

2 Housing Sites

Policy HSA 25

Land to the south east of the Old Farmhouse, Hermitage (site reference HER004)

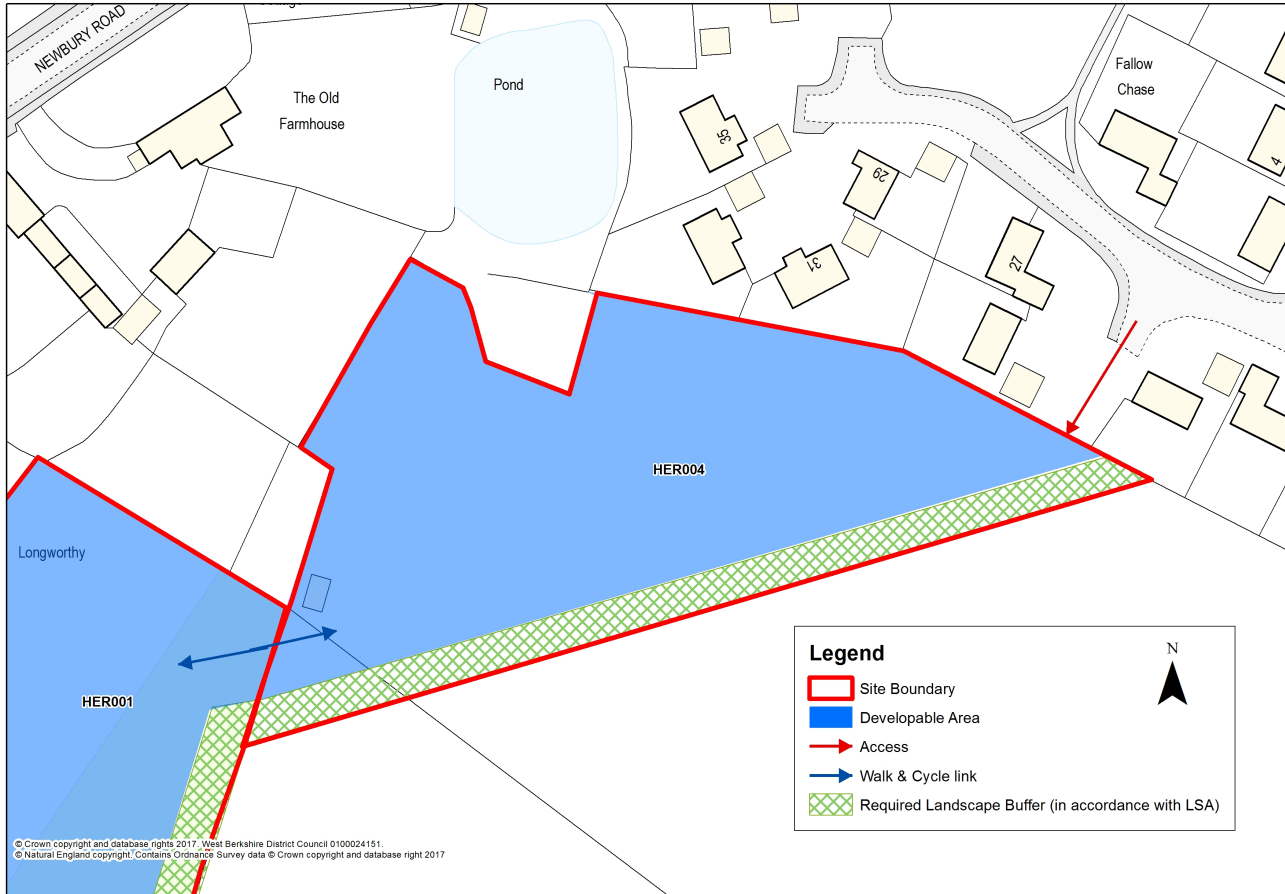
The site has a developable area of approximately 0.6 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

- The provision of approximately 10 dwellings to be developed at a mass and density that reflects the adjacent settlement character.
- The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
 - The protection and enhancement of the existing tree belt.
 - The provision of landscaping along the south eastern boundary of the developable area.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- The site will be accessed via Lipscombe Close with the provision of pedestrian and cycle linkages through the site to HER001 (Land off Charlotte Close). Access can also be provided off Station Road if the site is developed in conjunction with HER001.
- A Flood Risk Assessment (FRA) will be required as a small part of the site falls within an area at risk from surface water flooding with a large part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme.
- An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented, to ensure any protected species will not be adversely affected.
- An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.

Housing Sites 2

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**Delivery and Monitoring - Policy HSA25**

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.

Settlement Boundary

2.57 The settlement boundary of Hermitage has been redrawn as follows:

- Boundary moved to include developable area of allocated sites HER001 and HER004 taking into account the outcomes of the Landscape Sensitivity Assessment (2011).
- Boundary altered to west of Hermitage to follow the road, and include dwellings accessed from The Old Nursery.
- Boundary altered to west of Hermitage to follow the dwelling curtilage at Oak Ville and Buck Wood Lodge, Hampstead Norreys Road.
- Boundary altered to north of the primary school to include the school buildings.
- Boundary altered to north east of Hermitage to include curtilage of existing dwellings at Pinewood Crescent and Rowlock Gardens.
- Boundary altered to include the properties at Hermitage Green.