

# Housing Site Assessment Scores - Sites T19 & T23

Site Reference		T19	T23
Location		High Cross	High Cross
Approx. Site Area [m <sup>2</sup> ]		500	7000
Proposed Number of Properties		1	17
Proposed Property Density [dph]		20	24.2857143
Maximum Number of Properties [30dph]		1.5	21
Maximum Number of Properties [24dph]		1.2	16.8
Maximum Number of Properties [16dph]		0.8	11.2
Number	CRITICAL CONSTRAINTS	Weighting	
1	Is the site located in the Greenbelt?		4
2	Where is site relative to proposed village boundary?	4	4
<b>MAJOR CONSTRAINTS</b>			
4	Would the development of the site be compatible with the needs of the surrounding area?		3
5	Would development of the site constitute organic growth in the village?	3	4
6	Would the development impact the setting of the village or any of the designated important views?		4
<b>SEMI-MAJOR CONSTRAINTS</b>			
7	Does the site have features of significance for biodiversity e.g (SSIs, TPOs, wildlife designations, protected species etc)?		2
8	Is the site in an area of flood risk?		4
9	Is there direct highway access?		1
10	Can the site be classified as infill?		4
11	Are there any archaeological constraints on the site?		4
12	Is the site in a Conservation area?	2	4
13	Is the site a greenfield/garden/brownfield site?		2
14	Would development of the site constitute loss of a significant open space important to the character of the village?		4
15	Would development of the site affect the setting of listed buildings or monuments?		4
16	Is the site available for development within the plan period?		4
17	Does the site include areas of best and most versatile agricultural land (ALC Grade 2 or 3a)		4
<b>ADDITIONAL CONSTRAINTS</b>			
18	Can the site be connected to the foul sewer?		1
20	Does the site contain any watercourses?		4
21	Does the site have utilities or ready access to utilities?		0
22	Has the site got a history/risk of contamination?	1	4
23	Is the site readily accessible to Thundridge, Wadesmill or High Cross?		4
24	Is the site currently used for employment purposes?		4
26	Do any footpaths/POW cross the site?		4
<b>Total</b>	Sum of All Criteria Scores		77
	Sum of All Criteria Scores with Weighting Applied		155
			71
			134