

## 2 Housing Sites

### Settlement Boundary

**2.56** The settlement boundary of Compton has been redrawn to include the developable area of allocated site COM004, the hostel site off Churn Road and the cricket ground. This is shown on the Policies Map and a map of Compton can be found in Appendix 6.

### Hermitage

#### Policy HSA 24

##### Land off Charlotte Close, Hermitage (site reference HER001)

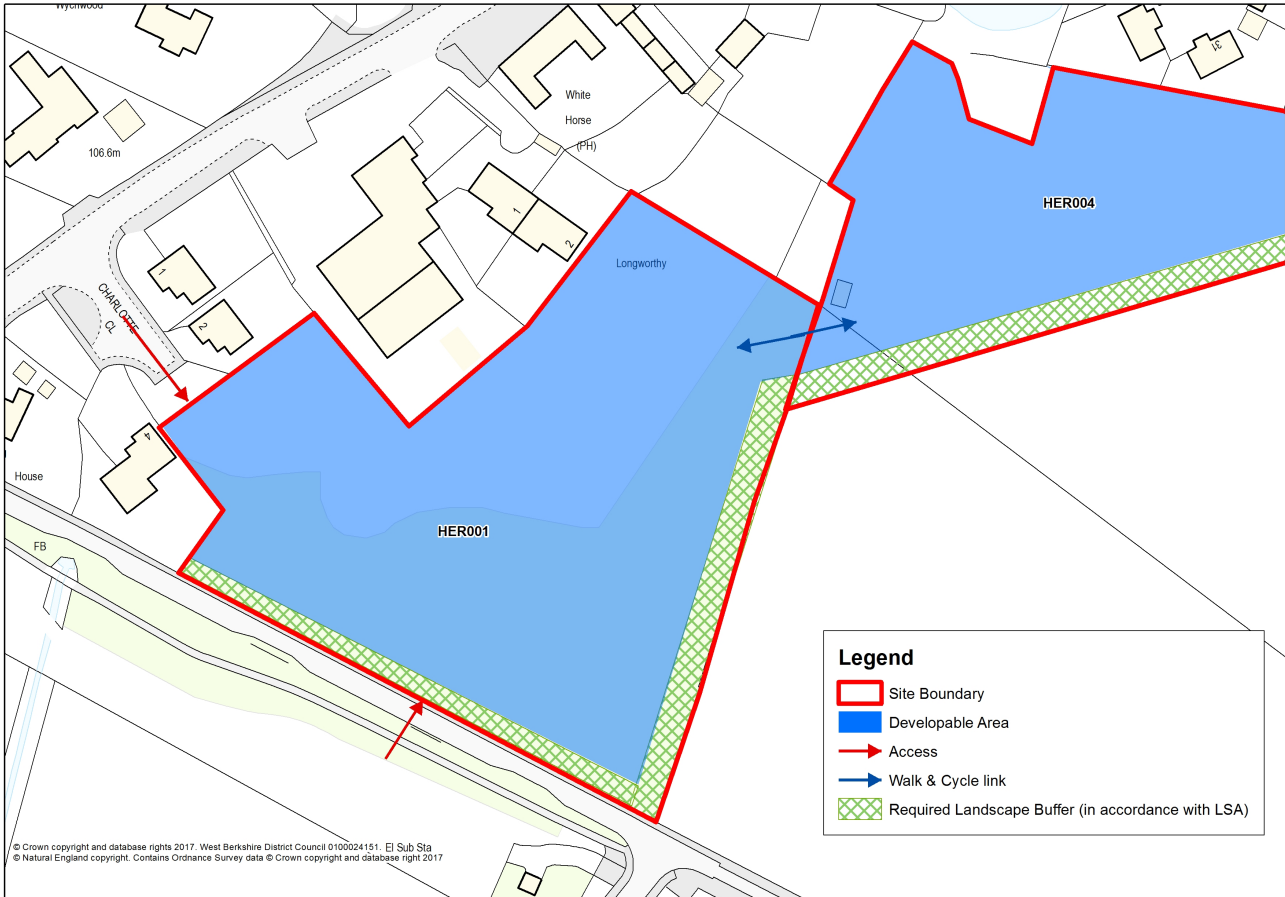
The site has a developable area of approximately 1.1 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings to be developed at a mass and density that reflects the adjacent settlement character.
- The site will be accessed via Station Road and Charlotte Close with the provision of pedestrian and cycle linkages through the site to HER004 (Land to the south east of the Old Farmhouse).
- A Flood Risk Assessment (FRA) will be required as the site falls within an area at risk from surface water flooding with a small 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.
- The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
  - The protection and enhancement of the tree line along Station Road and other on-site trees.
  - The protection and enhancement of the hedgerow along the eastern boundary.
  - The maintenance of the views through and over the built form to the woodland beyond.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

Housing Sites 2

Land off Charlotte Close, Hermitage - Policy HSA24



**Delivery and Monitoring - Policy HSA24**

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.