

Shropshire Council

Local Plan Review 2016 - 2036

**Preferred Strategic Sites  
Sustainability Appraisal  
Report**

July 2019

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## Chapter 1: Introduction

### Introduction

- 1.1. Sustainability Appraisal (SA) is statutory process that assesses the effects of plans and strategies against a range of economic, social and environmental considerations. Carrying out a SA offers provides an opportunity to:
  - consider how a plan contributes to improvements in environmental, social and economic conditions
  - identify any significant adverse effects that a plan might have
  - amend proposals in a plan to avoid any significant adverse effects
  - propose mitigation measures to counter any remaining significant adverse effectsIn this way, SA can help make sure that plan proposals are the most appropriate given the reasonable alternatives.
- 1.2. This document presents the SA of all the potential strategic sites in Shropshire. A strategic site is one which is individually larger than 25ha. The Local Plan Review Preferred Strategic Sites consultation seeks views on the allocation of three strategic sites and one potential strategic site (to inform a decision on that site's future allocation). The SA of potential strategic sites has informed the selection of the sites in the LPR Preferred Strategic Sites consultation document. That document is the fourth stage in the preparation of the new Local Plan for Shropshire. The new Local Plan will cover the period 2016-2036 and eventually replace the Core Strategy and the Site Allocations and Management of Development (SAMDev) documents that together comprise the current adopted Local Plan.
- 1.3. The first stage of the LPR preparation process was a consultation on Issues and Strategic Options. This took place for eight weeks between Monday 23rd January and Monday 20th March 2017. There were four consultation responses about the Sustainability Appraisal. No changes were made to the SA, but the comments on the LPR strategic options were used to inform the LPR Preferred Options: Scale and Distribution of Development document. A summary of all the representations made on the LPR consultation document is available on Shropshire Council's website
- 1.4. The second stage of the LPR preparation process was a consultation on the Preferred Scale and Distribution of Development. This took place for eight weeks between Friday 27<sup>th</sup> October 2017 and Friday 22<sup>nd</sup> December 2017. There was one consultation response about the Sustainability Appraisal. No changes have been made to the SA but the comments on the LPR Preferred Scale and Distribution of Development document have been used to inform the LPR Preferred Sites Document. A summary of all the representations made on the LPR Preferred Scale and Distribution of Development document is available on the Council's website.
- 1.5. The third stage of the LPR preparation process was a consultation on the Preferred Sites. This took place for 10 weeks between Thursday 29<sup>th</sup> November 2018 and Friday 8<sup>th</sup> February 2019. In excess of 3,500 responses were received on the LPR and at the time of carrying out the SA for the potential strategic sites, the comments on the SA of the preferred sites was not available. This means that no changes to the SA have been made and the SA for the strategic sites follows the same methodology as that for the preferred sites. As the strategic sites are essentially a sub-set of the sites considered during the preferred sites process this has the benefit of ensuring a consistent approach. Additionally, any comments on the SA of the strategic sites will be considered alongside those on preferred sites and if appropriate, the SA site

assessment process will be amended for the later stages of the plan preparation process.

- 1.6. All potential strategic sites in Shropshire have been assessed against the Sustainability Appraisal Objectives set out in the Local Plan Review Sustainability Appraisal Scoping Report (January 2017). The results of the assessment are presented in this Report.
- 1.7. SA is an iterative process. It will be carried out for all LPR documents to ensure that;
  - the potential effects of the LPR have been fully evaluated at each stage
  - modifications have been made to proposals where possible
  - mitigation measures have been proposed if necessary.
- 1.8. A Final SA Report (the Environmental Report) will be available for public consultation alongside the Publication LPR document. SA Reports (like this one) will be available for information alongside all other LPR consultation documents.
- 1.9. The summary tables from Chapter 3 of this Report are presented in a separate Strategic Sites Sustainability Appraisal Summary. This is available on Shropshire Council's website.

## Background

- 1.10. The Planning and Compulsory Purchase Act 2004<sup>1</sup> requires a SA to be carried out for all Local Plan documents. European Directive 2001/42/EC (the Strategic Environmental Assessment (SEA) Directive)<sup>2</sup> which was transposed into UK law by The Environmental Assessment of Plans and Programmes Regulations 2004<sup>3</sup> requires '*an environmental assessment ....of ...certain plans and programmes which are likely to have significant effects on the environment*'
- 1.11. Although the requirements to carry out SA and SEA are distinct, the National Planning Practice Guidance<sup>4</sup> (NPPG) advocates that a single integrated SA process is sufficient to comply with the requirements of the SEA Directive. This is the process undertaken in Shropshire and all references to SA in this document should be taken to mean 'SA incorporating the requirements of the SEA Directive.'
- 1.12. The SA process is incremental and takes place alongside the preparation of a Local Plan. Each Local Plan document is subject to a SA during its preparation and the outcome of that assessment accompanies the relevant Local Plan consultation document. A Final Sustainability Appraisal Report (the Environmental Report under the SEA Directive) is published for representations when the Publication Local Plan is consulted on. This identifies, describes and evaluates the likely significant effects on the environment of implementing the Local Plan and explains how reasonable alternatives have been considered.
- 1.13. NPPG defines five stages for the SA process. Diagram 1 below sets these out and shows how they relate to the stages of Local Plan preparation

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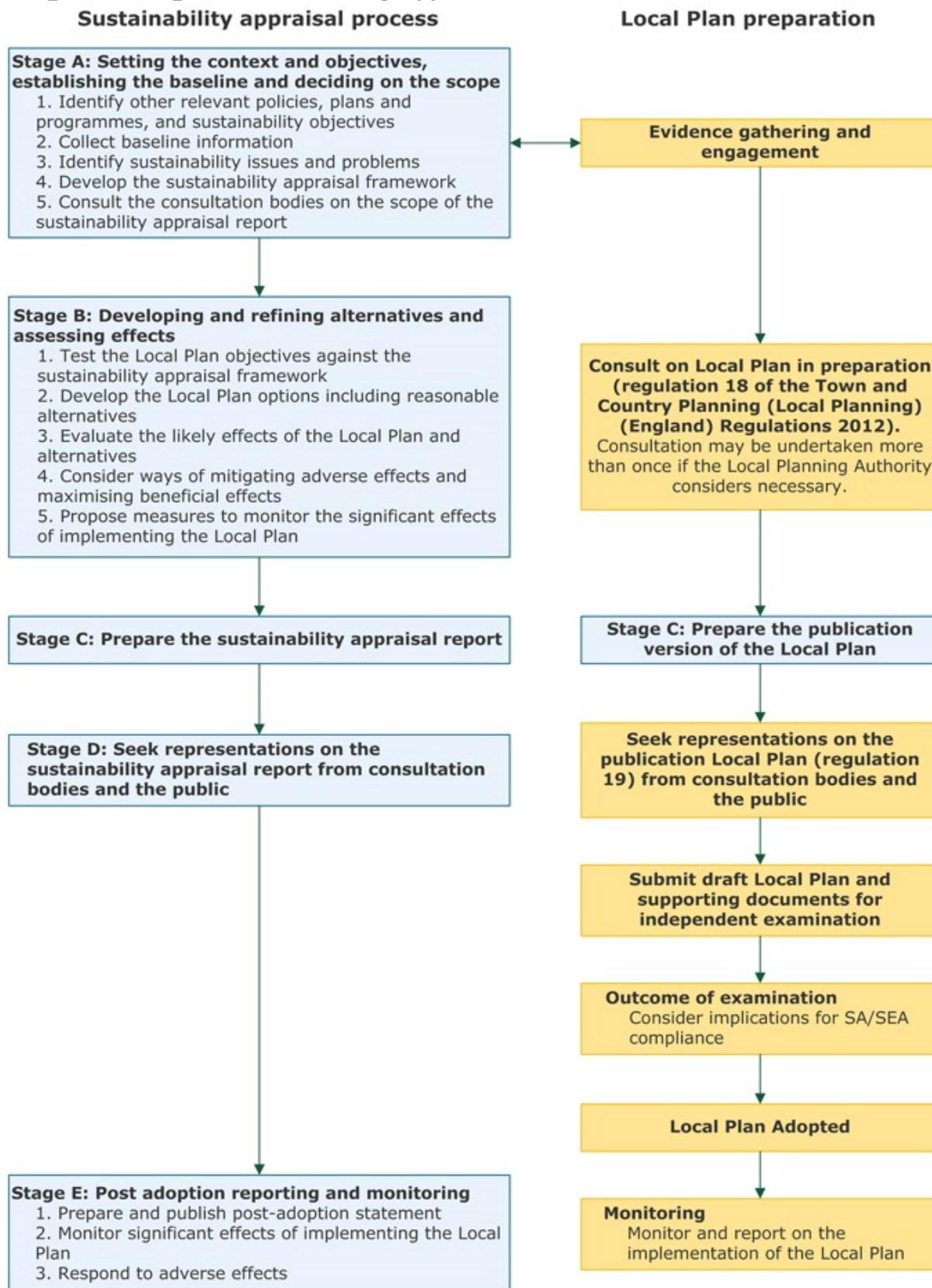
<sup>1</sup> <http://www.legislation.gov.uk/ukpga/2004/5/section/38>

<sup>2</sup> <http://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32001L0042&from=EN>

<sup>3</sup> <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

<sup>4</sup> <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>

**Diagram 1: Stages of Sustainability Appraisal<sup>4</sup>**



- 1.14. The initial stage in the SA process for the Shropshire Local Plan Review was the production of a Sustainability Appraisal Scoping Report Consultation Draft in October 2016. This fulfilled the Tasks identified in Stage A of the SA process by:
- reviewing other organisation's relevant plans, programmes and sustainability objectives (Task A1)
  - collating a detailed set of baseline information on the topic areas set out in the SEA Directive (Task A2)
  - identifying sustainability issues and problems for Shropshire based on the topic areas in the SEA Directive (Task A3)
  - establishing a set of Sustainability Objectives for use in assessing LPR policies (Task A4)
  - setting out a methodology for using the Sustainability Objectives to assess sites for allocation (Task A4)
- 1.15. The Sustainability Appraisal Scoping Report Consultation Draft was open for consultation between October 19th and November 24th, 2016 (Task A5). The following were consulted individually:
- Historic England
  - Natural England
  - Environment Agency
  - Town and Parish Councils
  - Members of the Shropshire Local Nature Partnership
  - Neighbouring Local Authorities.
- The document was also available for public comment on Shropshire Council's web-based consultation portal throughout the consultation period.
- 1.16. Comments were received from Historic England, Natural England and the Environment Agency (the Consultation Bodies set out in the Environmental Assessment of Plans and Programmes Regulations 2004) and five other organisations. A summary of the points raised and the Council's response to each is available on Shropshire Council's website: Sustainability Appraisal Scoping Report Consultation Draft Summary of Representations.
- 1.17. The Sustainability Appraisal Scoping Report Consultation Draft was amended in line with the accepted changes in the Summary of Representations to produce the final Sustainability Appraisal Scoping Report (also available on Shropshire Council's website).
- 1.18. This preferred strategic sites SA report fulfils Stage B of the SA process by:
- testing all the sites larger than 25ha that have been promoted to the Council (these comprise the reasonable alternatives set out in Task B2) against the SA framework set out in the Scoping Report (Task B1)
  - evaluating the likely effects of allocating different sites for the Local Plan Review (Task B3)
  - considering ways of mitigating adverse effects and maximising beneficial effects (where such effects are identified) (Task B4)
- 1.19. Task B5 (propose measures to monitor the significant effects of implementing the Local Plan) will be carried out (if relevant) at the Publication stage of the LPR.

### **Future Sustainability Appraisal**

- 1.20. All subsequent Local Plan Review (LPR) documents will be subject to SA. This will be reported on in the same way as this SA.

## Chapter 2: Methodology for the Strategic Sites SA

### Introduction

- 2.1. The strategic sites SA was an integral part of the process of deciding which strategic sites were preferred for allocation and consultation in the Local Plan Review (LPR). This chapter describes how the strategic sites SA was carried out.

### Use of the SA Objectives

- 2.2. The site SA process is set out in section 5 of the SA Scoping Report. It is based on the Sustainability Objectives as set out below.

**Table 2.1: Sustainability Objectives**

Number	Objective
SO1	Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.
SO2	Encourage a strong and sustainable economy throughout Shropshire
SO3	Provide a sufficient amount of good quality housing which meets the needs of all sections of society.
SO4	Promote access to services for all sections of society
SO4	Promote access to services for all sections of society (cont)
SO5	Encourage the use of sustainable means of transport
SO6	Reduce the need of people to travel by car
SO7	Support active and healthy communities.
SO8	Protect and improve soil quality
SO9	Conserve and enhance water quality in Shropshire and reduce the risk of water pollution
SO10	Reduce flood risk and improve flood management
SO11	Conserve and enhance Shropshire's air quality and reduce the risk of air pollution
SO12	Reduce carbon dioxide emissions
SO13	Promote adaptation and mitigation to climate change
SO14	Promote efficient use of natural resources
SO15	Conserve and enhance features and areas of heritage value and their setting
SO16	Conserve and enhance landscape character and local distinctiveness

### Assessment of effect

- 2.3. The SA criteria are set out in the SA Scoping Report. These are set out below and include considerations of:
- The predicted significance of the effect
  - The potential secondary effects of each policy
  - The potential cumulative effects of a combination of policies
  - The probability of the predicted effect
  - Any assumptions or uncertainties such as the likelihood of delivery

**Table 2.2 Assessment criteria**

Significance of effect		Description of effect
++	Strongly positive	Likely to benefit a large area of Shropshire or a large number of people or receptors, including outside the county. The effect is likely to be direct, permanent, irreversible and of major magnitude.
+	Positive	The extent of the predicted benefits is likely to be limited to small areas of the county or small groups of people or receptors. The effect may be any or all of the following: <ul style="list-style-type: none"> <li>• indirect</li> <li>• temporary</li> <li>• reversible</li> <li>• infrequent</li> </ul> and its predicted magnitude is likely to be minor.
0	Neutral	Neutral effects are predicted when the policy being assessed is unlikely to alter the present or future baseline situation, where current trends are likely to continue or where the positive or negative effects are likely to balance each other out.
-	Negative	Likely to have an adverse effect on a small area of Shropshire or on a small number of people or receptors. The effect may be any or all of the following: <ul style="list-style-type: none"> <li>• indirect</li> <li>• temporary</li> <li>• reversible</li> <li>• infrequent</li> </ul> and its predicted magnitude is likely to be minor.
--	Strongly negative	Likely to have a significant adverse impact on the whole, or on a large part of, Shropshire, on internationally or nationally protected assets or on areas outside the county. The effect is predicted to be direct, permanent, irreversible and of major magnitude.
?	Unknown	Where there is insufficient information to make a confident assessment.
Timeframe of effect		Description
S	Short -term	Likely to last for 0 -5 years
M	Medium-term	Likely to last for 6-10 years
L	Long-term	Likely to last beyond 10 years

### Definition of significant effects

2.4. Strongly positive or strongly negative effects are classed as significant. For the purposes of the strategic sites SA, a Poor rating (see section 2.12 below) is classed as significant. All effects of site allocations are assumed to be long term.

### Adaptation of SA methodology to make it suitable for site assessment.

2.5. The SA Scoping Report set out how the Sustainability Objectives have been adapted for strategic sites SA purposes.

**Table 2.3 SA Criteria for sites**

Relevant Sustainability Objective(s)	Criteria no.	Criteria	SA Score
SO1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	Site wholly or partly within one or more of the following (record all that apply):	
		Special Area of Conservation	-- or 0
		Ramsar Site	-- or 0
		National Nature Reserve	-- or 0
		Site of Special Scientific Interest	-- or 0
		Ancient Woodland	-- or 0
		Wildlife Site	-- or 0
		Local Nature Reserve	-- or 0
	2	Site boundary within buffer zone <sup>1</sup> of one or more (record all that apply):	
		1km of a Special Area of Conservation	- or 0
		1km of a Ramsar Site	- or 0
		500m of a National Nature Reserve	- or 0
		500m of a Site of Special Scientific Interest	- or 0
		500m of Ancient woodland	- or 0
		250m of a Wildlife Site	- or 0
100m of a Local Nature Reserve	- or 0		
3	Tree Preservation Order (single or group) within or on site boundary	-	
	No Tree Preservation Order(s) within or on the site boundary	0	
SO4: Promote access to services for all sections of society  SO7: Support active and healthy communities  SO1: Protect and enhance the range of plants and animals in Shropshire and the	4	Site contains one or more (or part) of the following <sup>2</sup> (record all that apply):	
		Primary School	- or 0
		GP surgery	- or 0
		Community Hall	- or 0
		Leisure centre	- or 0
		Children's playground	- or 0
		Outdoor sports facility	- or 0
		Amenity green space	- or 0

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Relevant Sustainability Objective(s)	Criteria no.	Criteria	SA Score
quality and extent of wildlife habitats	4	Accessible natural green space	- or 0
SO4: Promote access to services for all sections of society SO5: Encourage the use of sustainable means of transport SO6: Reduce the need of people to travel by car SO7: Support active and healthy communities SO1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats	5	Site boundary within 480m <sup>(3)</sup> of one or more of the following (record all that apply):	
		Primary School	+ or -
		GP surgery	+ or -
		Community Hall	+ or -
		Leisure centre	+ or -
		Children's playground	+ or -
		Outdoor sports facility	+ or -
		Amenity green space	+ or -
SO5: Encourage the use of sustainable means of transport SO6: Reduce the need of people to travel by car	6	Regular peak time <sup>4</sup> public transport service within 480m of site boundary	+
		No regular peak time public transport service within 480m of site boundary	-
SO8: Protect and improve soil quality SO14: Promote efficient use of natural resources	7	Site is on grade 4 or 5 agricultural land or is in other non-agricultural use	+
	7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-
SO9 Conserve and enhance water quality in Shropshire	8	All or part of the site within a Source Protection Zone (groundwater)	-

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Relevant Sustainability Objective(s)	Criteria no.	Criteria	SA Score
and reduce the risk of water pollution		No part of the site within a Source Protection Zone (groundwater)	0
SO10: Reduce flood risk	9	Site is in Flood Zone 1	+
		All or part of the site is within Flood Zones 2 or 3	-
SO11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	10	No part of the site within an Air Quality Management Area	+
		Site wholly or partly within an Air Quality Management Area	-
SO14: Promote efficient use of natural resources	11	Site classed as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	+
		Site not classed as brownfield or wholly/partly within an area with a previous industrial or potentially contaminative use	0
	12	Site would not displace an existing waste management operation	0
		Site would displace an existing waste management operation	-
SO15: Conserve and enhance features and areas of heritage value and interest  SO15: Conserve and enhance features and areas of heritage value and interest (cont)	13	Site wholly or partly within any of the following (record all that apply):	
		a World Heritage Site or its buffer zone	-- or 0
		a Scheduled Monument	-- or 0
		a Registered Battlefield	-- or 0
		a Registered Park or Garden	-- or 0
	a Conservation Area	-- or 0	
	14	Site boundary within buffer zone <sup>5</sup> of one or more (record all that apply):	
		300m of a World Heritage Site or its buffer zone	- or 0
		300m of a Scheduled Monument	- or 0
		300m of a Registered Battlefield	- or 0
300m of a Registered Park or Garden		- or 0	
300m of a Conservation Area		- or 0	
14	100m of a Grade I or Grade II* Listed Building	- or 0	

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Relevant Sustainability Objective(s)	Criteria no.	Criteria	SA Score
SO16: Conserve and enhance landscape character and local distinctiveness	15	Landscape sensitivity low	+
		Landscape sensitivity moderate or site within urban area	0
		Landscape sensitivity high	-
		<i>Where a site falls into more than one category, record the most sensitive category</i>	

Notes

1. Distances advised by Shropshire Council's Natural Environment Team
2. Categories are consistent with the Primary Services identified in Shropshire Council's Hierarchy of Settlements Methodology
3. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
4. A public transport service is considered to be regular and offered during peak travel times when it runs an outward service between 0600 and 0900 and a return service between 1500 and 1800 Monday to Friday
5. Distances advised by Shropshire Council's Historic Environment Team

### Carrying out the strategic sites SA.

- 2.6. The strategic sites SA was undertaken for all sites in Shropshire that are individually larger than 25ha. It evaluated them for both housing and employment uses. The sites were assessed as a group to match the way the LPR site assessment process was carried out.
- 2.7. The majority of the information used for the SA was derived from the Strategic Land Availability Assessment (SLAA). The SLAA is a technical assessment of the suitability, availability and achievability (including viability) of land for development. However, where other more detailed or more relevant evidence base information was available, it was used instead of the SLAA. Information for those sites promoted after the base date for the 2018 SLAA (and therefore not included in the published document) was collected using the same methodology as the published SLAA.
- 2.8. Detailed information on landscape sensitivity was obtained from the Shropshire Landscape and Visual Sensitivity Study (LVSS) and accessibility information was supplemented by a separate GIS based exercise. Note: the methodology used for this differs from that used for the Highways assessment in the LPR site assessment process so the two are not directly comparable.
- 2.9. The site SA criteria from the SA Scoping Report were translated into an excel spreadsheet to enable each site to be assessed individually.

**Table 2.4 Excel spreadsheet used in site SA**

<b>Criteria</b>	<b>Criteria Description</b>	<b>Scoring Guide</b>	<b>Site Ref:</b>
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>	Yes = double minus score (-) No = zero score (0)	
	Special Area of Conservation		
	Ramsar Site		
	National Nature Reserve		
	Site of Special Scientific Interest		
	Ancient Woodland		
	Wildlife Site		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>	Yes = minus score (-) No = zero score (0)	
	1km of a Special Area of Conservation		
	1km of a Ramsar Site		
	500m of a National Nature Reserve		
	500m of a Site of Special Scientific Interest		
	500m of Ancient woodland		
	250m of a Wildlife Site		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>	Yes = minus score (-) No = zero score (0)	
	Children's playground		
	Outdoor sports facility		
	Amenity green space		
	Accessible natural green space (natural/semi-natural green space)		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>	Yes = plus score (+) No = minus score (-)	
	Primary School		
	GP surgery		
	Library (permanent or mobile library stop)		

	<i>Leisure centre</i>		
	<i>Children's playground</i>		
	<i>Outdoor sports facility</i>		
	<i>Amenity green space</i>		
	<i>Accessible natural green space (natural/semi-natural green space)</i>		
6	<i>Site wholly or partly on grade 1 or 2 or 3 agricultural land (best &amp; most versatile)</i>	Yes = minus score (-) No = zero score (0)	
7	<i>All or part of the site within a Source Protection Zone (groundwater)</i>	Yes = minus score (-) No = zero score (0)	
8	<i>All or part of the site is within Flood Zones 2 or 3</i>	Yes = minus score (-) No = zero score (0)	
9	<i>Site wholly/partly within an Air Quality Management Area</i>	Yes = minus score (-) No = zero score (0)	
10	<i>Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use</i>	Yes = plus score (+) No = zero score (0)	
11	<i>Site would displace an existing waste management operation</i>	Yes = minus score (-) No = zero score (0)	
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>		
	<i>a World Heritage Site or its buffer zone</i>		
	<i>a Scheduled Monument</i>		
	<i>a Registered Battlefield</i>	Yes = double minus score (--) No = zero score (0)	
	<i>a Registered Park or Garden</i>		
	<i>a Conservation Area</i>		
	<i>a Listed Building</i>		
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>		
	<i>300m of a World Heritage Site or its buffer zone</i>		
	<i>300m of a Scheduled Monument</i>		
	<i>300m of a Registered Battlefield</i>	Yes = minus score (-) No = zero score (0)	
	<i>300m of a Registered Park or Garden</i>		
	<i>300m of a Conservation Area</i>		
	<i>100m of a Listed Building</i>		
14	<i>Site is wholly/partly classified as very high landscape sensitivity for <b>residential</b></i>	Double minus score (--)	
	<i>Site is wholly/partly classified as high landscape sensitivity for <b>residential</b></i>	Minus score (-)	
	<i>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>residential</b></i>	Zero score (0)	
	<i>Site is wholly classified as low <b>landscape sensitivity</b> for <b>residential</b> or site is inside the development boundary</i>	Plus score (+)	
	<i>Site is wholly/partly classified as very high landscape sensitivity for <b>employment</b></i>	Double minus score (--)	
	<i>Site is wholly/partly classified as high landscape sensitivity for <b>employment</b></i>	Minus score (-)	
	<i>Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>employment</b></i>	Zero score (0)	
	<i>Site is wholly classified as low <b>landscape sensitivity</b> for <b>employment</b> or is site is inside the development boundary</i>	Plus score (+)	
	Please note: where a site falls into more than one category, highest sensitivity		

	category is recorded	
<b>Overall Sustainability Conclusion</b>		

- 2.10. Criteria 5 was amended for employment uses to exclude proximity to a library and children’s playground as they were not felt to be relevant for this use. Criteria 14 was applied differentially, depending on whether sites were being assessed for residential or employment use. The first 4 categories were used for residential and the last 4 for employment. However, as the LVSS does not cover sites remote from existing development boundaries it was not possible to score these under criteria 14. Such sites are marked as not assessed against criteria 14.
- 2.11. The negative and positive marks for each site were combined to give a numerical value and the lowest and highest numbers across all sites assessed were used to determine a range. The range was then divided into three equal parts. If three equal parts were not possible (for instance in a range of -8 to +4 = 13 points) the largest part was assigned to the higher end of the range (for instance -8 to -5 = 4 points, then -4 to -1 = 4 points and lastly 0 to +4 = 5 points). This was based on the assumption that there are likely to be more negative than positive scores.
- 2.12. Those sites in the lowest third of the range were then rated as Poor, those in the middle third as Fair and those in the upper third as Good.

**How the Site SA was used in the LPR site assessment process**

- 2.13. NPPG recommends that ‘*The development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.*’ The SA rating for each potential strategic site was used in stage 3 of the LPR site assessment process. It has thus informed the selection of the three preferred sites (Clive Barracks at Tern Hill, the former Ironbridge Power Station site and RAF Cosford) as well as the fourth site (Junction 3 of the M54) which is being consulted on at the same time.

## Chapter 3: Sustainability Appraisal Results

### Full SA results

- 3.1. Appendices 1 and 2 contain the excel spreadsheets with the full SA for each potential strategic site. Each SA criteria is scored and colour coded to aid interpretation:

### Key to colour codes in Appendices 1 and 2

--	Orange
-	Yellow
<b>0</b>	White
+	Green

### Summary of SA results

- 3.2. The tables below summarise the results of the potential strategic sites SA. Preferred strategic sites are shown as bold with a **grey highlight**. The LPR Preferred Strategic Sites consultation also asks for views on whether P26 amended (Junction 3 of the M54) should be allocated. The SA result for this site is shown in **bold text** with no highlighting to differentiate it from the proposed allocations.
- 3.3. A separate Preferred Strategic Sites Sustainability Appraisal Summary document is also available on the Council's website.

**Table 3.1 SA Results Summary for Housing**

ALB018	Good
BAY003	Good
<b>BNT002</b>	<b>Fair</b>
BRD011	Good
<b>IRN001</b>	<b>Poor</b>
LUD004	Fair
LUD041	Good
MDR042 Amended	Good
MDR046	Good
MOR012	Good
OSW060	Good
P10	Fair
P16	Fair
P17a	Fair
P17b	Fair
P26	Poor
<b>P26 amended</b>	<b>Poor</b>
P28	Fair
<b>P28 &amp; parts of P30 &amp; P40</b>	<b>Fair</b>
P29	Poor
P30	Good
P35	Good
P36b	Good
P40	Fair
P53b	Fair
P54	Fair
P56	Fair
P59	Good
P61	Poor
P63	Poor
RED006	Fair
RUY020	Good
SHF017	Good
SHF018c	Good
SHF024	Fair
SHF034	Good
SHF035	Good
SHH002	Fair
SHR057	Good
SHR058	Fair
SHR105	Good
SHR109	Fair
SHR157	Fair

SHR157 Amended	Fair
SHR158	Fair
SHR166	Good
SHR174	Good
SHR176	Good
SHR181	Good
SHR190	Good
SHR192	Fair
SHR196	Good
SHR197	Fair
SHR198	Fair
SHR218	Good
STC004	Good
WAH006	Good
WIC010	Fair

**Table 3.2 SA Results Summary for Employment**

ALB018	Good
BAY003	Good
<b>BNT002</b>	<b>Fair</b>
BRD011	Good
<b>IRN001</b>	<b>Poor</b>
LUD004	Fair
LUD041	Good
MDR042 amended	Good
MDR046	Fair
MOR012	Good
OSW060	Good
P10	Fair
P16	Fair
P17a	Fair
P17b	Fair
P26	Poor
<b>P26 Amended</b>	<b>Poor</b>
P28	Fair
<b>P28 &amp; parts of P30 &amp; P40</b>	<b>Fair</b>
P29	Poor
P30	Good
P35	Good
P36b	Good
P40	Fair
P53b	Fair
P54	Fair
P56	Fair
P59	Good
P61	Poor
P63	Poor
RED006	Fair
RUY020	Good
SHF017	Good
SHF018c	Good
SHF024	Fair
SHF034	Good
SHF035	Good
SHH002	Fair
SHR057	Good
SHR058	Fair
SHR105	Good
SHR109	Fair
SHR157	Fair

SHR158	Fair
SHR157 Amended	Fair
SHR166	Good
SHR174	Good
SHR176	Good
SHR181	Good
SHR190	Good
SHR192	Fair
SHR196	Good
SHR197	Fair
SHR198	Fair
SHR218	Good
STC004	Good
WAH006	Good
WIC010	Fair

## Chapter 4: Likely significant effects

- 4.1. Stage B4 of the SA process (Developing and refining alternatives and assessing effects: Diagram 1) states that plan makers should '*Consider ways of mitigating adverse effects and maximising beneficial effects*. This is supported by National Planning Practice Guidance which states that '*The sustainability appraisal should identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them*'.
- 4.2. The site SA process uses a Good, Fair or Poor rating system. Sites rated as Poor are considered to have likely significant adverse effects for which mitigation measures should be proposed (see section 2.4 above). Tables 4.1 and 4.2 below show the ratings for the strategic sites being consulted on. Site names are given to aid understanding.

**Table 4.1 SA Ratings for sites subject to consultation (housing)**

<b>BNT002</b> (Tern Hill Barracks)	<b>Fair</b>
<b>IRN001</b> (former Ironbridge power station)	<b>Poor</b>
<b>P26 amended</b> (Junction 3 of the M54)	<b>Poor</b>
<b>P28 &amp; parts of P30 &amp; P40</b> (RAF Cosford)	<b>Fair</b>

**Table 4.2 SA Ratings for sites subject to consultation (employment)**

<b>BNT002</b> (Tern Hill Barracks)	<b>Fair</b>
<b>IRN001</b> (former Ironbridge power station)	<b>Poor</b>
<b>P26 amended</b> (Junction 3 of the M54)	<b>Poor</b>
<b>P28 &amp; parts of P30 &amp; P40</b> (RAF Cosford)	<b>Fair</b>

### Mitigation measures

- 4.3. One of the proposed strategic sites (IRN001 the former Ironbridge power station) is rated as Poor for both housing and employment.
- 4.4. IRN001 performs poorly in the SA because it;
- contains parts of Tick Wood and Benthall Edge SSSI
  - contains part of the Buildwas Sand Quarry SSSI
  - contains part of the Buildwas Sand Quarry Wildlife Site
  - contains an outdoor sports facility
  - is partly on grade 3 agricultural land (best and most versatile)
  - is in Flood Zones 2 and 3 (along the river)
  - contains (an extremely) small part of the Severn Gorge Conservation Area
  - is close to other parts of Tick Wood and Benthall Edge SSSI and the Buildwas River Section SSSI
  - is close to Tick Wood, Banghams Wood and Benthall Edge Wood Ancient Woodland sites.
  - is close to the River Severn, Buildwas Roadside Verge and Birches Coppice Wildlife Sites.
  - has a group Tree Preservation Order on its western boundary (in the grounds of Buildwas Abbey)
  - is not within easy walking distance of community services and amenities such as a primary school or GP surgery
  - is close to the Ironbridge Gorge World Heritage Site
  - is close to Buildwas Abbey Scheduled Monument
  - is close to the remainder of the Severn Gorge Conservation Area
  - is close to two Grade II Listed Buildings: The Slip and Albert Edward Bridge.

- 4.5. Proposed mitigation measures for both housing and employment uses on IRN001 are reflected in the site guidelines. They include the following
- Retention and protection by appropriate buffer zones within the development of Tick Wood and Benthall Edge SSSI, Buildwas Sand Quarry SSSI and Buildwas Sand Quarry Wildlife Site.
  - Appropriate buffers to Tick Wood and Benthall Edge SSSI, the Buildwas River Section SSSI, the three Ancient Woodland sites (in line with Natural England and Forestry Commission Standing Advice) and the three Wildlife Sites within the vicinity of the development site.
  - An assessment of the impact of development on the trees subject to TPO in order to demonstrate how they can be safeguarded.
  - The provision of green infrastructure (including accessible natural greenspace) and sports facilities – the latter being determined by the Shropshire Playing Pitch and Outdoor Sports Strategy. Pedestrian and cycle links to services and facilities both on-site and the wider area, will be integrated into the green infrastructure network.
  - The provision of facilities and services within a village centre including a nursery and primary school and GP surgery - the latter subject to CCG assessment and advice.
  - The exclusion from development of those parts of the site within Flood Zones 2 and 3
  - A comprehensive heritage assessment which addresses the site's relationship with the Ironbridge Gorge World Heritage site, Buildwas Abbey Scheduled Monument, the Severn Gorge Conservation Area and the two Grade II Listed Buildings. This will then guide the conservation and enhancement of these features in line with the requirements of the National Planning Policy Framework and Local Plan policy
- 4.6. Site P26 amended] (Junction 3 of the M54) is also rated as Poor in the SA because it
- contains Ancient Woodland to the south of Burlington Cottages
  - contains trees subject to Tree Preservation Orders to the west of the Bell Tong pub.
  - is not within easy walking distance of most community services and amenities
  - is on grades 2 and 3 agricultural land (best and most versatile)
  - parts of the site are variously within Groundwater Source Protection Zones 1, 2 and 3
  - parts of the site along the river Worfe are within Flood Zones 2 and 3
  - contains a Roman Camp Scheduled Monument between Woodside and Burlington farms
  - contains eight Grade II Listed Buildings
  - is close to
    - three other Scheduled Monuments; a Roman fort to the east of Drayton Lodge farm; the site of a medieval College in Tong and Castle Hill motte and bailey castle south west of Tong Norton.
    - the Tong Conservation Area;
    - the church of St Bartholomew in Tong which is a Grade I Listed Building
    - six other Grade II Listed Buildings
- 4.7. The site is not proposed for allocation at this stage of the LPR but if it subsequently comes forward then the following mitigation measures are suggested:
- Either the exclusion from development or adequate buffering of the Ancient Woodland (see Natural England and Forestry Commission Standing Advice at <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences> )
  - An assessment of the impact of development on the trees subject to TPO in order to demonstrate how they can be safeguarded.
  - The provision of an extensive multifunctional green and blue infrastructure network which links to the wider countryside.
  - The provision of community facilities and amenities within walking distance of new development. Outdoor sports facilities should be guided by the Shropshire Playing Pitch and Outdoor Sports Strategy.

- The exclusion from development or the use of design standards to avoid an adverse effect on groundwater source protection zones 1,2 and 3 subject to advice from the Environment Agency
- The exclusion from development of those parts of the site in Flood Zones 2 and 3.
- A comprehensive Heritage Assessment to determine the effects of development on the designated heritage assets both within the site and in close proximity. This will then guide the conservation and enhancement of these features in line with the requirements of the National Planning Policy Framework and Local Plan policy.

## **Appendix 1 Full SA for all potential Strategic Sites: Housing**

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:							
			ALB018	BAY003	BNT002	BRD011	IRN001	LUD004	LUD041	MDR042 Amended	MDR046	MOR012	OSW060
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	--	0	0	0	0	0	0
	Ancient Woodland		0	0	--	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	--	0	--	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	-	-	0	0	0	0	0
	500m of Ancient woodland		0	0	-	0	-	0	0	0	0	0	0
	250m of a Wildlife Site		0	-	-	0	-	-	-	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	-	0	0	-	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	-	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	-	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	+	-	-	+	+	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-
	Children's playground		+	+	-	-	-	-	+	-	+	+	+
	Outdoor sports facility		+	+	-	-	+	-	+	+	+	+	+
Amenity green space	+		-	-	+	-	+	+	+	+	-	+	+
Accessible natural green space (natural/semi-natural green space)	+	+	-	+	+	+	+	+	+	-	+	+	
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	-	0	-
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	-	0	-	0	-	0
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	+	+	+	0	0	0	+	0
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	--	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	-	0	-	-	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	-	-	0	0	-	0	0
100m of a Listed Building	-		-	-	-	-	-	-	0	-	-	0	
14	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0		0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)			+								
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
<b>Overall Score</b>			-1	-5	-14	-7	-18	-9	-4	-4	-7	-1	-2
<b>Overall Sustainability Conclusion</b>			Good	Good	Fair	Good	Poor	Fair	Good	Good	Good	Good	Good
Range is -1 to -20 Good is -1 to -7 Fair is -8 to -14 Poor is -15 to -20													

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:					
			P10	P16	P17a	P17b	P26	P26 amended	P28	P28 & parts of P30 & P40	P29	P30	P35
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		-	0	-	-	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	0	-	-	-	-	-	0	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	-	0	0	0	0	-	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	-	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	-	-	-	-	-	+
	GP surgery		+	-	+	-	-	-	-	-	-	-	+
	Library(permanent or mobile library stop)		+	-	-	-	-	-	-	-	-	-	+
	Leisure centre		-	-	-	-	-	-	-	-	-	-	+
	Children's playground		+	-	+	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	+	+	-	-	+	+	-	+	+
Amenity green space	-		-	-	-	-	-	-	-	-	-	-	
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	0	-	-	-	
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	0	+	0	+	+	+	+	0
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	-	-	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		-	0	0	0	-	0	0	0	0	0	-
a Listed Building	0		0	0	0	-	-	-	-	-	0	0	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	-	-	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	-	0	0	0	0	0	0
	300m of a Conservation Area		-	0	-	0	-	-	0	-	-	0	-
100m of a Listed Building	-		-	-	0	-	-	-	-	-	-	-	
14	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)											
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
<b>Overall Score</b>			-10	-9	-8	-9	-20	-19	-9	-13	-15	-7	-6
<b>Overall Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Poor	Good	Good
Range is -1 to -20 Good is -1 to -7 Fair is -8 to -14 Poor is -15 to -20													

Criteria	Criteria Description	Scoring Guide	Site Ref:												
			P36b	P40	P53b	P54	P56	P59	P61	P63	RED006	RUY020	SHF017	SHF018c	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	--	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	-	-	-	0	-	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	-	0	-	0	0	0	0	0	
100m of a Local Nature Reserve	0		-	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	-	-	0	0	-	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	-	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	-	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	+	-	-	-	-	+	+	+	
	GP surgery		-	-	-	-	-	-	-	-	-	-	+	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		+	-	-	-	-	-	-	-	-	-	-	-	+
	Children's playground		+	-	-	+	+	-	-	-	-	+	+	+	+
	Outdoor sports facility		+	+	-	-	+	-	-	-	-	+	+	+	+
	Amenity green space		+	-	-	-	+	+	+	-	-	+	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		+	-	-	+	-	-	-	-	+	-	-	-	
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	0	-	0	-	0	0	-	-	-	-	
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	0	0	-	0	-	-	0	
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	+	0	+	0	0	+	0	0	+	
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	0	-	0	0	0	0	
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	--	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	--	--	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		-	0	-	-	-	0	0	0	0	-	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	0	0	0	0	-	0	0	0	-	0	
100m of a Listed Building	-		-	-	-	-	0	-	0	-	-	-	-		
14	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)					-		-	-					
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0			0			0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
<b>Overall Score</b>			-4	-10	-12	-11	-9	-7	-15	-16	-10	-3	-6	-3	
<b>Overall Sustainability Conclusion</b>			Good	Fair	Fair	Fair	Fair	Good	Poor	Poor	Fair	Good	Good	Good	
Range is -1 to -20 Good is -1 to -7 Fair is -8 to -14 Poor is -15 to -20															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	
			SHF024	SHF034	SHF035	SHH002	SHR057	SHR058	SHR105	SHR109	SHR157	SHR157 Amended	SHR158
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	--	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	--	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	--	0	--	0	0
Local Nature Reserve	0		0	0	0	0	0	0	--	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	-	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	-	0	0
	500m of Ancient woodland		-	0	0	-	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	0	0	0	-	0	-	-	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	-	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	0	-	-	-	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	-	0	0	0	
	Amenity green space		0	0	0	0	0	0	-	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	-	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	-	+	-	-	-	-	-	
	GP surgery		-	+	-	-	+	-	+	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	+	-	-	-	
	Children's playground		-	+	-	-	+	-	+	+	-	-	
	Outdoor sports facility		-	+	+	-	+	+	+	-	-	-	
	Amenity green space		-	+	-	-	+	+	+	+	-	+	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	+	+	+	+	-	+		
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-		
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	-	0	-	0	0	0	0		
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	-	-	-	0	0	0		
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0		
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	0	0	0	+	0	+	0	
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	--	--	0	0	0	0	--	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	-	0	0	0	0	-	0	0	0	
100m of a Listed Building	0		-	0	-	-	-	-	0	-	-	-	
14	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (--)											
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	not assessed	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)							+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
<b>Overall Score</b>			-13	-3	-6	-12	-3	-10	-5	-9	-11	-13	-9
<b>Overall Sustainability Conclusion</b>			Fair	Good	Good	Fair	Good	Fair	Good	Fair	Fair	Fair	Fair
Range is -1 to -20 Good is -1 to -7 Fair is -8 to -14 Poor is -15 to -20													

Criteria	Criteria Description	Scoring Guide	Site Ref:										
			SHR166	SHR174	SHR176	SHR181	SHR190	SHR192	SHR196	SHR197	SHR198	SHR218	STC004
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	--	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	--	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	--	--	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	-	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	-	0	-	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	-	0	0
	250m of a Wildlife Site		-	-	-	-	-	0	-	-	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	0	-	0	-	0	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	-	+	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-
	Children's playground		-	+	-	+	+	-	+	-	-	-	+
	Outdoor sports facility		-	+	+	+	-	-	+	+	-	-	-
	Amenity green space		+	+	+	+	+	-	+	-	-	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	+	-	+	-	-	+	-	
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	0	0	0	0	0	0	0	0
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	0	0	+	0	0	0	+
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	0
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	--	0	0	0	0	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	-	-	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
100m of a Listed Building	0		0	0	0	-	-	-	0	0	-	0	
14	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)											
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
<b>Overall Score</b>			-7	-4	-5	-3	-5	-10	-3	-9	-13	-7	-6
<b>Overall Sustainability Conclusion</b>			Good	Good	Good	Good	Good	Fair	Good	Fair	Fair	Good	Good
Range is -1 to -20 Good is -1 to -7 Fair is -8 to -14 Poor is -15 to -20													

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:
			WAH006	WIC010
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>			
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0
	Ramsar Site		0	0
	National Nature Reserve		0	0
	Site of Special Scientific Interest		0	0
	Ancient Woodland		0	0
	Wildlife Site		--	0
Local Nature Reserve	0		0	
2	<b>Site boundary within buffer zone <sup>1</sup> of one or more (record all that apply):</b>			
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0
	1km of a Ramsar Site		0	0
	500m of a National Nature Reserve		0	0
	500m of a Site of Special Scientific Interest		0	0
	500m of Ancient woodland		-	0
	250m of a Wildlife Site		-	-
100m of a Local Nature Reserve	0		0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0
4	<b>Site contains one or more (or part) of the following <sup>2</sup> (record all that apply):</b>			
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0
	Outdoor sports facility		0	0
	Amenity green space		0	0
Accessible natural green space (natural/semi-natural green space)	0		0	
5	<b>Site boundary within 480m <sup>3</sup> of one or more of the following (record all that apply):</b>			
	Primary School	Yes = plus score (+) No = minus score (-)	-	-
	GP surgery		-	-
	Library(permanent or mobile library stop)		-	-
	Leisure centre		-	-
	Children's playground		+	-
	Outdoor sports facility		+	-
Amenity green space	-		-	
Accessible natural green space (natural/semi-natural green space)	+	-		
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>			
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0
	a Scheduled Monument		0	0
	a Registered Battlefield		0	0
	a Registered Park or Garden		0	0
	a Conservation Area		0	0
a Listed Building	0		0	
13	<b>Site boundary within buffer zone <sup>5</sup> of one or more (record all that apply):</b>			
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0
	300m of a Scheduled Monument		0	0
	300m of a Registered Battlefield		0	0
	300m of a Registered Park or Garden		0	0
	300m of a Conservation Area		0	0
100m of a Listed Building	0		0	
14	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)	not assessed	not assessed
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)		
Please note: where a site falls into more than one category, highest sensitivity category is recorded				
<b>Overall Score</b>			-6	-9
Range is -1 to -20 Good is -1 to -7 Fair is -8 to -14 Poor is -15 to -20 <b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Fair</b>

## **Appendix 2 Full SA for all potential Strategic Sites: Employment**

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:							
			ALB018	BAY003	BNT002	BRD011	IRN001	LUD004	LUD041	MDR042 amended	MDR046	MOR012	OSW060
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	--	0	0	0	0	0	0
	Ancient Woodland		0	0	--	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	--	0	--	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	-	-	0	0	0	0	0
	500m of Ancient woodland		0	0	-	0	-	0	0	0	0	0	0
	250m of a Wildlife Site		0	-	-	0	-	-	-	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	-	0	0	-	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	-	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	-	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	+	-	-	+	+	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	-	-	+	-	+	+	+	+	+
	Amenity green space		+	-	-	+	-	+	+	+	+	-	+
Accessible natural green space (natural/semi-natural green space)	+		+	-	+	+	+	+	+	+	-	+	+
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	-	0	-
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	-	0	-	0	-	0
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	+	+	+	0	0	0	+	0
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	--	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	-	0	-	-	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	-	-	0	0	-	0	0
100m of a Listed Building	-		-	-	-	-	-	-	0	-	-	-	0
	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0		0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)			+								
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
<b>Overall Score</b>			-1	-5	-12	-5	-18	-7	-4	-2	-7	-1	-2
<b>Overall Sustainability Conclusion</b>			Good	Good	Fair	Good	Poor	Fair	Good	Good	Fair	Good	Good
Range is -1 to -18 Good is -1 to -6 Fair is -7 to -12 Poor is -13 to -18													

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			P10	P16	P17a	P17b	P26	P26 Amended	P28	P28 & parts of P30 & P40	P29	P30	P35
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		-	0	-	-	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	0	-	-	-	-	0	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	-	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	-	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	-	-	-	-	-	+
	GP surgery		+	-	+	-	-	-	-	-	-	-	+
	Leisure centre		-	-	-	-	-	-	-	-	-	-	+
	Outdoor sports facility		+	+	+	+	-	-	+	+	-	+	+
	Amenity green space		-	-	-	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	+	+	+	+	-	+	-	
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	0	-	-	-	
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	0	+	0	+	+	+	0	
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		--	0	0	0	--	0	0	0	0	--	
a Listed Building	0		0	0	0	--	--	--	--	--	0	0	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	-	-	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	-	0	0	0	0	0	
	300m of a Conservation Area		-	0	-	0	-	-	0	-	-	0	-
100m of a Listed Building	-		-	-	0	-	-	-	-	-	-	-	
Site is wholly/partly classified as very high landscape sensitivity for employment			Double minus score (-)										
Site is wholly/partly classified as high landscape sensitivity for employment			Minus score (-)										
Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment			Zero score (0)			0	0	0	0	0	0	0	
Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary			Plus score (+)										
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
<b>Overall Score</b>			-12	-7	-8	-7	-18	-17	-7	-11	-13	-5	-6
Range is -1 to -18 Good is -1 to -6 Fair is -7 to -12 Poor is -13 to -18 <b>Overall Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Poor	Good	Good

Criteria	Criteria Description	Scoring Guide	Site Ref:											
			P36b	P40	P53b	P54	P56	P59	P61	P63	RED006	RUY020	SHF017	SHF018c
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	--	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	-	-	-	0	-	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	-	0	-	0	0	0	0	0
100m of a Local Nature Reserve	0		-	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	-	-	0	0	-	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	-	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	-	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	+	-	-	-	-	+	+	+
	GP surgery		-	-	-	-	-	-	-	-	-	-	+	-
	Leisure centre		+	-	-	-	-	-	-	-	-	-	-	+
	Outdoor sports facility		+	+	-	-	+	-	-	-	-	+	+	+
	Amenity green space		+	-	-	-	+	+	+	-	-	+	-	-
Accessible natural green space (natural/semi-natural green space)	-		+	-	-	+	-	-	-	-	+	-	-	
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	0	-	0	-	0	0	-	-	-	
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	0	0	-	0	-	-	0
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	+	0	+	0	0	+	0	0	+
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	0	-	0	0	0	0
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	--	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	--	--	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	0	-	-	-	0	0	0	0	-	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	0	0	0	0	-	0	0	0	-	0
100m of a Listed Building	-		-	-	-	-	0	-	0	-	-	-	-	
	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)					--		--	--				
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)				-		-						
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0							0	0	
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
<b>Overall Score</b>			-4	-8	-10	-12	-10	-6	-14	-15	-8	-4	-6	-3
<b>Overall Sustainability Conclusion</b>			Good	Fair	Fair	Fair	Fair	Good	Poor	Poor	Fair	Good	Good	Good
Range is -1 to -18 Good is -1 to -6 Fair is -7 to -12 Poor is -13 to -18														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			SHF024	SHF034	SHF035	SHH002	SHR057	SHR058	SHR105	SHR109	SHR157	SHR158	SHR157 Amended
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		-	0	0	-	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	0	0	0	-	0	-	-	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	0	-	-	-	-	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	-	+	-	-	-	-	-	-
	GP surgery		-	+	-	-	+	-	+	-	-	-	-
	Leisure centre		-	-	-	-	-	-	+	-	-	-	-
	Outdoor sports facility		-	+	+	-	+	+	+	-	-	-	-
	Amenity green space		-	+	-	-	+	+	+	+	-	+	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	+	+	+	+	-	+	-	
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	-	0	-	0	0	0	0	0	-
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	-	-	-	-	0	0	0	0
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	0	0	0	+	0	+	0	0
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	-	0	0	0	0	-	0	0	0	0
100m of a Listed Building	0		-	0	-	-	-	-	0	-	-	-	
	Site is wholly/partly classified as very high landscape sensitivity for <b>employment</b>	Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for <b>employment</b>	Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>employment</b>	Zero score (0)	0	0	0	not assessed	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for <b>employment</b> or is site is inside the development boundary	Plus score (+)							+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
<b>Overall Score</b>			-11	-3	-6		-10	-3	-8	-5	-11	-9	-7
Range is -1 to -18 Good is -1 to -6 Fair is -7 to -12 Poor is -13 to -18 <b>Overall Sustainability Conclusion</b>			Fair	Good	Good	Fair	Good	Fair	Good	Fair	Fair	Fair	Fair

Criteria	Criteria Description	Scoring Guide	Site Ref:										
			SHR166	SHR174	SHR176	SHR181	SHR190	SHR192	SHR196	SHR197	SHR198	SHR218	STC004
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	--	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	--	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	--	--	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	-	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	-	0	-	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	-	0	0
	250m of a Wildlife Site		-	-	-	-	-	0	-	-	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	0	-	0	-	0	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	-	+	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	+	+	+	-	-	+	+	-	-	-
	Amenity green space		+	+	+	+	+	-	+	-	-	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	+	-	+	-	-	+	-	
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	0	0	0	0	0	0	0	0
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	0	0	+	0	0	0	+
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	0
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	--	0	0	0	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	-	-	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
100m of a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)	-		-								
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)		0		0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)											
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
<b>Overall Score</b>			-6	-6	-4	-3	-5	-8	-3	-7	-11	-5	-6
<b>Overall Sustainability Conclusion</b>			Good	Good	Good	Good	Good	Fair	Good	Fair	Fair	Good	Good
Range is -1 to -18 Good is -1 to -6 Fair is -7 to -12 Poor is -13 to -18													

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:
			WAH006	WIC010
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>			
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0
	Ramsar Site		0	0
	National Nature Reserve		0	0
	Site of Special Scientific Interest		0	0
	Ancient Woodland		0	0
	Wildlife Site		--	0
Local Nature Reserve	0		0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>			
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0
	1km of a Ramsar Site		0	0
	500m of a National Nature Reserve		0	0
	500m of a Site of Special Scientific Interest		0	0
	500m of Ancient woodland		-	0
	250m of a Wildlife Site		-	-
100m of a Local Nature Reserve	0		0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>			
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0
	Outdoor sports facility		0	0
	Amenity green space		0	0
Accessible natural green space (natural/semi-natural green space)	0		0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>			
	Primary School	Yes = plus score (+) No = minus score (-)	-	-
	GP surgery		-	-
	Leisure centre		-	-
	Outdoor sports facility		+	-
	Amenity green space		-	-
Accessible natural green space (natural/semi-natural green space)	+		-	
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>			
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0
	a Scheduled Monument		0	0
	a Registered Battlefield		0	0
	a Registered Park or Garden		0	0
	a Conservation Area		0	0
a Listed Building	0		0	
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>			
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0
	300m of a Scheduled Monument		0	0
	300m of a Registered Battlefield		0	0
	300m of a Registered Park or Garden		0	0
	300m of a Conservation Area		0	0
100m of a Listed Building	0		0	
	Site is wholly/partly classified as very high landscape sensitivity for <b>employment</b>	Double minus score (-)	not assessed	not assessed
	Site is wholly/partly classified as high landscape sensitivity for <b>employment</b>	Minus score (-)		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>employment</b>	Zero score (0)		
	Site is wholly classified as low landscape sensitivity for <b>employment</b> or is site is inside the development boundary	Plus score (+)		
	Please note: where a site falls into more than one category, highest sensitivity category is recorded			
		<b>Overall Score</b>	-6	-7
	Range is -1 to -18 Good is -1 to -6 Fair is -7 to -12 Poor is -13 to -18	<b>Overall Sustainability Conclusion</b>	<b>Good</b>	<b>Fair</b>