## High Level Assessment

<table>
<thead>
<tr>
<th>Sustainability theme/ Objectives</th>
<th>Assessment criteria</th>
<th>Commentary on criteria</th>
<th>1. Ixworth Road</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability</strong></td>
<td>Is the site available/has it been put forward by the landowner or a developer?</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>1/Env</strong></td>
<td>Is the site at high risk from fluvial flooding?</td>
<td>Sites where at least 75% of the area is in flood zone 3 should be eliminated</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Is the site at high risk from surface water flooding?</td>
<td>Sites where at least 75% of the area is at high risk of surface water flooding should be eliminated</td>
<td>No</td>
</tr>
<tr>
<td><strong>3/Env</strong></td>
<td>- Is the site in open countryside/will it encroach unacceptably on open countryside?</td>
<td>Sites that clearly sit in open countryside and are likely to have a detrimental impact on the landscape should be eliminated</td>
<td>The site is adjacent to existing residential development on its west side. To the east the site is more visible. The degree to which development would impact on the open countryside would depend on how far built development would extend to the north. If the majority of built development was focused on the south of the site then the impact could be reduced.</td>
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<tr>
<td></td>
<td>- Will the site have a detrimental impact on the landscape?</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>6/Env</strong></td>
<td>- What is the relationship of the site to the settlement?</td>
<td>Sites that are clearly separate from the settlement boundary will be eliminated</td>
<td>The site is adjacent to the settlement boundary</td>
</tr>
</tbody>
</table>
- Does a site, by virtue of its location and scale, have a severe impact on the existing highway network?

- Is the site within a desirable or acceptable walking distance of the main shops and services in the village?

**Overall assessment**

*This is based on the following guidance provided by the Institute of Highways and Transportation:*

<table>
<thead>
<tr>
<th>Assessment</th>
<th>Fundamental issue preventing sustainable development</th>
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<tr>
<th>Notes</th>
<th></th>
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<tr>
<th>Facilities, e.g shops, bus stop</th>
<th>Commuting / school</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desirable</td>
<td>200m</td>
<td>500m</td>
</tr>
<tr>
<td>Acceptable</td>
<td>400m</td>
<td>1000m</td>
</tr>
<tr>
<td>Preferred maximum</td>
<td>800m</td>
<td>2000m</td>
</tr>
</tbody>
</table>

*Source: Guidelines for Providing for Journeys on Foot (IHT 2000)*