

## Marden Site Allocations

### POLICY LPRSA295 - LAND AT COPPER LANE & ALBION ROAD, MARDEN

**Land at Copper Lane and Albion Road is included as a draft allocation for the development of approximately 113 dwellings. The following conditions are considered appropriate to be met before development is permitted.**

#### **Design and layout**

- The two adjacent land parcels shall be designed and delivered through a joint masterplan with a single point of access to Albion Road and a joint strategy for open space provision.
- Lower densities should be located adjacent to sensitive boundaries.
- The south part of the site around the existing ponds shall be kept free of development with new landscaping to soften and break views from the south.
- Development should be integrated into the slope on the site to minimise landscape impact.
- Design of the site will need to ensure neighbouring resident's amenity is protected.
- Site design and layout shall be informed by a local historic impact assessment.

#### **Landscape/Ecology**

- A phase 1 habitat survey will be required, which may as a result require on and/or-off site mitigation for the existing habitat of local fauna/flora.
- Structural landscaping will be required throughout the site to soften and break up the impact of built development.
- Structural landscaping will be required along the south edge to soften and break up the impact of built development in views from the south.
- Existing tree/hedge site boundaries shall be retained and enhanced apart from where required for vehicular or pedestrian access.
- The site's design should have regard to the setting of the High Weald AONB.
- Development will be subject to a site-wide strategy to incorporate an appropriate level of biodiversity net gain in accordance with national and local policy.

#### **Access, Highways and transportation**

- Provision of suitable vehicular access to Albion Road that meet adequate capacity standards and safety provisions.
- Development will be subject to the creation of safe pedestrian connections to the wider pedestrian network.

#### **Open Space**

- Provision of new open space onsite in accordance with Policy LPRSP13 & LPRINF1. Provision shall include not less than 1.25 ha of open space, with typologies in accordance with Policy LPRSP13. The strategy shall ensure that areas designed to support biodiversity net gain shall not be publicly accessible.
- Not less than 0.3 useable green open space shall be provided, incorporating children's play to meet the needs of the development.
- The function and quality of any open space shall not be prejudiced by a dual requirement to provide surface water drainage mitigation.

- Where it is not feasible, due to site characteristics, to provide an appropriate level of on-site open space in accordance with Policy SP13(B), the scheme shall make appropriate financial contributions towards off-site provision targeted at known deficiencies in the area.

#### **Utilities Infrastructure**

- The Applicant to demonstrate that adequate connections to the nearest points of the network are achievable and that adequate capacity exists/can be created for all utilities.
- Where there may be limited capacity in the utility network, the occupation of the development will be phased to align with the delivery of infrastructure.