

High Level Assessment

Sustainability theme/ Objectives	Assessment criteria	Commentary on criteria	1. Ixworth Road
			12.81 ha 320-384 dwellings
Availability	Is the site available/has it been put forward by the landowner or a developer?		Yes
1/Env To preserve and enhance the natural beauty of Thurston in terms of its geology, landform, soils, water systems and climate	Is the site at high risk from fluvial flooding?	Sites where at least 75% of the area is in flood zone 3 should be eliminated	No
	Is the site at high risk from surface water flooding?	Sites where at least 75% of the area is at high risk of surface water flooding should be eliminated	No
3/Env To protect the landscape setting of Thurston village through use of land with a low landscape impact and by focusing development on previously developed land	- Is the site in open countryside/will it encroach unacceptably on open countryside? - Will the site have a detrimental impact on the landscape?	Sites that clearly sit in open countryside and are likely to have a detrimental impact on the landscape should be eliminated	The site is adjacent to existing residential development on its west side. To the east the site is more visible. The degree to which development would impact on the open countryside would depend on how far built development would extend to the north. If the majority of built development was focused on the south of the site then the impact could be reduced.
6/Env To protect the identity and local distinctiveness of Thurston as a rural settlement and to enhance the village streetscape.	- What is the relationship of the site to the settlement?	Sites that are clearly separate from the settlement boundary will be eliminated	The site is adjacent to the settlement boundary

9/Soc To improve safe movement around the parish and to key service centres outside the parish by a range of modes 10/Soc To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools	- Does a site, by virtue of its location and scale, have a severe impact on the existing highway network?	Sites that are likely to have a severe detrimental impact on the highway network should be eliminated	Whilst there is likely to be an impact, this is unlikely to be severe
	- Is the site within a desirable or acceptable walking distance of the main shops and services in the village?	Sites that are more than 50% further than the preferred maximum walking distance from shops and services in the village should be eliminated	Yes
Overall assessment			The site is not considered to have any fundamental issues relating to its sustainability so should be subjected to a more detailed assessment

Assessment

Fundamental issue preventing sustainable development

Notes

* This is based on the following guidance provided by the Institute of Highways and Transportation:

	Facilities, e.g shops, bus stop.	Commuting / school	Other
Desirable	200m	500m	400m
Acceptable	400m	1000m	800m
Preferred maximum	800m	2000m	1200m

Source: Guidelines for Providing for Journeys on Foot (IHT 2000)

