

MM332 - Main Modifications for proposed Site Allocation NWS31

Site Reference: <u>NWS31</u>	Address: <u>Land between Storth Lane and School Lane, S35 0DT</u>	
Allocated use: <u>Housing</u>		Site area: <u>3.85 Hectares</u>
Net housing area: <u>3.42 Hectares</u>	Total housing capacity: <u>103 Homes</u>	
Net employment (Class E(g) (i & ii)) area: <u>0.00 hectares</u>	Net employment (Class B2, B8 & E(g)(iii)) area: <u>0.00 hectares</u>	Net (Other employment uses) area: <u>0.00 hectares</u>
<p>Conditions on development:</p> <ul style="list-style-type: none"> • <u>This site was formerly designated as Green Belt, so the 'Golden Rules' set out in the National Planning policy Framework will apply. Open space should be provided in accordance with Policy NC15.</u> • <u>In accordance with the Golden Rules the level of affordable housing required will be expected to be at a higher level than would otherwise apply to land which has not been released from the Green Belt.</u> • <u>As this allocation was removed from the Green Belt, proposals should deliver those compensatory improvements identified within the 'Green Belt Allocations: Compensatory Improvement Opportunities within remaining Green Belt' document or successor documents. These seek to offset the potential impacts of the allocation's development on the Green Belt environment and amenity of residents and visitors. Should alternative improvements be proposed these must be suitable and effective.</u> • <u>Due consideration should be given to any impacts of flood risk identified in the Level 2 Strategic Flood Risk Assessment. All mitigation matters identified in the "Recommendations, FRA requirements, and further work" section of the Level 2 SFRA site assessment should be addressed at or before planning application stage."</u> • <u>Contributions may be required to local highway improvements.</u> • <u>Subject to further transport assessment, access to the highway will be required off Don Avenue.</u> • <u>Agricultural land surveys required at planning application stage to determine whether land is Grade 3a and ensure that development is consistent with Policy GS4.</u> • <u>Hedgerows must be retained as wildlife corridors where possible as part of the masterplanning of the site and within subsequent planning applications.</u> • <u>A buffer is required to the adjacent Local Wildlife Site (LWS). As the wildlife site comprises ancient woodland/woodland this buffer must be a minimum 15 metres wide and measured from the edge of the canopy.</u> • <u>Explore opportunities to provide ecological corridors having regard to the Local Nature Recovery Network. Where feasible, Biodiversity Net Gain should be delivered on site within these areas in the first case, in line with the BNG hierarchy.</u> 		

- The public/permissive footpaths that cross the site will be retained as part of the masterplanning of the site and subsequent planning application.
- This site is identified as impacting on a Heritage Asset and due consideration should be given to the impact of any proposal prior to the submission of any planning application. Development proposals should implement the recommendations set out in the Heritage Impact Assessment prepared in support of the Local Plan, or other suitable mitigation measures agreed with the Local Planning Authority, to avoid or minimise harm to the significance of heritage assets and their settings.