

High Level Assessment

| Sustainability theme/ Objectives | Assessment criteria | Commentary on criteria | 5. Meadow Lane |
|---|---|--|---|
| | | | 2.98 ha 75-89 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 | No |
| 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 | 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 |
| 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)

