

**22/504692/HYBRID**

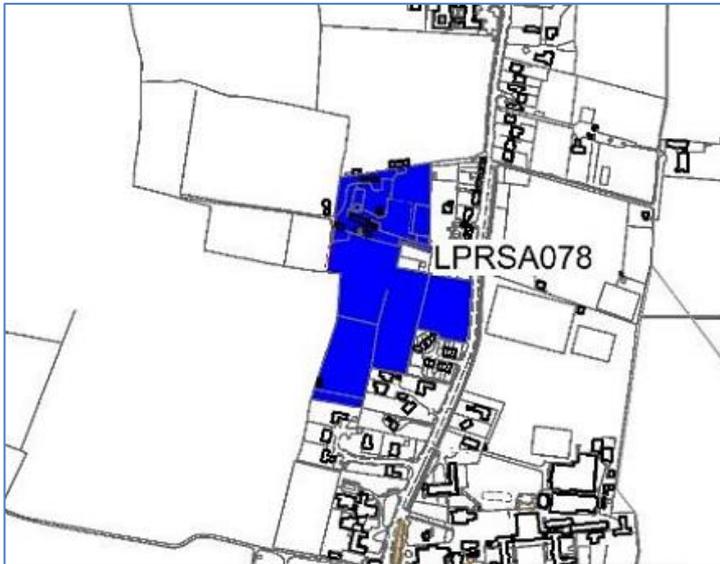
**Draft Policy LPRSA078 (Haven Farm Allocation)**

For information set out below are the following:

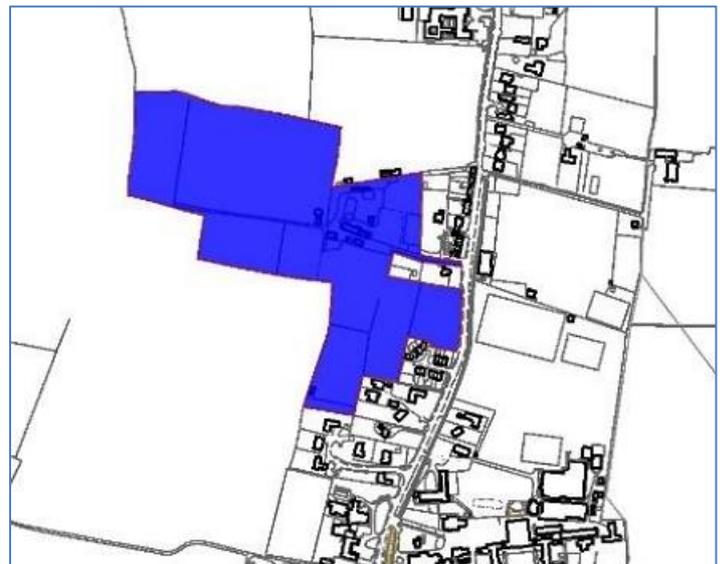
- Changes to the size of the allocation made by the Council during the LPR Examination.
- The full draft site allocation policy including the main modifications.
- The 'key diagram' prepared for the main modifications public consultation (September 2023).

Changes to Allocation

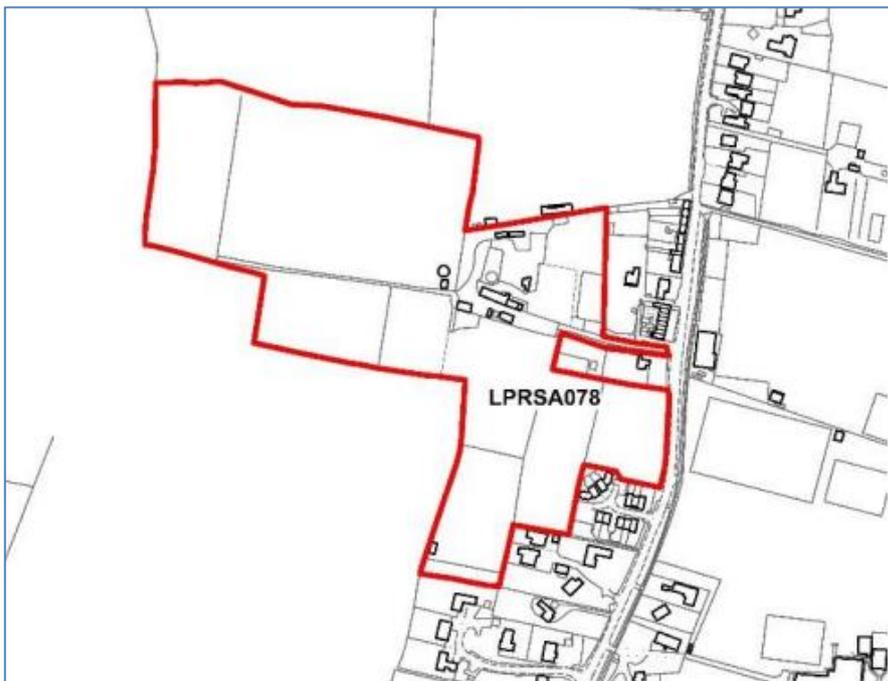
As originally shown on LPR Map



Change Proposed on Submission of LPR (March '22)



As confirmed under main modifications (September 2023)



## Full Draft Allocation Policy Including the Main Modifications (in bold)

Land at Haven Farm/Southways is included as a draft allocation for the development of approximately 100 dwellings, approximately 400m<sup>2</sup> of local retail/business uses and a site to accommodate a doctors surgery of at least 1,500m<sup>2</sup> together with approximately 50 parking spaces. The following conditions are considered appropriate to be met before development is permitted.

### Principles

- Haven Farm, together with the adjacent Southways site (total site area approximately 7.0 ha) are to be brought forward to provide a new village hub, with medical and local retail/services uses, together with a new residential development and open spaces.
- The development of the two adjacent sites will be the subject of a masterplan that demonstrates that building layout, open space and highways access have been coordinated to ensure an efficient use of land with regard to highways and environmental impacts.
- The residential development of the rear agricultural element of the site is subject to the provision of a new, serviced medical surgery site at nil cost with the details of the land transfer and phasing enabling early delivery of the surgery in accordance with a framework to be agreed by the Council.
- The approximate land use balance is:
  - ~~110~~ **100** dwellings across the two sites (including 5 self/custom build plots and 40% affordable housing)
  - 0.4 ha serviced site for local medical uses with access to North Street
  - 0.15ha site for local village services
  - 0.9ha new natural woodland
  - 0.35 ha of amenity green/children's play space

### Design and layout

- Development shall be set back from the North Street Frontage with landscaping to retain the semi-rural character of the setting.
- All land parcels to be the subject of a comprehensive masterplan.
- Design of the site will need to ensure neighbouring resident's amenity is protected.
- The design of both the 'hub' and residential developments are to incorporate a rural vernacular.
- The residential elements shall be defined by distinct character areas, incorporating a variety of typologies, materials, landscaping and street scenes.
- The site layout and design of the site shall be informed by a landscape and visual impact assessment.
- Site design and layout shall be informed by a local historic impact assessment.

### Landscape/Ecology

- A phase 1 habitat survey will be required, which may as a result require on and/or-off site mitigation for the existing habitat of local fauna/flora.
- Development will be subject to a site-wide strategy to incorporate an appropriate level of biodiversity net gain in accordance with national and local policy.
- Public access to areas designated as habitat in any landscape masterplan would normally be limited to maintenance purposes.

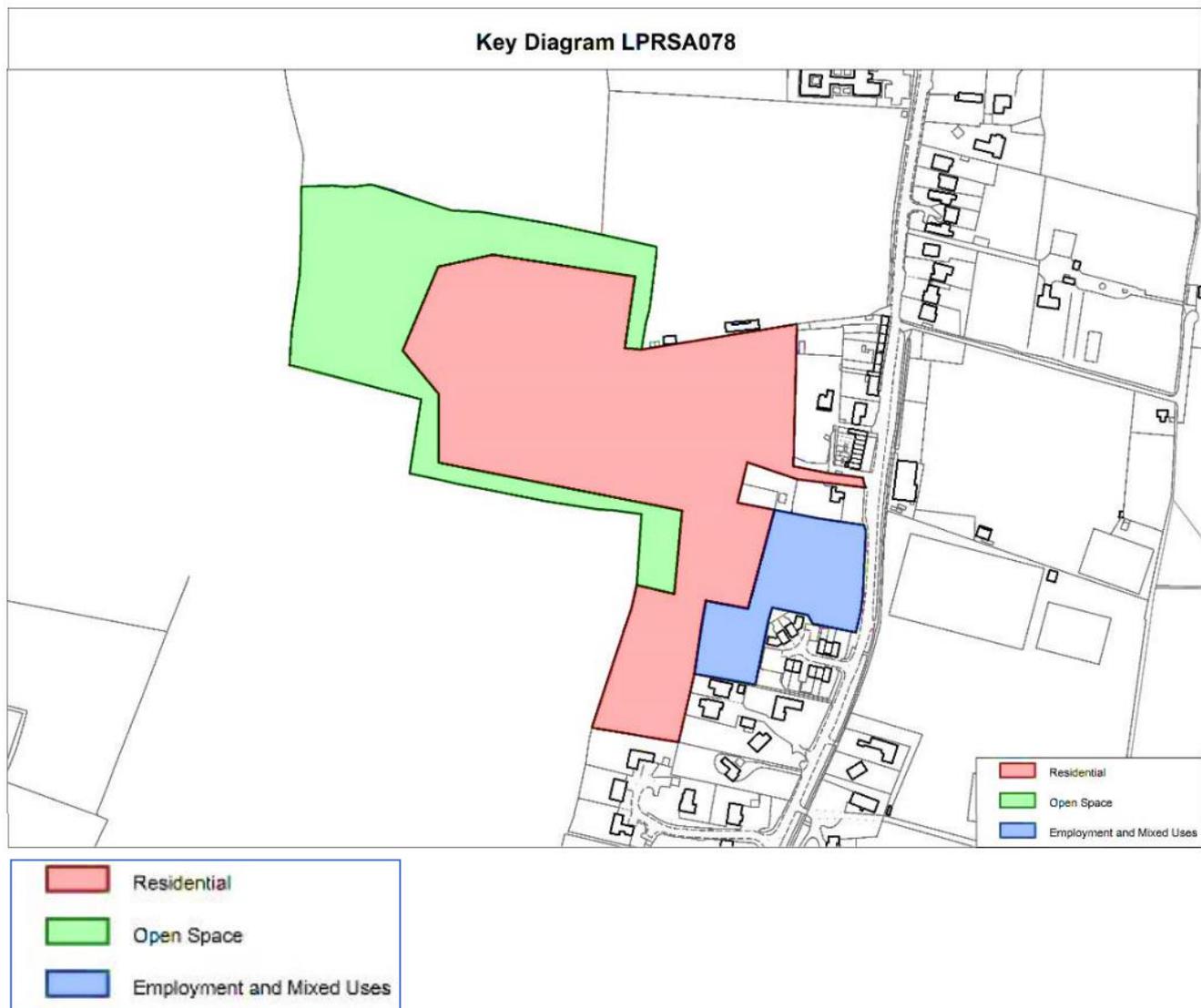
- Balancing ponds and swales shall not be counted towards on-site semi/natural open space needs unless it can be demonstrated that they provide appropriate and undisturbed ecological habitat.
- All landscaping to be principally native planting.
- The proposed woodland area shall be the subject of a woodland delivery strategy and management plan.
- Balancing ponds and swales shall not be counted towards on-site semi/natural open space needs unless it can be demonstrated that they provide appropriate and undisturbed ecological habitat.
- Existing tree/hedgerow margins should be retained/enhanced in order to provide the opportunity for biodiversity habitat creation/enhancement.

#### Access, Highways and Transportation

- The site will be accessed via a single point of access to North Street with the junction and sight lines designed to appropriate capacity and safety standards.
- There shall be no vehicular access via Southways.
- The development will enable the provision of new bus stops on North Street.
- The development shall provide a new pedestrian crossing facility between (the site) and the village hall/playing fields complex.
- The development shall deliver appropriate traffic speed management measures to North Street Open Space.
- No less than 0.35ha of open green amenity space shall be provided, incorporating appropriate children's play space to meet the needs of the development.
- The development shall deliver no less than 0.9ha of semi/natural open space the principle focus of which shall be to contribute to create new woodland and biodiversity net gain. The location and layout of such areas shall be designed to avoid conflict with accessible residential amenity spaces.
- Where it is not feasible, due to site characteristics, to provide an appropriate open space typology in accordance with Policy SP13(B), the scheme shall make appropriate financial contributions towards off-site provision/public realm improvements within the village.

#### Utilities Infrastructure

- The Applicant to demonstrate that adequate connections to the nearest points of the network are achievable and that adequate capacity exists/can be created for all utilities.
- Where there may be limited capacity in the utility network, the occupation of the development will be phased to align with the delivery of infrastructure.



### Amendment to Condition 2

The reserved matter detail of 'access' must be added to this condition.

### **RECOMMENDATION**

Officer's recommendation remains the same subject to amendment to condition 2 (in bold) as follows:

2. *The outline elements of the development hereby approved (doctors' surgery and self/custom build) shall not commence until approval of the following reserved matters has been obtained in writing from the local planning authority:*

(a) Appearance      (b) Scale      (c) Landscaping      (d) Layout      **(e) Access**

*Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission. The outline development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.*

*Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.*