
		10 – 25m	
		> 25m	
Protect and enhance the character and quality of landscapes and townscapes	AONB	In the AONB	
		Not the AONB	
	Conservation Area	Intersects	
< 50m			
Land, soil and water resources	Minimise waste going to landfill sites and promote recycling and composting	Household Recycling Centre	> 10km
			5-10km
			Within 5km
	Prudent use of natural resources	Lo cated on previously developed land?	Yes
			In part
			No

		Best and most versatile agricultural land?	Grade 1 or 2
			Grade 3
			Grade 4
Population and Communities	Enable balanced, inclusive communities to develop; identify pockets of deprivation and social exclusion and tackle the problems in these areas	Is the site within an area that suffers from problems of deprivation?	Site does not intersect with an 'output area' that is relatively deprived
			Any of the site intersects with an 'output area' that is relatively deprived i.e. in the 20-40% (2 nd quintile) most deprived in the district
			Any of the site intersects with an 'output area' that is relatively deprived (i.e. in the 0-20% (1 st quintile) most deprived in the district
	Mitigate against the potentially negative impact of high numbers of second homes can have on local communities	It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningful illustrate the effects on this objective	
	Promote sustainable transport and minimise journeys by private car, especially long commuting journeys	Proximity to a train station	> 1200m
			600-1200m
			< -600m
		Proximity to a bus stop	> 600m
			300-600m
			0-300m
Proximity to a cycle route	> 200m		
	100-200m		
	< 100m		
Ensure the District's economic growth is equally shared and promotes prosperity for all	Distance to a Key Employment Site	1 km or less	
		1 km-2km	
		> 2km	

	Improve access to services, leisure/cultural opportunities (including play, recreation in open spaces, parks and the countryside), employment and training/FE	Intersects with a public right of way (PROW)?	Intersects
			Does not intersect
	Provide an adequate supply of affordable decent housing of different types and tenures to meet local needs	Size of site i.e. will it provide a significant level of development?	Site is over 0.5 hectares
			Site is below 0.5 hectares
Health and Wellbeing	Make the most of, and enhance, the District's high standard of living in terms of health and low crime levels	Proximity to a GPs/Health centres	> 1200m
			600-1200m
			< 600m
		Proximity to an area of open space	> 400m or results in the loss of over 20% of the total area of an open space
			200m - 400m
			< 200m
Proximity to an amenity footpath	> 200m		
	100 - 200m		
	< 100m		
Economy and Enterprise	Create opportunities for the District's residents to find employment locally; for local skills levels to meet the needs of local employers	Distance to a Key Employment Site	1 km or less
			1 km-2km
			> 2km
	Create opportunities for a variety of businesses to flourish in the District; to widen the economic footprint of the District		It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective

	<p>Ensure vitality and viability of the District's market towns as local service centres, to combat the lure of larger surrounding service centres easily accessible for the local population with high car ownership levels</p>	<p>Proximity to a town centre</p>	<p>> 1200m</p>
	<p>Support the survival of the District's traditional industries, e.g. agriculture and tourism</p>		<p>600-1200m</p>
			<p>< 600m</p>
		<p>It is not considered possible to spatially assess against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective</p>	