



Parish Council Meeting
18th March 2025

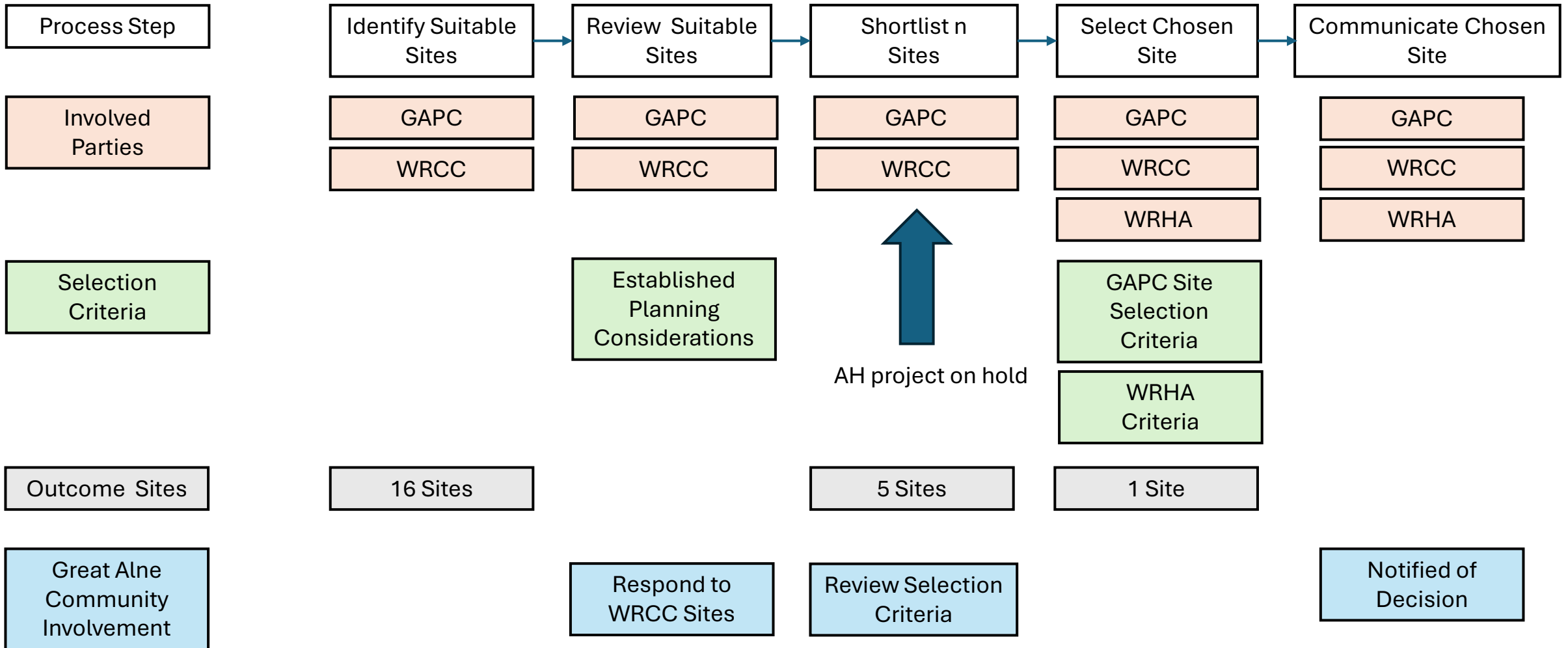
Affordable Housing Site Selection Criteria



Affordable Housing Site Selection Criteria - Purpose

- To create a standard, consistent framework that enables the Parish Council, WRCC and WRHA **to identify the best site(s)** for the next Affordable Housing development.
- To consider **ALL relevant material** that informs the decision
- To incorporate **specific category weightings** to ensure balance of importance
- To **remove any emotional bias** from the decision
- To **align the GAPC methodology with the South Warwickshire Local Plan approach HELLA-B**

Affordable Housing Site Selection Criteria - End to End Process



Site Selection Criteria

Selection Category	Selection Criteria	Weighting
Development Site Topography	Lay of Land, Infrastructure Barriers, Access to Village Facilities	10
Highways	Formal Body Perspectives, Volume, Speed and Types of Traffic, Site Access and existing access points	20
Flooding	Current and Potential Flooding Impacts, Outfall Impacts	20
Pedestrians and Vehicle Safety	Footpaths, Access into Village, Traffic Calming, Pedestrian Visibility	20
Environment	Impact on surrounding lands, wildlife, hedgerows and Conservation Area	10
Critical Success Factors	Satisfies AHS outcomes, meets GAPC design criteria, high performance build and running costs. Affordable costs of development and WRHA rental cost framework	10
Impact on Neighbouring Residents	Proximity to existing residential properties, infrastructure sites. No of Properties and residents impacted.	10
		100
HELLA-B Score		

Affordable Housing Site Selection Criteria

Category	Weighting
Development Site and Topography	10
Highways	20
Flooding	20
Pedestrian and Vehicle Safety	20
Environment	10
Scheme Critical Success Criteria	10
Impact on Neighbouring Residents	10
HELLA B Scores	

Development Site and Topography

Criteria

– Number of Properties Required

– Type of Properties Required

– Total Size of Development – Acreage

– Anticipated No. of additional Residents and Vehicles

– Topography

Lay of Land, Site Ground Levels, North/South facing development, Height of Site above Road Levels, etc

– Infrastructure Barriers and Development Constraints

Main Services - Severn Trent Mains, National Grid Power Cables, Gas Mains, ST Sewers, Rainwater Outfalls, WCC Highways, Lighting

- Access to Facilities

School, Church, Mother HuffCap, GAP Shop, Public Transport, Park

Highways

Criteria

- WCC Highways formal perspective
- Warwickshire Police formal perspective
- Current speed limit
- Required speed limit changes (and associated works)
- Volume of traffic
- Speeding analysis results
- Road user types and specific needs
- Highway visibility and signage
- Impact on Proposed Greenway Routes
- Site access
 - Existing Highway access and distances
 - Additional access and distances

Flooding

Criteria

–Current Flooding

Agricultural flooding

Highway flooding

Ditch performance

Highway drain performance

–Potential Flooding Impacts

Agricultural drainage impacts

Highway drainage impacts

Ditch impacts

Highway drain impacts

Development sewers

Rainwater & Attenuation drainage – Sewer design and outfall endpoint

Key outfall impacts (e.g Manor Court Ditch, Parish Ditch etc)

Pedestrians and Vehicle Safety

Criteria

– Footpaths

- Access into village and key community assets, Condition of Footpaths, Inclusivity Access, Width of Pathways

– Traffic Calming requirements

- Speed Limits
- Highway Lighting
- Traffic calming measures
- Traffic Speed Signage / Boundary Moves

– Pedestrian Visibility

Impact on Proposed Greenway Routes

Environment

Criteria

– Impact to chosen site fields (remaining agricultural land and drainage)

– Impact on wildlife, animals and birds etc.

– Impact on hedgerows, trees etc.

Impact on Conservation Area

Scheme Critical Success Factors

Criteria

– Satisfies AHS outcomes

- Local Resident or connection to GA Village – what is the CSF% 25,50,75,100%

- Properties meet specified needs in terms of type of properties

– Meets GAPC design criteria

- Fit with village scene (by site)

– Meets high performance build, and ownership/running costs

- Solar panels and batteries, latest levels of insulation, air source heating, 2nd heating and cooking source.

– Affordable cost of development

- Inc Infrastructure development costs

– Meets Housing Association rental cost framework

Impact on Neighbouring Residents

Criteria

- Closeness to existing Residents properties
- Closeness to existing infrastructure sites
- Potential impact on House Prices
- Visual Impacts for existing residents
- Considers issues raised in initial survey to residents dated March 2023
- No of properties/residents impacted by site

Methodology – Example Weighted Category Score

Category	Weighting	Score 1 - 5	Total Score
Pedestrian and Vehicle Safety	20		
– Footpaths			
• Access into village and key community assets		5	100
– Traffic Calming requirements			
• Speed Limits		5	100
• Highway Lighting		5	100
• Traffic calming measures		5	100
– Pedestrian Visibility		5	100
Total Weighted Category Score			500

Methodology – Example Total Weighted Category Score

Category	TWCS
Development Site and Topography	280
Highways	960
Flooding	760
Pedestrian and Vehicle Safety	500
Environment	110
Scheme Critical Success Criteria	140
Impact on Neighbouring Residents	230
Total Weighted Category Score	2980
HELLA-B Score	56.7