

2 Housing Sites

Bradfield Southend

Policy HSA 22

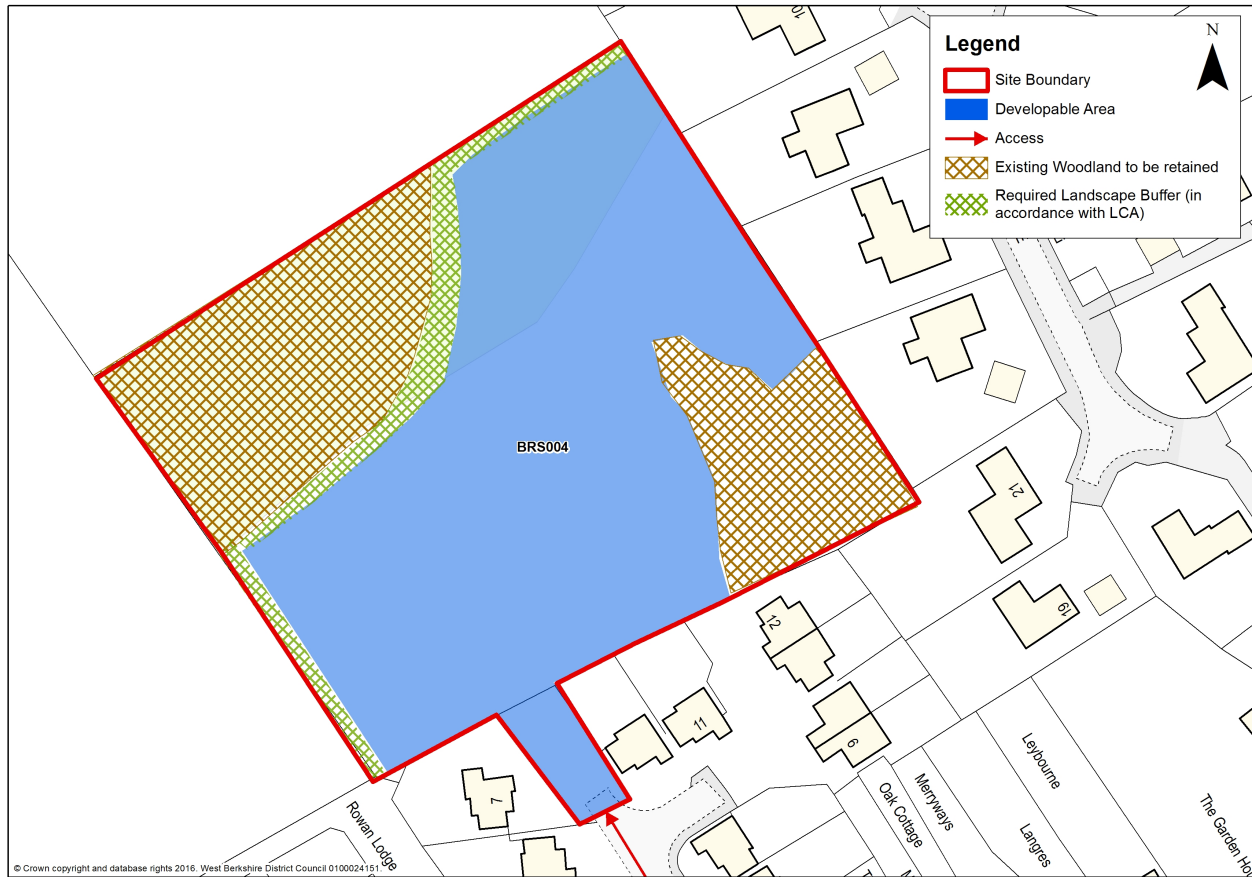
Land off Stretton Close, Bradfield Southend (site reference BRS004)

The site has a developable area of approximately 0.6 hectares, taking into account the outcomes of the Landscape Capacity Assessment (2014). The site will be delivered in accordance with the following parameters:

- The provision of approximately 10 dwellings in a low density scheme that provides a mix of dwelling sizes and types appropriate for the local area.
- Access to the site will be provided from Stretton Close.
- A Flood Risk Assessment (FRA) will be required to inform the delivery of the site as the site lies adjacent to an area of surface water flood risk and there was standing water on the site during the flooding of January/February 2014. This FRA will also inform mitigation measures including the provision of SuDS.
- An extended phase 1 habitat survey will be required 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.
- An arboricultural survey will be required to inform the delivery of the site as there are protected trees present.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The retention and enhancement of the existing tree belt and woodland group in the north western corner.
 - The retention of the small woodland group in the eastern corner.
- The development design and layout will be further informed by a full Landscape and Visual Impact Assessment (LVIA).

Housing Sites 2

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**Delivery and Monitoring - Policy HSA22**

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

2.53 The settlement boundary of Bradfield Southend has been redrawn to include the developable area of allocated site BRS004 and to include site BRS002 (site too small to allocate). This is shown on the Policies Map and a map of Bradfield Southend can be found in Appendix 6.