

## High Level Assessment

| Sustainability theme/<br>Objectives   | Assessment criteria   | Commentary on criteria   | 17. East of Thurston - south of St Peter's Church   |
|---|---|--|---|
|   |   |  | 1.71 ha   |
| <b>Availability</b>   | Is the site available/has it been put forward by the landowner or a developer?  |  | No - availability would be need to be established for the site to be formally considered for allocation   |
| <b>1/Env</b><br>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  |
| <b>3/Env</b><br>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?<br>- 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 | No. Whilst the site is adjacent to open countryside on its east side, it is surrounded by built development on its south and north sides and the school to the west. Any development would not encroach significantly on the countryside. |
| <b>6/Env</b><br>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  | Site is adjacent to settlement boundary   |

|   |  |  |   |
|---|--|--|---|
| <b>9/Soc</b><br>To improve safe movement around the parish and to key service centres outside the parish by a range of modes<br><br><b>10/Soc</b><br>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  | No  |
|   | - 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   |
| <b>Overall assessment</b>   |  |  | At present the site is unavailable and will not be taken further. |

**Assessment**

Should the Overall Assessment state that there is a fundamental issue preventing sustainable development, this site will not be submitted for detailed assessment and the site will not be considered further.

**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)

