

SITE EVALUATION CRITERIA

1. General (To apply to all categories)
 - a. The site should be very close or adjacent to the built-up area boundary and have good links to the village facilities.
 - b. Road traffic from the development should not increase congestion at the choke points within the village which are: four sections of the High St being; the War Memorial to the Coop, the Hill to Chapel Lane, Revetts to the George and Border Cot Lane to Spring Lane and also Dallinghoo Rd leading off the Hill.
 - c. Road traffic from the development should not increase traffic past the School on Dallinghoo Road.
 - d. The development must be capable of providing safe pedestrian routes to the school, medical centre, community facilities, e.t.c.
 - e. The Landscape Character Assessment must be taken into account.
 - f. Flood risk areas should be avoided.
 - g. Ecological impact/s, impacts on hedgerows, trees, meadows, river valley land must be kept to a minimum.
 - h. Impact on designated and non-designated heritage assets must be kept to a minimum.
 - i. Building in the Special Landscape Area (SLA) should be avoided if possible.
 - j. Impact on local community facilities such as village hall, allotments, community centres, retail premises will be neutral or positive.
 - k. Impact on other land areas which we wish to 'designate' for other uses such as extended cemetery, open spaces, new woodland, extended sports facilities will be neutral or positive.
2. Housing
 - a. The site should have two-way access to either the B1438 or B1078.
 - b. The development must be capable of providing safe pedestrian routes to the school, medical centre, community facilities, e.t.c.
 - c. The capacity of the site or sites should not be greater than 110
(Note: Exceptions may be made for individual self-build properties?)
3. Car Parks
 - a. The site should be as close to the centre of the village as possible, and provide safe pedestrian access to the village.
 - b. The site should have reasonable access to a main road.
4. Employment (Industrial estate or similar)
 - a. The site should have two-way access to either the B1438 or B1078.
5. Community Facilities.
 - a. Community facilities should be accessible to all.
 - b. Adequate off-road car parking should be provided nearby.
 - c. Pedestrian and cycling routes to the Community Facilities should be provided without detriment to the existing landscape.