

Policy HSA 11

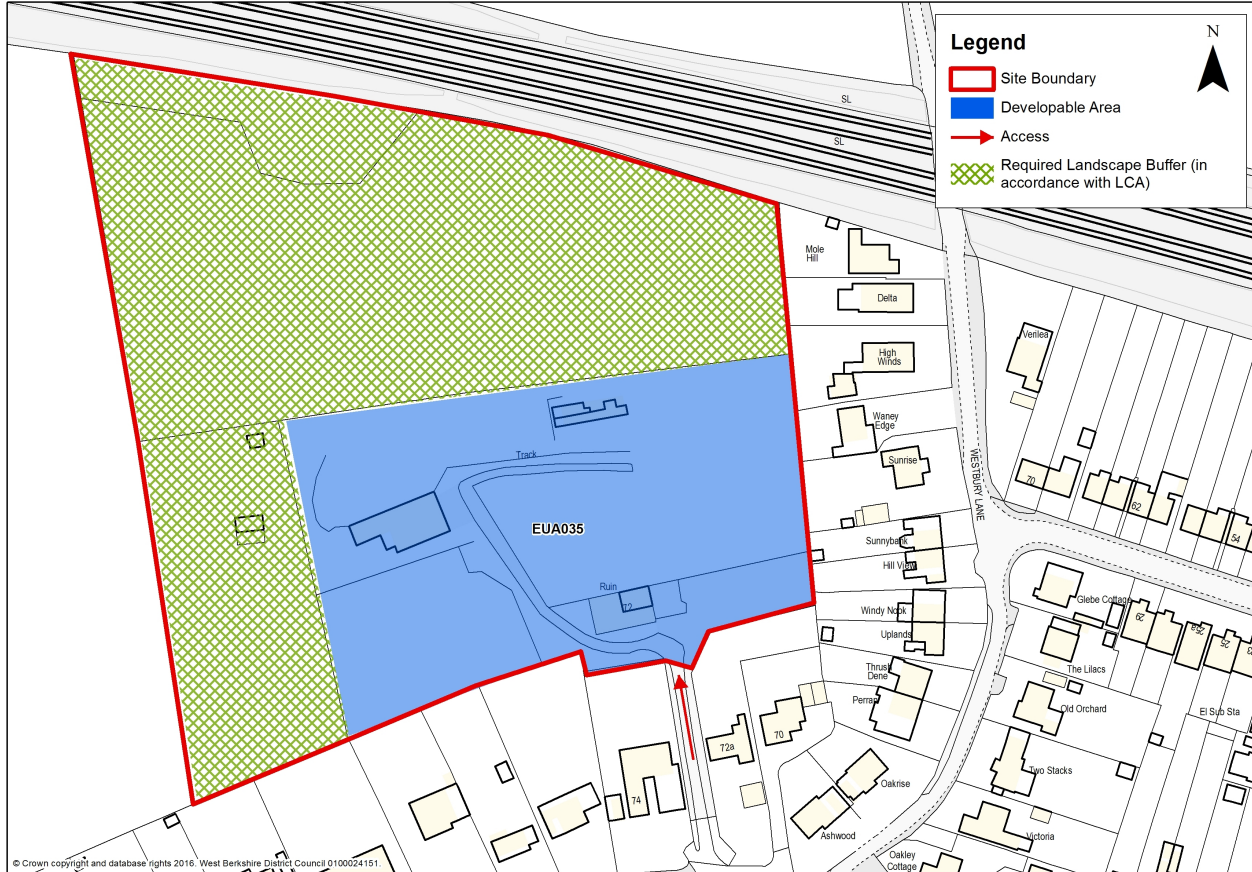
72 Purley Rise, Purley-on-Thames (site reference EUA035)

This site has a developable area of approximately 1 hectare and will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings including an element of self build homes.
- The site will be accessed from the A329 with the provision of an access of adoptable width.
- The scheme will be informed by a Flood Risk Assessment (FRA) as the site is within a groundwater emergence zone and is adjacent to an area of surface water flood risk. The FRA will advise on necessary mitigation measures.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - The densities and the mass and scale of development will reflect the adjacent settlement character.
 - The height of the development and landscape treatment to be designed to avoid increasing the visual prominence of development on the edge of Purley.
 - The open northern part will be retained as undeveloped open space.
 - The tree cover on the site and around the boundaries will be retained.
 - Open space and Green Infrastructure will be provided to conserve and enhance the setting of the AONB and the landscape character of the settlement edge.
- The scheme will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

2 Housing Sites

72 Purley Rise, Purley-on-Thames - Policy HSA11



Delivery and Monitoring - Policy HSA11

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.