

Appendix F: Site Appraisal Framework

Sustainability objective	Site appraisal criteria	SA scores?
1. Biodiversity	<p>a) Designations</p> <p>Habitats and/or species of International / National significance within 600m - SSSI, SACs, Great Crested Newts</p> <p>Habitats and/or species of regional significance within 300m - SBIs</p> <p>Habitats and/or species of community significance - e.g. Local Nature Reserve</p> <p>No environmental constraints or designations within or adjacent to site</p>	<p>×××</p> <p>××</p> <p>×</p> <p>0</p>
	<p>b) Priority habitats and species</p> <p>Ecology study outcomes</p>	<p>NA</p>
2. Air quality	<p>a) Potential air quality impacts / b) Impacts with mitigation / infrastructure improvements (Residual impacts)</p> <p>Major negative impact – increased levels of pollution and exposure to poor air quality</p> <p>Moderate negative impact – increased levels of pollution and / or exposure to poor air quality</p> <p>Minor negative impact – increased levels of pollution and / or exposure to poor air quality</p> <p>Neutral impact</p> <p>Minor positive impact – decreased levels of pollution and / or exposure to poor air quality</p> <p>Moderate positive impact – decreased levels of pollution and / or exposure to poor air quality</p> <p>Major positive impact – decreased levels of pollution and less exposure to poor air quality</p>	<p>×××</p> <p>××</p> <p>×</p> <p>0</p> <p>✓</p> <p>✓✓</p> <p>✓✓✓</p>
3. Soil and minerals	<p>a) Brownfield / Greenfield proportion</p> <p>Site is 100% Greenfield</p> <p>Site predominantly Greenfield (more than 70%)</p> <p>Greenfield/Brownfield roughly 50/50</p> <p>Site predominantly Brownfield (more than 70%)</p> <p>Site 100% Previously Developed Land</p>	<p>×××</p> <p>××</p> <p>×</p> <p>✓</p> <p>✓✓</p>

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3. Soil and minerals	b) Impact on agricultural land Site development would result in significant loss of the 'best and most versatile' agricultural land (grade, 1, 2 and 3a) Site development would result in some loss of the 'best and most versatile' agricultural land (grade, 1, 2 and 3a) Site development would result in the loss of agricultural land classified as Grade 3b and 3c / Loss of land that is currently used for agriculture Land is grade 3c or below and will not result in significant loss of land that is currently used for agriculture.	 ××× ×× × 0
	a) Flood risk (fluvial): Significant parts of site within flood zone 3 (a & b) Significant parts of site within flood zone 2 Site adjacent to significant areas of flood zone 3 (a & b) Small parts of site within flood zones 2 and 3 Site adjacent to significant area of flood zone 2 Majority of site within flood zone 1 (less than 1 in 1000 probability) / Site not adjacent to significant areas of zone 3(a) or 3(b).	 ××× ×× ×× × × 0
	b) Water supply issues Significant supply issue identified requiring major infrastructure provision. Capacity issues identified i.e. reinforcement required or identification that certain uses may cause capacity issues. No issues reported	 - ××× × 0
	c) Waste water services (utilities data) Site with major capacity constraints/ servicing/ cost issues Site with moderate capacity/servicing/ cost issues Site with no/ minor capacity/ servicing/ cost issues	 ××× ×× 0

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5. Landscapes	<p>a) Landscape character appraisal (Subjective appraisal based on character areas / sensitivity)</p> <p>Major positive impact</p> <p>Moderate positive impact</p> <p>Minor positive impact</p> <p>Neutral impact</p> <p>Minor negative impact</p> <p>Moderate negative impact</p> <p>Major negative impact.</p>	<p>✓✓✓</p> <p>✓✓</p> <p>✓</p> <p>0</p> <p>×</p> <p>××</p> <p>×××</p>
6. Built environment	<p>b) Historic environment designations</p> <p>Listed Buildings Grade 1 within or adjacent to site.</p> <p>Listed Buildings Grade 2 within or adjacent to site.</p> <p>Conservation Area, several Blints within or adjacent to site.</p> <p>Buildings of local interest within or adjacent to site / local historic features</p> <p>No constraints or designations within or adjacent to site</p>	<p>×××</p> <p>××</p> <p>×</p> <p>0/×</p> <p>✓</p>
7. Community Safety	<p>Qualitative assessment undertaken by Community Safety Team.</p>	<p>NA</p>
8. Neighbourhood Quality	<p>a) Environmental gain:</p> <p>Environmental gain non existent or even negative</p> <p>Minimal environmental gain</p> <p>Moderate levels of environmental gain</p> <p>Strong levels of environmental gain</p> <p>Very strong levels of environmental gain</p>	<p>×</p> <p>0</p> <p>✓</p> <p>✓✓</p> <p>✓✓✓</p>

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8. Neighbourhood Quality	b) Amenity considerations	
	Unacceptably high adverse affects for adjacent occupiers	×××
	Significant adverse affects for adjacent occupiers	××
	Moderate adverse affects for adjacent occupiers	×
	Slight adverse affects for adjacent occupiers	0
	Amenity of adjacent occupiers unaffected / improved	✓
9. Waste	No criteria for site appraisal.	N/A
10. Health	No criteria for site appraisal.	NA
11. Leisure and culture	a) Impact on existing recreational space and opportunity for enhancement	
	Major loss of quality open space without like-for-like replacement	×××
	Some loss of open space with local amenity value without adequate compensation	××
	Some loss of open space, with adequate compensation	××
	Some loss of open space, but provision of higher quality space as compensation	0 / ✓
	Significant net gain in quality open space for recreation.	✓✓
12. Housing	a) Viability of sustainability / affordability targets	
	Very weak	×××
	Weak	××
	Moderate	✓
	Strong	✓✓
	Very strong	✓✓✓
	b) Contribution towards housing delivery targets	
2000+ homes	✓✓✓	
1000+ homes	✓✓	
500+ homes	✓	
>500 homes	0	

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13. Education & Learning	<p>a) Impact on capacity</p> <p>Major impact</p> <p>Moderate impact</p> <p>Minor impact / neutral</p> <p>Positive impact</p>	<p>XX</p> <p>X</p> <p>0</p> <p>✓</p>
14. Community Development	<p>a) 'Appropriate' development in deprived areas: i.e. the site is well related to areas of high deprivation and presents opportunities to reduce the inequality gap:</p> <p>Very low levels of deprivation overall (71-100% most deprived)</p> <p>Low levels of deprivation overall (41-70% most deprived)</p> <p>Moderate levels of deprivation overall (mainly 21-40% most deprived / or a mix of low and high levels)</p> <p>Moderate' levels of deprivation overall - but with small pockets of high or very high levels</p> <p>High levels of deprivation overall (mainly 11-20% most deprived)</p> <p>Very high levels of deprivation in the area overall (mainly top 10%)</p> <p>Some high levels of deprivation, but considerable amounts of 'moderate, low and very low levels of deprivation too.</p> <p><i>If there are areas surrounding or within the site with differing levels of deprivation, the score should be adjusted to reflect the OVERALL levels of deprivation.</i></p>	<p>XXXX</p> <p>XX</p> <p>X</p> <p>✓</p> <p>✓✓</p> <p>✓✓✓</p> <p>0</p>
15. Energy	<p>a) Electricity supply constraints</p> <p>No / some minor capacity issues identified.</p> <p>Some capacity issues identified and/or location of existing infrastructure would constrain development.</p> <p>Site has a history of capacity issues and/or location of existing infrastructure would severely constrain development.</p> <p>b) potential for decentralised and low carbon energy</p> <p>Awaiting information from GM energy study</p>	<p>0</p> <p>X</p> <p>XX</p> <p>?</p>

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16. Accessibility	<p>a) Public transport accessibility</p> <p>No public transport routes within 10 minutes walk of centre of site</p> <p>Centre of site served by DRT or within 10 minutes walk of a low (less than 20 minute) frequency bus service</p> <p>Centre of site within 5 minutes walk of a low (less than 20 minute) frequency bus service</p> <p>Centre of site within 10 minutes walk of a bus stop with a high (20 minute or better) frequency bus service</p> <p>Centre of site within 5 minutes walk of a high frequency bus service</p> <p>Centre of site within 10 minutes walk of a rail and/or bus station and within 5 minutes walk of a high frequency bus service</p> <p>Centre of site within 5 minute walk of a rail and/or bus station</p>	<p>×××</p> <p>××</p> <p>×</p> <p>✓</p> <p>0</p> <p>✓✓</p> <p>✓✓✓</p>
	<p>b) Existing congestion on surrounding road networks</p> <p>Very high</p> <p>High</p> <p>Moderate</p> <p>Low</p> <p>Very low</p> <p><i>* Congestion scoring assessment made using GMTU morning and evening peak hour delay (ITIS) and junction performance data (September 2007 validation)</i></p>	<p>××</p> <p>×</p> <p>0</p> <p>✓</p> <p>✓✓</p>
	<p>c) Improvements / mitigation / suggestions</p> <p>Qualitative assessment.</p>	<p>NA</p>

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17. Sustainable Economy	<p>a) 'Appropriate' employment provision in deprived areas: i.e. the site is well related to areas of high deprivation (employment domain) and presents opportunities to reduce the inequality gap: (Employment sites only)</p> <p>Very low levels of deprivation overall (71-100% most deprived)</p> <p>Low levels of deprivation overall (41-70% most deprived)</p> <p>Moderate levels of deprivation overall (mainly 21-40% most deprived / or a mix of low and high levels)</p> <p>Moderate' levels of deprivation overall - but with small pockets of high or very high levels</p> <p>High levels of deprivation overall (mainly 11-20% most deprived)</p> <p>Very high levels of deprivation in the area overall (mainly top 10%)</p> <p>Some high levels of deprivation, but considerable amounts of 'moderate, low and very low levels of deprivation too.</p> <p><i>If there are areas surrounding or within the site with differing levels of deprivation, the score should be adjusted to reflect the OVERALL levels of deprivation.</i></p>	<p>XXX</p> <p>XX</p> <p>X</p> <p>✓</p> <p>✓✓</p> <p>✓✓✓</p> <p>0</p>
18. Economy & Employment	<p>a) Attractiveness for development / raising Wigan's economic profile</p> <p>Very weak</p> <p>Weak</p> <p>Moderate</p> <p>Strong</p> <p>Very Strong</p>	<p>XXX</p> <p>XX</p> <p>✓</p> <p>✓✓</p> <p>✓✓✓</p>