

Appendix 6

Explanations of reasons for ruling sites out

| Reason | Explanation for ruling sites out |
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| Access | Significant access restrictions to site |
| Allocated | Currently and 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 4a | Site allocated in one of the less sustainable villages outside of the agreed methodology – Category 4a |
| Cat 4b | Site allocated in one of the less sustainable villages outside of the agreed methodology – Category 4b |
| Community | Valued community facility |
| Duplicated | The site has already been considered |
| ELR | Valued employment site identified in the Employment Land Review |
| Employment | Valued employment site |
| Flood | At least 50% of the site is in a high risk flood zone |
| GB | Site in the Green Belt (this is not a strong enough reason to rule out in isolation but has been identified in conjunction with other reasons) |
| Legal | The site has legal issues |
| Location | Site is removed from the existing settlement |
| Nature | Site has nature designation that cannot be mitigated |
| 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 |
| PPG15 | Historical Environment constraints |
| PPG17 | Site is valued public open space based on PPG17 audits |
| Retail | Valued retail site |
| Retail Led | Development on this site would be retail led – too small for housing allocation |
| Scale | The site is of an inappropriate scale to its surroundings |
| Setting | Setting of the site is too prominent mostly in conjunction with AONB (see above) |
| Size | The site is too small to consider for an allocated site |
| Unviable | Unviable as a residential development |
| Utility | Valued utility site |