NFDC25: NFDC Proposed Change to TOT1 and supporting text

New housing allocations adjoining Totton

<table>
<thead>
<tr>
<th>TOT1: Land at Durley Farm, Hounsdown</th>
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<tbody>
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<td>Land at Durley Farm, Hounsdown is allocated for residential development including affordable housing in accordance with Policy CS15(a) of the Core Strategy, public open space and allotments. The overall amount of development will be limited by transport considerations and site constraints as set out below.</td>
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The site will be developed in accordance with the following site specific criteria:
- provision of vehicular access to the site via Jacob’s Walk, or a suitable alternative, and pedestrian and cycle links to Main Road (A35);
- implementation of appropriate measures to reduce the traffic impacts of the development on adjoining residential roads;
- provision of a cycle route through the site from Jacob’s Gutter Lane to Hounsdown Business Park (See Policy TOT 22.9);
- provision of a landscape buffer alongside the A326 Totton western bypass and Main Road in order to screen the National Park and reduce the impacts of traffic noise on the development;
- retention of existing woodland, mature trees and, wherever possible, hedgerows within the site;
- protection and enhancement of the Site of Importance for Nature Conservation designated within the site. Where encroachment on the SINC is unavoidable appropriate compensation measures will be required, involving the creation of compensatory habitats of equivalent biological value;
  - identification and safeguarding of suitable land for a minimum of 10 full size allotment plots within the site;
  - on site provision of public open space (both formal and informal) in accordance with Policy CS7, to include an equipped play-space for children;
  - identification and safeguarding of an area of about 1.8 ha of suitable land within the site for the provision of formal public open space, and;
  - appropriate provision for the future management of green infrastructure within the site including woodland, public open spaces, allotment land and areas designated Sites of Importance for Nature Conservation;
- no built development beneath power lines crossing the site.

Map TOT1: Land at Durley Farm
3.13 Land at Durley Farm has been allocated for housing development in the past and was most recently identified as a ‘reserve’ site in the last Local Plan to be released if needed to meet housing requirements. There has been an expectation that this land would be developed at some point in the future.

3.14 The development could accommodate about 80 dwellings, having regard to impacts upon local highways and the existing character of the area, the provision of significant areas of public open space, and the protection and enhancement of the Site of Importance for Nature Conservation (SINC) on the site. Enhanced provision of public open space, to be provided on the site, will provide wider community benefits, including additional playing pitch opportunities close to Hounsdown School, and mitigate the recreational impact of residential development on international nature conservation designations. The provision of allotments will also provide benefits to the wider community.