

APPENDIX 2: KEY ISSUES TO BE ADDRESSED WITH DEVELOPER

National Planning Framework 4 (NPF4)

- Reference to satisfying the policy requirements of NPF4 to be added.

Character & Identity

- Amend wording to ensure that the Masterplan fully reflects LDP 2020 PP1 Placemaking and the Additional Planning Policy Guidance;
- Strengthen wording for all character areas to ensure these are clearly distinguishable and the vision of the MP is delivered at the detailed application stage.
- Revise building heights for the Garden Village character area to 1-2 storeys in Character Area Overview table (Vol.1, p.19) to reflect Figure 3, Building Heights diagram (Vol.2, p.18).
- Further clarity required within MP to differentiate ‘key buildings’ and ‘vista stoppers’.
- Ensure that blank gables are not prominent on key frontages.

Mixed Use

- Clarification required on whether the three commercial units are intended as separate buildings or will be located within one building.
- A ‘community nursery’ is proposed as an additional building but it is unclear whether this is seen as part of a new school or if space will be provided (outwith the 3 identified commercial units) within the development should the school not be required.

Landscaping

- Additional green corridors to be provided to break up housing blocks and ensure that blue/green infrastructure is embedded throughout the whole masterplan.
- Clarify how a “green street” or “green network/route” will differentiate from a normal tree lined street which is a policy requirement.
- Provide more landscaping within the development blocks within each character area.

Open Space

- The area of open space between R8 and the Masterplan area must be brought within the Masterplan boundary to ensure that this space is improved to provide a clear function and to mitigate the visual effects of rear elevations and 6ft timber fencing.

Phasing

- The western side of the square is currently phase 3B (2031-2033). Further discussion with the developer is required to investigate changing this to phase 3A (2028-2031) to ensure delivery of the Square as a whole within 10 years. The Square is a focal point and key feature of the new neighbourhood.
- The provision of the neighbourhood park is currently in Phase 4 (2033-36) and must be brought forward.
- Phasing proposals for the treatment of Barhill Road to ensure that there is an appropriate transition from a rural derestricted road to a road which supports the introduction of a lower speed limit.