

# Chew Magna Parish Council

## Affordable Housing Selection Criteria

### Issue 01 September 2019

This is intended as a working document which will be issued on the Parish Council web site and will be updated if additional/changed criteria are felt to be appropriate.

#### **Initial Criteria** – required for site to be considered

- Is the Landowner willing to make the land available.
- Is there practical access to the land (not landlocked)
- Does the land lie within the housing development boundary or does it abut it
- Does the land lie outside of the floodplain

#### **Detailed Criteria** – For site assessment and comparison (not in order of priority)

- Public opinion – consider ongoing public opinion plus the results of any public consultation.
- Does the site have suitable and safe vehicle and pedestrian access
- Does the site have access for emergency vehicles at all times
- Does the site have reasonable access to the village amenities
- Are site services economically available – discuss with developer
- Are there any flooding issues relevant to the site or could development impact other areas of the village – consider local knowledge and Chew Valley Flood Forum information
- What are the conservation consideration
- What is the impact of the development on footpaths, the adjacent greenbelt and the conservation area
- What is the impact of the planned development on neighbouring properties and parishioners in general
- Parking – will the site provide adequate parking or could there be overspill
- Traffic – which parts of the village will be impacted by additional traffic
- Does the site meet the requirements of the Chew Valley Neighbourhood Plan
- If the land is currently agricultural consider what grade of land it is (1, 2 or 3)
- Other – any other pertinent information provided by local residents, pre-app or BANES
- For all of above consider the output from any Pre-app, ecology and environmental reports etc. when they are available

Note: The criteria should be reviewed against the new local plan once it is published