

Appendix 2 : Sustainability Appraisal Site Summary Scores

Q1 - Would the development impact on nationally and internationally protected sites (SSSI, SINC)s in close proximity to the site?	Q12 - Is the site potentially subject to contamination or other ground condition issues?
Q2 - Does the site have any biodiversity issues?	Q13 - Would there be loss of best and most versatile agricultural land?
Q3 - Would the development impact on a local nature reserve?	Q14 - Is the development within or does it impact on a mineral safeguarding area?
Q4 - Are there any TPO trees on the site?	Q15 - Is there scope to develop or improve green infrastructure through the development?
Q5 - Is the site within a source protection zone 1, 2 or 3?	Q16 - Is the site prominent in any significant views towards a settlement?
Q6 - Will the development promote low and zero carbon technologies and renewable sources	Q17 - What is the impact on form and character of a settlement?
Q7 - Is there links to footpaths and cycle routes?	Q18 - Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?
Q8 - Is there potential for new links to footpaths and cycle routes?	Q19 - Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)?
Q9 - Is there access to superfast broadband service?	Q20 - Will the development contain individual / communal site waste facilities / infrastructure?
Q10 - Does the site have good connectivity to the following services and facilities?	Q21 - Is part of the site or whole site in Flood Zone 3?
Q11 - Will the development re-use brownfield land?	

	SA1				SA2	SA 3				SA9	SA 4				SA 5					SA 6	SA 7	
Site Reference	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22
CFSF_PlanPolID	Rate_SSSIMon	Rate_BioDiv	Rate_LNR	Rate_TPO	Rate_Source	Rate_LowCarbon	Rate_ExistPROW	Rate_NewPROW	Rate_Broadband	Rate11_Connect	Rate12_Brownf	Rate13_Contam	Rate13_Agric_land	Rate14_Minerals	Rate15_GreenInfra	Rate16_Views	Rate17_SetForm	Rate18_Noise	Rate19_PreferredUse	Rate20_Comm	Rate21a_Fzone3	Rate21b_Fzone2
CFSF_PlanPolID	Rate_SSSIMon	Rate_BioDiv	Rate_LNR	Rate_TPO	Rate_Source	Rate_LowCarbon	Rate_ExistPROW	Rate_NewPROW	Rate_Broadband	Rate11_Connect	Rate12_Brownf	Rate13_Contam	Rate13_Agric_land	Rate14_Minerals	Rate15_GreenInfra	Rate16_Views	Rate17_SetForm	Rate18_Noise	Rate19_PreferredUse	Rate20_Comm	Rate21a_Fzone3	Rate21b_Fzone2
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Q22 - Is part of the site or whole site in Flood Zone 2?
Q23 - Does the site have a history of surface water flooding?
Q24 - Will development increase the risk of flooding?
Q25 - Can any increase in risk of flooding be mitigated?
Q26 - Does the site have a negative impact on the setting of the National Park or AONB?
Q27 - Is the development in a Conservation Area?
Q28 - Would development affect the character and appearance of the Conservation Area?
Q29 - Would development affect the setting and/or significance of a Listed Building?
Q30 - Will the development of the site affect non-designated heritage assets?
Q31 - Would the development affect an important non-designated archaeological site?
Q32 - Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?

Q33 - Will development of the site affect the setting of an elevated conservation area?
Q34 - Would development affect the setting of a Scheduled Ancient Monument?
Q35 - Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?
Q35 - Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this
Q37 - Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social
Q38 - Is there scope to safeguard land for future expansion of a business?
Q39 - How many direct jobs will be created as a result of development?
Q40 - What type of jobs or apprenticeships will be created?
Q41 - Will the proposed development enable expansion of an existing site or business?
Q42 - Will off site work be required and what will be impact on viability?
Q43 - Is there potential for a suitable access to a highway (adopted or non adopted)?
Q44 - Is there sufficient capacity in the highways network to accommodate the development?

	SA 7			SA 8	SA 10								SA 11		SA 12	SA 13 & 14				Highway Considerations		
Site Reference	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44
CFSF_PlanPolID	Rate21_Surface	Rate22_FloodPlus	Rate23_Mitigate	Rate24_NP_AONB	Rate25_ConsArea	Rate26_AffectCons	Rate27_ListBuild	Rate28_NonDesign	Rate29_Arch	Rate29a_Registered	Rate29b_Elevated	Rate30_Sched	Rate31_SizeType	Rate32_Afford	Rate33_Secure	Rate34_FutureBus	Rate35_NewJobs	Rate36_JobType	Rate37_Expand	Off_Site Viable	mm52_Highway_Access	m54_HighwayCapacity
CFSF_PlanPolID	Rate21_Surface	Rate22_FloodPlus	Rate23_Mitigate	Rate24_NP_AONB	Rate25_ConsArea	Rate26_AffectCons	Rate27_ListBuild	Rate28_NonDesign	Rate29_Arch	Rate29a_Registered	Rate29b_Elevated	Rate30_Sched	Rate31_SizeType	Rate32_Afford	Rate33_Secure	Rate34_FutureBus	Rate35_NewJobs	Rate36_JobType	Rate37_Expand	Off_Site Viable	mm52_Highway_Access	m54_HighwayCapacity
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