DILWYN NDP HOUSING SITE ASSESSMENT CRITERIA

Agreed at the NDP Steering Group Meeting (27th February 2018)

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| Ref | Criteria | Reason for Using/Not Using | U/N |
| 1 | Effect on environment designations (SSSI, SAMs, Listed Building  | Dilwyn is an historical area with one Schedule Ancient Monument, one grade 1 listed building and many Grade 2. It is also on the black & white village trail. | U |
| 2 | Within or adjacent to built-up area of village (HCS policy RA2) | Part of core strategy | U |
| 3 | Fits sensitively into setting and character of settlement  | Questionnaire overall vision. 77% maintain and enhance the natural environment and local heritage. Appearance and features to be considered | U |
| 4 | Effect on natural environment | Questionnaire overall vision. 77% maintain and enhance the natural environment and local heritage. Qu over 90% saw environment important. | U |
| 5 | Effect of historical environment | Not applicable on the sites but conservation area impact to be considered. | U |
| 6 | Sewage/sewers problems  | Potential as sites will be connected to mains system so needs to be considered. Information required about capacity of sewers and treatment plant. | U |
| 7 | Likely risk of land drainage or flood | Area down the common lane (See water map). Chapel Corner and at Burnt House. | U |
| 8 | On green field site/brownfield. Agricultural land quality | Agricultural grade needs to be considered in a farming community. | U |
| 15 | Supports community facilities e.g. school, playgroup, pub | Qu 93% saw community as important. 69% saw maintaining a vibrant community very important, 24% fairly important. Crown Pub House, Playgroup, School, Church and Village Hall. | U |
| 18 | Has safe vehicular access | Highlighted in questionnaire off road parking | U |
| 19 | Adverse effect on highway network (vehicles) | Positioning so traffic does not migrate to the village centre as this could affect the village environment (Qu 90%+). Large sites would require off road parking. | U |

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| 20 | Effect on foot/cycle path network | Will paths be required to the village centre. Lack of footpaths to many sites put forward. | U |
| 21 | Facilitate improvements to traffic problems | Is calming required? Opposition in the questionnaire to sleeping policemen.Maybe extending 30mph zone, traffic calming gate | U |
| 23 | Estimate of number of dwellings | Housing Needs Assessment states 61. Minimum 42 | U |
| 24 | Provides opportunity for appropriate range of housing | HNA and questionnaire have both identified the need for small units that will readdress the issue of an aging population and a lack of family housing.  | U |
| 25 | Provides affordable housing | Highlighted in HNA page 42 ‘Top Heavy Profile'. Emphasis on smaller family units. | U |
| 26 | Consistent with community’s aspirations for development on small sites. | Problem as developments of 11 + will only provide the housing assessment needs. | U |