

Draft Site Allocation Policy

Allocation decisions for housing development will be taken in view of all evidence sitting behind the objectives, and which sites best fit most of the objectives based on the evidence.

The following are critical points and sites that meet these will be prioritised over those that do not.

- 1. The Owner/s has/have full development control of the whole development site, and could in theory “start on site” tomorrow.**
Reason: to guard against a stalled site and achieve sustainable growth
- 2. The site helps to maintain the crossroad layout as the village focal point**
Reason: to maintain social cohesion and preserve the conservation area as a focus of the village in accordance with the Village Design Statement
- 3. The site is well connected to the village centre, or is capable of design to create good pedestrian and cycle/mobility connection.**
Reason: to assist those with mobility needs including the elderly, those of limited mobility and parents with young children to access central village services
- 4. The site can mitigate manage or reduce car dependency, and promote pedestrian and cycle use**
Reason: to promote green economy, encourage recreation and healthy living and promote the environment
- 5. The site has a low impact on the established Queen Street bottleneck or can help reduce its impact**
Reason: to encourage pedestrian travel to the school, assist through traffic at rush hour, help lower air and noise pollution levels in Queen Street and encourage further site use and growth.
- 6. The site is capable of evidencing positive viability especially by means of efficient infrastructure costs.**
Reason: to improve land value for promotion, encourage site delivery/ development and ensure it can afford contribution to community priorities
- 7. The site assists or can be designed to assist the primary and secondary schools (by providing a range of housing) to develop and grow their services either by way of positive contribution from viability or by other means**
Reason; to preserve and grow the range of education services available to a growing population
- 8. The site does not rely on open drainage as a means of surface water control unless that open water can be adopted by Utility company or maintained at no cost to parish or estate residents.**
Reasons: to ensure full range of affordable housing can be provided though limiting service charging, to prevent the village crossroads design being unbalanced by multiple open water drainage ponds.