

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 begin 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
			<1km from an AQMA
			>1km from an AQMA
Biodiversity	Ensure that the District's natural environment is conserved and enhanced,	European Site (Special Protection Area and Special Area of Conservation)	Within 400m
			400m to 5 km
			Beyond 5 km

SA Themes	SA Objectives	Criteria	Score and threshold
	improve biodiversity and protect habitats	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
			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

SA Themes	SA Objectives	Criteria	Score and threshold
		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	Located 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
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			

SA Themes	SA Objectives	Criteria	Score and threshold
	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	1km or less	
		1km-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	

SA Themes	SA Objectives	Criteria	Score and threshold
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	1km or less
			1km-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	
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	Proximity to a town centre	>1200m	
		600-1200m	
		<600m	

SA Themes	SA Objectives	Criteria	Score and threshold
	Support the survival of the District's traditional industries, e.g. agriculture and tourism	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	