

Site Assessment Criteria													
Ref	Criteria: Community facilities	Rationale	Definition	Residential sites Sustainability scores					Employment sites Sustainability scores				
				Very good	Good	Moderate	Poor	Very poor	Very good	Good	Moderate	Poor	Very poor
				2	1	0	-1	-2	2	1	0	-1	-2
SAC1	GP surgery	Ease of pedestrian access to key community facilities used to provide a broad indication of site sustainability. Generally, the closer a site allocation is to a key community facility, the greater the ease of access to that facility. This is then used as a measure of sustainability. The scoring system used reflects this measure of sustainability, with positive scores given for good access and negative scores given for less good access. Use of walking distance as a proxy for sustainability is in-line with NPPF and other guidance that seeks to promote sustainable transport/communities and SA good practice guidance (i.e., RTP1). Distance thresholds based on average walking speed (400m in 5 mins) and reasonable walking distances: 400m (desired walking distance); 800m (acceptable); 1200m (maximum). See CIHT (2015) and IHT (2000) guidance and National Travel Survey (2018).	NHS registered GP practices (not to include fully private GP practices)	<400m	401-800m	801-1200m	1201-1600m	>1600m					
SAC2	Health centre		NHS health centres, clinics and hospitals (not to include fully private facilities)	<800m	801-1200m	1201-1600m	1601-2000m	>2000m					
SAC3	Dentist		NHS registered dentist practices (not to include fully private dentist practices)	<400m	401-800m	801-1200m	1201-1600m	>1600m					
SAC4	Community centres		Publicly accessible community centres, places of worship, village halls, church halls and libraries.	<400m	401-800m	801-1200m	1201-1600m	>1600m					
SAC5	Primary school		Publicly funded and state primary schools (years 1-6) including community schools, foundation schools, academies, grammar schools, faith schools, and free schools. Not private/independent schools.	<400m	401-800m	801-1200m	1201-1600m	>1600m					
SAC6	Secondary school		Publicly funded and state secondary schools (years 7-11) including community schools, foundation schools, academies, grammar schools, faith schools, and free schools. Not private/independent schools.	<400m	401-1000m	1001-1600m	1601-2000m	>2000m					
SAC7	Further and higher education facility		Facilities providing FE courses including A-Levels.	<400m	401-1000m	1001-1600m	1601-2000m	>2000m					
SAC8	Town/district centres, local centres and neighbourhood centres		Town and district centres, including retail parks, as defined in the Local Plan.	<800m	801-1200m	1201-1600m	1601-2000m	>2000m	<800m	801-1200m	1201-1600m	1601-2000m	>2000m

SAC9	Employment centres (category A and B sites in the Local Plan employment study)	Key centres of employment including town centres (town and district centres), business parks, retail parks and shopping centres.	<800m	801-1200m	1201-1600m	1601-2000m	>2000m	<800m	801-1200m	1201-1600m	1601-2000m	>2000m
SAC10	Railway station	All operational railway stations. Not including tourist or heritage railways.	<400m	401-800m	801-1200m	1201-1600m	>1600m	<400m	401-800m	801-1200m	1201-1600m	>1600m
SAC11	Bus stop	All operational bus stops.	<200m	201-400m	401-800m	801-1200m	>1200m	<200m	201-400m	401-800m	801-1200m	>1200m
SAC12	Cycle route	All Council defined/classified cycle routes.	<400m	401-800m	801-1200m	1201-1600m	>1600m	<400m	401-800m	801-1200m	1201-1600m	>1600m
SAC13	Publicly accessible open space	All open space as defined in the Local Plan, to include Green Wedges.	<400m	401-800m	801-1200m	1201-1600m	>1600m					
SAC14	Sports and recreation facilities	All sports and recreation areas as identified in the Local Plan.	<400m	401-800m	801-1200m	1201-1600m	>1600m					
SAC15	Public rights of way	All PRoW as defined by the Council on the Definitive Map.	<200m	201-400m	401-800m	801-1200m	>1200m	<200m	201-400m	401-800m	801-1200m	>1200m
SAC16	Community recycling centre	All Council-operated municipal waste recycling centres.	<800m	801-1200m	1201-1600m	1601-2000m	>2000m					

SA Ref	Criteria: Environmental assets	Rationale	Definition	Residential development Sustainability scores					Employment development Sustainability scores				
				Very low	Low	Moderate	High	Very high	Very low	Low	Moderate	High	Very high
				2	1	0	-1	-2	2	1	0	-1	-2
SAC17	Scheduled monument	Proximity to sensitive environmental features used to provide a broad indication of site sustainability, supported with qualitative assessment.	All designated Scheduled Monuments.	All other sites	301-400m	201-300m	<200m	Intersects with designated site	All other sites	301-400m	201-300m	<200m	Intersects with designated site
SAC18	Conservation Area or Registered Battlefield	Generally, the closer a site allocation is to a key environmental asset, the greater the risk of damage, disturbance or degradation to that feature. This is then used as a measure of sustainability. The scoring system	All Council designated Conservation Areas. All Registered Battlefields.	All other sites	N/A	N/A	N/A	Within Conservation Area/Registered Battlefield and adverse impact	All other sites	N/A	N/A	N/A	Within Conservation Area/Registered Battlefield and adverse impact

SAC19	Nationally and internationally designated wildlife site	used reflects this measure of sustainability, with positive scores given where there is greater distance between a site allocation and key feature (lower level of accessibility) and negative scores where there is less distance (greater level of accessibility). Use of walking distance as a proxy for sustainability is in-line with NPPF and other guidance and SA good practice guidance (i.e., RTP1). Distance thresholds based on average walking speed (400m in 5 mins).	SACs, SPAs, Ramsar sites, SSSIs and NNRs.	All other sites	N/A	N/A	Intersects with 'residential', 'rural residential' or 'all planning applications' SSSI Impact Risk Zones (IRZs)	Intersects with designated site	All other sites	N/A	N/A	Intersects with 'all planning applications', 'rural non-residential', or 'water supply' SSSI Impact Risk Zones (IRZs)	Intersects with designated site
SAC20	Ancient woodland		As identified on the Ancient Woodland Inventory.	All other sites	401-600m	201-400m	<200m	Intersects with designated site	All other sites	401-600m	201-400m	<200m	Intersects with designated site
SAC21	Locally designated wildlife site		All Council designated/approved Local Wildlife Sites, Local Nature Reserves and Sites of Nature Conservation Importance/Interest.	All other sites	401-600m	201-400m	<200m	Intersects with designated site	All other sites	401-600m	201-400m	<200m	Intersects with designated site
SAC22	Local Geological Site		All Council designated Local Geological Sites	All other sites	N/A	N/A	N/A	Intersects with designated site	All other sites	N/A	N/A	N/A	Intersects with designated site
SAC23	Water Framework Directive (WFD) surface waterbody		All classified WFD surface waterbodies. Not including groundwater bodies.	All other sites	401-600m	201-400m	<200m	Intersects with WFD waterbody	All other sites	401-600m	201-400m	<200m	Intersects with WFD waterbody
SAC24	Flood zones		Development in flood risk areas more likely to impact on the aquatic environment and result in a range of adverse social and economic impacts.	As defined by the Council adopted SFRA.	N/A	All other sites	N/A	Intersects with Flood Zone 2 or 3	Intersects with Flood Zone 3b	N/A	All other sites	N/A	Intersects with Flood Zone 2 or 3
SAC25	Source Protection Zones (SPZs)	Development in SPZs more likely to adversely affect water supply and water quality and increases contamination risk.	All classified SPZs 1-3.	All other sites	N/A	Intersects with SPZ2 or 3	N/A	Intersects with SPZ1	All other sites	N/A	Intersects with SPZ2 or 3	N/A	Intersects with SPZ1
SAC26	Green Wedges	Development in Green Wedges can result in settlements merging and settlement identity being compromised, which can adversely affect local landscape character and community cohesion.	As defined in the Local Plan.	All other sites	N/A	N/A	N/A	Intersects with Green Wedge.	All other sites	N/A	N/A	N/A	Intersects with Green Wedge.
SAC27	Designated Mineral Safeguarding Areas	Development in mineral safeguarding areas more likely to adversely affect minerals supply and economic activity.	As defined in the Local Plan.	All other sites	N/A	Intersects with Mineral Safeguard	Intersects with Mineral Safeguard	N/A	All other sites	N/A	Intersects with Mineral Safeguard	Intersects with Mineral Safeguard	N/A

						ing Area buffer zone	ding Area				ing Area buffer zone	ing Area	
SAC28	Agricultural productivity	Development on good quality agricultural land more likely to impact on agricultural productivity, economic activity and local landscape character.	As defined using Agricultural Land Classification (ALC) grades 1-5.	All other sites	N/A	Intersects with ALC Grade 4 or 5	Intersect s with ALC Grade 3	Intersects with ALC Grade 1 or 2	All other sites	N/A	Intersects with ALC Grade 4 or 5	Intersects with ALC Grade 3	Intersects with ALC Grade 1 or 2
SAC29	Greenfield land	Development on greenfield land more likely to cause adverse environmental effects, including impacts on landscape character and biodiversity; conversely, redevelopment of brownfield land more likely to have positive environmental effects i.e., remediation of contamination, improved landscape character, etc.	As defined in the Local Plan or based upon analysis of aerial imagery.	All other sites	N/A	N/A	Intersect s agricultural greenfield land	Intersects non-agricultural greenfield land	All other sites	N/A	N/A	Intersects agricultural greenfield land	Intersects non-agricultural greenfield land

	Criteria: Sustainability issues	Rationale	Definition	Residential development Sustainability scores					Employment development Sustainability scores				
				Very good 2	Good 1	Moderate 0	Poor -1	Very poor -2	Very good 2	Good 1	Moderate 0	Poor -1	Very poor -2
SAC30	Housing provision	The development of houses will have a positive social effect (more houses and more affordable homes). Major sites have the potential for a significant positive effect. A major site is defined by the The Town and Country Planning (Development Management Procedure) (England) Order 2015 as a development with >10 dwelling houses. Where the number of houses exceeds 100, this is considered in the next category to provide a framework of assessment.	N/A	Major sites (>100 dwellings)	Major sites (10-99 dwellings)	Small sites (<10 dwellings)	N/A	N/A					
SAC31	Employment provision	New development will create jobs, both directly (construction) and indirectly (wider economic activity).	N/A	Major sites (>100 dwellings)	Major sites (10-99 dwellings)	Small sites (<10 dwellings)	N/A	N/A	Major sites (>10ha)	Major sites (1-10ha)	Small sites (<1ha)	N/A	N/A
SAC32	Developer contributions	New development may be required to contribute to infrastructure provision and environmental net gain that could benefit both the new development and existing communities.	N/A	Major sites (>100 dwellings)	Major sites (10-99 dwellings)	Small sites (<10 dwellings)	N/A	N/A	Major sites (>10ha)	Major sites (1-10ha)	Small sites (<1ha)	N/A	N/A

SAC33	Waste generation	All new development will result in new waste generation, which will place additional pressure on Council waste management facilities.	N/A	N/A	N/A	Small sites (<10 dwellings)	Major sites (10-99 dwellings)	Major sites (>100 dwellings)		N/A	N/A	Small sites (<1ha)	Major sites (1-10ha)	Major sites (>10ha)
SAC34	Air quality and noise and light pollution	All new development will adversely affect air quality and create noise and light pollution.	N/A	N/A	N/A	Small sites (<10 dwellings)	Major sites (10-99 dwellings)	Major sites (>100 dwellings)		N/A	N/A	Small sites (<1ha)	Major sites (1-10ha)	Major sites (>10ha)
SAC35	GHG emissions	All new development will create new GHG emissions that will contribute to climate change.	N/A	N/A	N/A	Small sites (<10 dwellings)	Major sites (10-99 dwellings)	Major sites (>100 dwellings)		N/A	N/A	Small sites (<1ha)	Major sites (1-10ha)	Major sites (>10ha)
SAC36	Water resources	All new development will require additional water use and will place pressure on existing clean water and sewerage services.	N/A	N/A	N/A	Small sites (<10 dwellings)	Major sites (10-99 dwellings)	Major sites (>100 dwellings)		N/A	N/A	Small sites (<1ha)	Major sites (1-10ha)	Major sites (>10ha)
SAC37	Traffic congestion	All new development is likely to increase traffic congestion.	N/A	N/A	N/A	Small sites (<10 dwellings)	Major sites (10-99 dwellings)	Major sites (>100 dwellings)		N/A	N/A	Small sites (<1ha)	Major sites (1-10ha)	Major sites (>10ha)
SAC38	Impact on public transport	All new development is likely to place additional pressure on public transport. However, in rural settlements, increased patronage improves the sustainability and viability of existing services.	N/A	N/A	N/A	Small sites (<10 dwellings)	Major sites (10-99 dwellings)	Major sites (>100 dwellings)		N/A	N/A	Small sites (<1ha)	Major sites (1-10ha)	Major sites (>10ha)
SAC39	Impact on public services	All new development is likely to place additional pressure on public services. However, increased usage of services can improve their sustainability and viability.	N/A	N/A	N/A	Small sites (<10 dwellings)	Major sites (10-99 dwellings)	Major sites (>100 dwellings)						
SAC40	Impact on Green and Blue Infrastructure	All new development is likely to impact on GI and BI. However, opportunities can arise to enhance GI/BI and improve connectivity.	N/A	N/A	N/A	Small sites (<10 dwellings)	Major sites (10-99 dwellings)	Major sites (>100 dwellings)						