

Stage 1: Any absolute constraints? No - Passes stage 1

Stage 2: Appraisal Criteria		Appraisal Results	Notes
Environmental	Likely Biodiversity impact	Medium impact	Improved grassland.
	Water abstraction assessment	Over abstraction or over licence	
	Groundwater zone	No designation	
	Possible contamination	Not contaminated	
	Site Status	Greenfield	
	Site integration	Edge of settlement	
	Drainage	Poor	
	Flood risk zone	2 or 3	
	Landscape impact	Part visible	
	Sub Total		Environmental impact score: -1
Social	Within hazard zone?	No	
	Distance to primary school	N/A	
	Distance to secondary sch.	N/A	
	Distance to local shops	< 500m	
	Highways comments	Neutral	
	Pedestrian access	Footpath to key facilities in place	
	Public transport	Within 400m of bus route to key services/jobs	
Sub Total		Social impact score: 3	
Economic	Employment land designation?	No	
	Preferred alternate use?	No	
	Site viability	No major constraints	
	More than 30m from sewer?	No	
	Grade 1 agricultural land?	No	
Sub Total		Economic impact score: 2	
Total		Total Sustainability Score 4	

Stage 3: Comments from other bodies

NNDC	C&D: No sustainable C&D objections to this car park allocation. With appropriate hard and soft landscaping, the proposal should not harm the setting of the Wells Conservation Area.
NCC Highways	Cars travel between existing car parks looking for spaces, which causes congestion and conflict with pedestrians. Provision of a new car park should be considered in conjunction with closure of existing car parks. The access track serving the site is narrow and not capable of allowing two way traffic - an essential requirement. Unless the road can be widened the H.A. would oppose the allocation. With widening, the H.A becomes neutral.
NCC Landscape	Proposal within the AONB on the western gateway to the town. There are concerns about the scale of the car parking proposed and consider it overly dominant on this gateway site.
NCC Archaeology	No comments received
Env. Agency	Within Flood Zones 2 and 3. A Flood Risk Assessment for surface water drainage would be required.
Natural England	No comments received
Other	No comments received

Conclusion

Well related to town centre and pedestrian access to facilities available. Could have environmental impact but economic gain for town centre. Env mitigation required.

Stage 1: Any absolute constraints?	No - Passes stage 1
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Stage 2: Appraisal Criteria		Appraisal Results	Notes
Environmental	Likely Biodiversity impact	High impact	Semi-improved grassland with reed.
	Water abstraction assessment	Over abstraction or over licence	
	Groundwater zone	No designation	
	Possible contamination	Not contaminated	
	Site Status	Greenfield	
	Site integration	Out of settlement	
	Drainage	Poor	
	Flood risk zone	2 or 3	
	Landscape impact	Highly visible	
	Sub Total	Environmental impact score: -3	
Social	Within hazard zone?	No	
	Distance to primary school	N/A	
	Distance to secondary sch.	N/A	
	Distance to local shops	> 500m	
	Highways comments	Achieve min safety standards but unsustainable	
	Pedestrian access	Footpath to key facilities in place	
	Public transport	Not within 400m of bus route to key services/jobs	
Sub Total	Social impact score: -1		
Economic	Employment land designation?	No	
	Preferred alternate use?	No	
	Site viability	No major constraints	
	More than 30m from sewer?	No	
	Grade 1 agricultural land?	No	
Sub Total	Economic impact score: 2		
Total	Total Sustainability Score -1		

Stage 3: Comments from other bodies

NNDC	No comments received
NCC Highways	The site is remote from both the town and beach and would be seen as a last resort. Traffic would roam around town looking for spaces elsewhere before settling here - thus adding to congestion and causing conflict with pedestrians.
NCC Landscape	No comments received
NCC Archaeology	No comments received
Env. Agency	No comments received
Natural England	No comments received
Other	

Conclusion

Prominent in landscape. Not well related to town centre, therefore unlikely to be well used by visitors to the town. Preferable alternative, better related to town, available.

Stage 1: Any absolute constraints?	No - Passes stage 1
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Stage 2: Appraisal Criteria		Appraisal Results	Notes
Environmental	Likely Biodiversity impact	Low impact	Improved grassland playing field.
	Water abstraction assessment	Over abstraction or over licence	
	Groundwater zone	No designation	
	Possible contamination	Not contaminated	
	Site Status	Greenfield	
	Site integration	Out of settlement	
	Drainage	Poor	
	Flood risk zone	2 or 3	
	Landscape impact	Highly visible	
	Sub Total		Environmental impact score: -1
Social	Within hazard zone?	No	
	Distance to primary school	> 500m	
	Distance to secondary sch.	> 500m	
	Distance to local shops	< 500m	
	Highways comments	Neutral	
	Pedestrian access	Footpath to key facilities in place	
	Public transport	Within 400m of bus route to key services/jobs	
Sub Total		Social impact score: 3	
Economic	Employment land designation?	No	
	Preferred alternate use?	Yes	
	Site viability	No major constraints	
	More than 30m from sewer?	No	
	Grade 1 agricultural land?	No	
Sub Total		Economic impact score: 0	
Total		Total Sustainability Score 2	

Stage 3: Comments from other bodies

NNDC	No comments received
NCC Highways	Sufficient roadside frontage exists to provide adequate visibility splays and access, however traffic from the site will place additional burden upon the already busy junction of Beach Road with The Quay.
NCC Landscape	No comments received
NCC Archaeology	No comments received
Env. Agency	No comments received
Natural England	No comments received
Other	

Conclusion

Part of site used by football club which limits size and shape available. Prominent in landscape. More preferable site available.