

## **Policy NA2 – The Dean Housing Allocation**

Land at The Dean, as shown on the Policies Map, is allocated for the development of about 75 dwellings, commercial and parking uses. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

### **Nature & Phasing of Development**

- a masterplan establishing principles for the disposition of housing, parking, commercial, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- individual site proposals should be designed to enable future linkages to adjoining land and to avoid harm to the amenities or operation of adjacent land and businesses, unless there is comprehensive development of the existing employment land at The Dean;
- development may include the provision of offices to meet local needs and should include additional public car parking close to the town centre, as well as housing suitable for the elderly to help meet local housing needs in a highly accessible location.

### **Access**

- provide safe vehicle, pedestrian and cycle access from The Dean and contribute to any off-site junction or pedestrian improvements necessary.

### **Environmental**

- retain and reinforce landscaping on existing boundaries around the area, in conjunction with open space provision, and provide for improvements to the public realm on The Dean;
- proposals should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided;
- provide on-site open space (Informal Open Space and Local Equipped Area for Play).

### **Other Infrastructure**

- include provision for a public car park of 50-100 spaces;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider;
- contribute to the expansion of Sun Hill Infants and Junior

**Schools and other infrastructure needed to make the development acceptable in planning terms.**