

Appendix 6

Explanations of reasons for ruling sites out

Reason	Explanation for ruling sites out
Availability unknown	Sites which might have been put forward through desk based studies
Access	Significant access restrictions to site
Allocated	Currently allocated site within the adopted Local Plans
AONB	Sited in a designated Area of Outstanding Natural Beauty
Archaeology	Site contains an area of Archaeological significance that cannot be mitigated
Built out	Site already been completed/built out
Cat 4	Site allocated in one of the less sustainable villages outside of the agreed methodology – VFRTS
Community	Valued community facility
Duplicated	The site has already been considered
Employment	Established employment site
Flood	At least 50% of the site is in a high risk flood zone
GB	Site in the Green Belt (SWJCS Green Belt Review)
Legal	The site has legal issues
Location	Site is removed from the existing settlement
Nature	Site has nature designation e.g. SSSI, Special Wildlife Site, Local Nature Reserve
Open space	Valued open space
Ownership	Site has complex multiple ownership issues which would affect deliverability
PP	Site has a current planning permission for development
PPS3	Site is within valued garden land
PPS5	Historic Environment constraints e.g. Conservation Area, Listed Building, Ancient Monument
PPG17	Site is valued public open space based on PPG17 audits
Retail	Established retail site
Retail Led	Development on this site to be retail led – too small for housing allocation
Scale	The site is of an inappropriate scale to its surroundings
Setting	Too prominent, mostly in conjunction with AONB (see above)
Size	The site is too small to be considered for an allocated site
Slope	The site is on an unacceptable slope
Unviable	Unviable as a residential development
Utility	Established utility site
Unavailable	Sites that are no longer available (change of ownership etc)