

## High Level Assessment

REVISED NOVEMBER 2016

Sustainability theme/ Objectives	Assessment criteria	Commentary on criteria	8. Four and Twenty
			9.76 ha 244-293 dwellings
<b>Availability</b>	Is the site available/has it been put forward by the landowner or a developer?		Yes
<b>1/Env</b> 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> 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	Yes. The site is very open and visible and would encroach significantly into the countryside.
<b>6/Env</b> 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 but only at its south-western edge. Where the site is adjacent to the settlement boundary, its boundary is with St Peters Church which is set in open grounds. However, a larger part of the site would be adjacent to the settlement boundary if site 7 was allocated for development.

<p><b>9/Soc</b> To improve safe movement around the parish and to key service centres outside the parish by a range of modes</p>	<p>- Does a site, by virtue of its location and scale, have a severe impact on the existing highway network?</p>	<p>Sites that are likely to have a severe detrimental impact on the highway network should be eliminated</p>	<p>Whilst there is likely to be an impact, this is unlikely to be severe</p>
<p><b>10/Soc</b> To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools</p>	<p>- Is the site within a desirable or acceptable walking distance of the main shops and services in the village?</p>	<p>Sites that are more than 50% further than the preferred maximum walking distance from shops and services in the village should be eliminated</p>	<p>Yes</p>
<p><b>Overall assessment</b></p>			<p>The site is very open and visible and would encroach significantly into the countryside. It is also separate from the settlement boundary unless development alongside other sites. It is not considered to be a sustainable location for development.</p>

**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)