

Site Sustainability Appraisal Tool

Explanation

There are two situations when a site sustainability appraisal should be carried out:

1. When deciding whether to procure or promote a site for development. The appraisal involves considering how development of the site will help to achieve our sustainability objectives. Where there are conflicts between objectives, potential solutions or limitations on site development should be identified.
2. When preparing a masterplan. The appraisal tool helps as to understand the social, economic and environmental context. This understanding should be used to establish the broad aspirations and objectives for the development of the masterplan. These will be agreed with partners and set out in the brief for the masterplan.

For some large and complex sites it may be necessary to carry out a more detailed feasibility study adopting the approach advocated in 'masterplanning' prior to deciding whether to proceed. This will allow the Agency to determine appropriate and realistic development potential with reference to a site masterplan, and ensure that land values reflect our aspirations for design and sustainability.

How to use the Site Sustainability Appraisal Tool

The tool lists the sustainability objectives and examples of key actions to contribute to them. The appraisal should consider how the acquisition and development of the site can be carried out in a way that meets these objectives. The WDA's

Biodiversity Guidelines should be used to establish the detailed ecological constraints and opportunities. Click here for data sources for carrying out a site sustainability assessment [\[hyperlink data sources\]](#).

- bring together the background information and a project team with expertise relevant to the site
- convene an appraisal group with a mix of expertise relevant to the site, primarily internal, but also including any relevant partners
- the team should consider how/or whether or not the site will help us meet each of our SD objectives
- identify "crunch issues" and suggest solutions which may be related to the use, capacity and masterplanning of the site and whether or not to proceed
- the tool should not be filled in prior to the appraisal meeting
- the process should last no longer than 1 hour
- highlight gaps in knowledge on any aspect and agree how to acquire any necessary information in order to complete the assessment
- achieve consensus in the group, and complete the report making recommendations

Use the following scale when considering the compatibility of the site with the objectives:

- U Undermining – significantly undermines the objective
- P Poor – does not fully explore the potential to contribute to the objective
- N Neutral – does not contribute to the objective
- F Fair – makes some direct or significant indirect contribution
- G Good – makes a significant positive contribution
- E Excellent – makes a close to optimal contribution to the objective

Site Sustainability Assessment

Objective		Key actions to contribute to the objective	Compatibility						Explanation/Evidence	Suggested Solutions
A	Maintenance of high and stable levels of economic growth		U	P	N	F	G	E		
A1	<u>Employment</u> Maintain high and stable levels of employment in Wales	<ul style="list-style-type: none"> provision of quality sites and premises for WDA Target Sectors the promotion of a dynamic and enterprising economy spreading prosperity to all parts of Wales increasing entrepreneurship and business diversity 				√			Adding critical mass in terms of residential development Creates jobs in the house building industry	Housing Development and does not lend itself to mixed use
A2	<u>Investment</u> Emphasise factors conducive to wealth creation and attractiveness of the area to investors	<ul style="list-style-type: none"> contributing to a sites and premises portfolio that meets the needs of, and is attractive to investors Attracting FDI in target high value added sectors. encouraging sectors which invest in R&D and new technology increasing investment in Social Assets 				√			Provision of good quality housing contributes to attractiveness of the area for investors Provision of public open space would be part of this development	Residential site
A3	<u>The Local Economy</u> Strengthen the local economy through business linkages	<ul style="list-style-type: none"> work with universities and H.E.I.s. ensuring a diversity of sites for local economic needs improving local business diversity and support for small businesses promoting a diverse local economy, meeting local priorities for job creation 			√				Small infill site and does not have the potential to influence the wider area	None suggested
A4	<u>Accessibility</u> Ensure there is good access for all to employment	<ul style="list-style-type: none"> appropriate job creation to reduce local unemployment targeting disadvantaged areas for economic and social regeneration mechanisms to engage with the local community ensuring sustainable and accessible locations ,disabled access, and accessible by public transport 				√			Site not far from centre, infill site adjacent to existing residential area. Public transport links are close by.	None suggested
A5	<u>Resource Efficiency</u> Encourage businesses and organisations to make more efficient use of resources.	<ul style="list-style-type: none"> promotion of waste minimisation, energy efficiency, and the development and use of renewable energy providing an adequate supply of sites for hi-tech low energy and waste sectors opportunities for innovative resource efficient designs for business parks etc 				√			Ecohomes to be attained by the development	None suggested

Objective		Key actions to contribute to the objective	Compatibility						Explanation/Evidence	Suggested Solutions
B	Social Progress which recognises the Needs of Everyone		U	P	N	F	G	E		
B1	<u>Housing</u> Enable access to good quality, safe and affordable housing	<ul style="list-style-type: none"> • sites for new housing which meet local needs, including affordable housing • sustainable and accessible locations 						√	Policy requirements to deliver sustainable development in line with Assembly guidelines	None required
B2	<u>Culture</u> Protect and enhance cultural resources and the Welsh language	<ul style="list-style-type: none"> • promoting development patterns which respect the linguistic character of Welsh speaking communities • Assisting the accessibility or provision of cultural facilities 			√				The area is predominantly a non welsh speaking area	None suggested
B3	<u>Health and wellbeing</u> Provide a healthy and safe environment	<ul style="list-style-type: none"> • ensuring site location and conditions do not bring unacceptable health and safety conditions, particularly road safety • promoting the design of new development that reduces fear of crime, and helps reduce road accidents • ensuring sustainable and accessible locations, disabled access, public transport and reduced dependency on car use • ensuring contaminated sites are made safe 					√		Secure by Design will be promoted Ecohomes very good will be attained Highways design to current best practice standards	None suggested
B4	<u>Strong Communities</u> Promote community viability and cohesion	<ul style="list-style-type: none"> • provision of appropriate sites in under served localities, e.g. shops, schools, public transport • provision for mixed use developments which meet wider social goals • ensuring local people are able to be engaged in decisions which affect their community/area 					√		Open space provision will be provided in highly developed area Consultation exercises will be undertaken as part of the UDP process Mixed use not appropriate but will help support existing facilities	Constrained by locality and existing highway network
C	Prudent Use of Natural Resources									
C1	<u>Energy</u> Promote energy efficiency and use of renewable energy	<ul style="list-style-type: none"> • encouraging energy efficiency in commercial buildings and housing • the use of renewable sources of energy where appropriate and cost-effective 						√	Ecohomes very good will be attained House energy rating will be high	None required
C2	<u>Land</u> Promote resource efficient use of land	<ul style="list-style-type: none"> • avoiding high quality agricultural land • giving preference to the re-use of previously developed land where appropriate • encouraging new urban design standards which minimise land-take for new development 					√		Low ecological value Natural infill site allocated in Deposit UDP Development will meet requirements in TAN 12 in terms of density etc	Greenfield site
C3	<u>Rivers and Water</u> Reduce water pollution and the risk of flooding	<ul style="list-style-type: none"> • encouraging effluent minimisation by businesses • maintaining integrity of flood plains (TAN 15) • making allowances for sea level change, and increasing risk of storm damage and flooding • ensuring that watercourse quality and quantities will not be compromised 					√		Not in flood plain Drainage issues will comply with EAW guidelines with the introduction of attenuation or suds schemes Rest	Nothing to be done

Objective		Key actions to contribute to the objective	Compatibility						Explanation/Evidence	Suggested Solutions
			U	P	N	F	G	E		
C4	<u>Air and Atmosphere</u> Reduce all forms of air pollution	<ul style="list-style-type: none"> promoting developments which minimise the need to travel minimising traffic generation by new developments traffic minimisation on existing developments 				√			Creating opportunity for residents to walk ,cycle or go on public transport to work	Developer will be required to measure creation of dust during construction Developer to provide free public transport vouchers
C5	<u>Minerals</u> Help to conserve natural resources	<ul style="list-style-type: none"> avoiding sites which are potential mineral resources for the future encouraging the use of recycled aggregates in construction encouraging the re-use of waste materials promoting the use of sustainable materials and sustainable construction practices 					√		Not a contaminated site or of know mineral deposits Ecohomes and sustainable construction practices will be controlled by the Agency	None required
D		Protection of the Natural Environment								
D1	<u>Biodiversity</u> Conserve and enhance the diversity and abundance of indigenous species	<ul style="list-style-type: none"> avoiding sites designated for nature conservation interest minimising the damage to habitats by new developments designing to protect existing, and create new, habitats on new and existing developments 			√				Not a designated site Low ecological value	Landscaping will be provided to a high quality Existing features will be protected
D2	<u>Landscape</u> Protect and enhance the quality of the landscape	<ul style="list-style-type: none"> avoiding damage to protected or listed landscapes designing new developments to maximise their contribution to the wider landscapes restoring and improving degraded landscapes protecting, and enhancing the settings of historical and archaeological resources 				√			Creation of an attractive urban landscape will be ensured Existing landscape not protected	High standard of landscaping and urban design will be encouraged
D3	<u>Built Environment</u> Develop and protect the quality of the local environment	<ul style="list-style-type: none"> promoting high standards of design that respect local character considering how sites will contribute to or stimulate local regeneration objectives ensuring that developments will protect and enhance urban and town centres ensuring high density, safe and accessible developments 					√		Development will be controlled by design brief Infill site close to village centre	None required
E		Future Proofing and Delivery								
E1	<u>Future Proofing</u> Meet the needs of the future	<ul style="list-style-type: none"> adopt to the predicted implications of climate change flexibility to allow for different uses in the future 					√		Energy efficiency and conservation will be promoted	Lifetime homes to be encouraged on the site
E2	<u>Delivery</u>	<ul style="list-style-type: none"> involving relevant stakeholders in decision making sharing experiences and good practice 					√		Consultation will be undertaken as part of the planning process Sharing experiences and good practice will be encouraged	UDP process needs to be finalised

Site Sustainability Appraisal

Report of Assessment Team Name of Site Well Street, Buckley

1. Summarise any “crunch issues” or conflicts, such as:

Confirmation of allocation in UDP is critical

Sewerage issues needs to be explored and possible requisition required

Highways access may have restrictions on numbers of units on site

2. Are there major issues which may affect the decision to proceed or not?

UDP allocation and process – need confirmation

3. Is a more detailed feasibility study needed to establish the development potential and land values?

Yes - drainage

4. List the key issues to be taken forward to the brief for masterplanning or design.

Drainage, highway access and landscaping , POS

