

### Criteria used for Scoring Potential Development Sites

	<b>Positive</b>	<b>Neutral</b>	<b>Negative</b>
Current Use	Site is undeveloped or vacant. Immediately available	Site is under-used or use is redundant	Site is occupied or in use
Suitability	Site is located adjacent to the same or an appropriate adjoining use within or adjacent to the built-up area	Site is adjacent to other uses within or adjacent to the built-up area which it is unlikely to conflict with	Site is away from the existing built-up area or adjacent to uses with which it would conflict
Biodiversity and Heritage	The site is outside and away from any area that has been identified as being a sensitive ecological or heritage area	The site is outside any area that has been identified as being a sensitive ecological or heritage area	The site is within an area that has been designated as a sensitive ecological or heritage area
Flood Risk	In flood zone 1	In flood zone 2	In flood zone 3a or 3b
Impact on Surroundings	Impact judged as likely to be quite positive	impact could be positive with careful design	Impact is likely to be negative on area around it
Environment (Effect on Local character)	Local environment can take the development without loss of character	Local environment could accommodate development if it is carefully designed to respect local character	Local environment would likely be harmed by the development
Mineral Resources	No mineral resources will be affected	It is unlikely that any mineral resources will be affected	Mineral resources may be affected
Air Quality	Air quality will not be adversely affected by the development	Air quality may be adversely affected by the development	Air quality will be adversely affected by the development
Land Status	The proposed use conforms with current plans	The proposed use does not conform with current plans neither does it conflict	The proposed use conflicts with current plans
Services	Required services are available on site	Required services are available adjacent to the site	Required services are not available near to the site
Availability	Owner has indicated willingness to release the site for development	Owner's view or ambiguous	Land is unlikely to be available
Achievability and access	No obvious barriers or impediments	Few barriers or impediments	One major or several barriers or impediments
Acceptability (Recreation and leisure land only)	Community support for the development of this site for this purpose is already established	Community support development of this site for this purpose is likely to be favourable	The community is likely to oppose development of this site for this purpose