

| Sustainability criteria | The Wharf | Land at Headsfoldwood Farm | Loxwood House | Hawthorn Cottage | Land at Little Farm | Pawlies Farm | Land North East of Mellow | Land North East of Mellow- Extended | Land South of Loxwood Rd North | Land South of Loxwood Rd South |
|---|--|--|---|--|--|--|---|---|---|---|
| | D | A | B | C | E | I | F | F | G | H |
| Access to highway | Yes, but visibility and TPO concerns | Yes, via land under same ownership at Loxwood Farm Place. | Yes, with no concerns from WSCC | Yes | Yes, via adjacent development to south | Yes | Yes | Yes | Blind spots in that location | Access not agreed |
| Site potential to generate significant additional traffic/congestion | No | Yes | No | No | No | No | No | No | No | No |
| Pedestrian access | Yes | Yes | Yes | Yes achievable | Yes achievable | Yes | Yes | Yes | Yes, but not direct | Yes, but not direct |
| Public rights of way (PROW) present | Yes | No impact on PROW present | Some impact on PROWs. | No | No impact on PROW present | No impact on PROW present | No | No | No impact on PROW present | |
| Flooding | | | | | | | | | | |
| Within Flood zone 1, 2 or 3 (low risk) | Housing located away from Flood zones | Within Flood Zone 1 | Within Flood Zone 1 | Within Flood Zone 1 | Within Flood Zone 1 | Within Flood Zone 1 | Within Flood Zone 1 | Within Flood Zone 1 | 75% Flood Zone 1 | 90% Flood Zone 1 |
| Surface water flooding issues | Some risk could be mitigated | Some risk could be mitigated | Unlikely | Unlikely | Some risk could be mitigated | Some risk could be mitigated | Unlikely | Unlikely | Some risk could be mitigated | 60% likely to suffer surface flooding |
| Environmental Quality | | | | | | | | | | |
| Agricultural land classification | Mostly low grade. | Mostly low grade. | Mostly low grade. | Mostly low grade. | Mostly low grade | Mostly low grade | Mostly low grade | No real agricultural potential | Low grade agricultural | Low grade agricultural |
| Deliverability | | | | | | | | | | |
| Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities | No | No | Phone mast west corner but with little impact. | No | No | No | No | No | No | No |
| SUMMARY | Overall, the site has some minor constraints although these can be mitigated | Overall, high levels of growth in this area would have detrimental impact. If development was focused to the east impacts much reduced. and the community benefits would have a positive benefit. | Well located although limited community benefits. | Well located although outside the settlement boundary no significant constraints | Poorly located for pedestrian access to facilities. Presence of TPOs a constraint to potential units proposed. | Separate from the settlement boundary and away from facilities. Not screened well from open countryside. | Well located and few constraints. Cannot deliver both sites North East of Mellow as essentially the same site | Well located and few constraints Essentially the same as the previous site with an extension | Isolated location from settlement boundary and accessibility poor. Parts of the site risk from flooding and access an issue. Impacts landscape. | Isolated location from settlement boundary and accessibility poor. Parts of the site risk from flooding and access an issue. Impacts landscape. |

| Appraisal Framework | |
|---------------------|--|
| Red | Significant detrimental impact likely, e.g. directly affects Listed Building with no mitigation. |
| Pink | Some detrimental impact likely |
| Amber | Possible detrimental impact, e.g. adjacent to Listed Building, or unlikely to contribute positively towards achieving NP objective |
| Light Green | Some positive impact likely or some positive contribution towards achieving NP objective. |
| Dark Green | Significant positive impact likely. |
| White | No Issue/Neutral impact |

Framework for assessing acceptability of walking distances to facilities (from the centre of the site):

| | 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)