

**Policy HD3: Land off George Lane (adjacent to Dares Field)**

**1. Land off George Lane (adjacent to Dares Field) defined in Figure 7 is allocated for up to or around 14 dwellings to meet the housing needs of the local community during the term of this plan. Any proposals must comply with Policy EN19 of the East Devon Local Plan 2013-2031 and the measures set out in the emerging Axe Catchment Area Nutrient Management Plan. Permission will not be granted, nor can development commence, until it can be demonstrated that there will be no increase in phosphates as a result of the development and this has been approved in writing by the Local Planning Authority;**

**2. A Development Brief should be prepared for the site which takes into account both this Plan's aims, and objectives and the views of the local community established through engagement with the local community and Parish Council.**

**3. Proposals will be supported where they:**

- i) deliver a mix of dwelling types and sizes which meet demonstrable up-to-date local needs to help maintain a balanced and thriving local community; and**
- ii) provide at least 50% 'affordable' housing (a mix of low cost, shared ownership, and subsidised rent). The initial and subsequent occupancy of the affordable housing is restricted to a person(s) who:**

**a. Does not have access to general market housing and is in housing need; and**

**b. Is a resident of that parish group (as defined in The Local Plan), or has a local connection with that parish group because of family ties or a need to be near their workplace.**

**In the event that an occupier who fulfils both criterion (a) or (b) cannot be found within a reasonable period of time, then the criterion will be widened firstly to a person(s) with a local connection to the parish group because of family ties or a need to be near their workplace, and subsequently to a person(s) with an East Devon connection (Reference: EDDC Local Plan Strategy 35 or equivalent replacement policy); and**

- iii) include an element of 'self-build' (and custom build) subject to meeting the requirements in Policy HD5.**

**Local evidence at present suggests 7 affordable 2-3 bedroom houses, 3 self-build 3-4 bedroom houses and 4 open market 3-4 bedroom houses; the self-build (and custom build) element is in addition to and not part of the required affordable housing provision for this site; and**

- iv) demonstrate that an adequate connection to the public sewer can be provided; and**

- v) set built development back into the site from the northern boundary as far as is practically**

possible and include the provision of, as a minimum, a 10-metre buffer on the northern edge of the site between new development and the A35 which will be landscaped and planted before first occupation of the houses, in order to:

- a. minimise particulate and other pollution levels on the new site
- b. minimise noise from the A35
- c. enhance the boundary with the A35 to make a positive contribution to the “A35 green corridor”; and

vi) are designed to minimise the loss of existing hedges and trees. Where loss is unavoidable, development proposals must provide for appropriate replacement planting with native trees and hedgerow on the site to improve landscape structure, screening and bio-diversity value;

vii) provide a detailed landscaping scheme which includes:

- a) strategic planting and landscaping to reinforce the existing field boundary on the eastern edge of the site to act as a buffer;
- b) a mix of native and site appropriate trees including orchard planting
- c) include provision for, as a minimum, biodiversity net gain in compliance with national policy which retains and enhances habitat on the site, including installing a minimum of one integral nesting brick or bird box into each new build residential unit and external nest cups for house martins and swallows;
- d) include advance planting where possible and a detailed management plan for the ongoing care and maintenance of trees and hedgerows on the site; and

viii) provide safe pedestrian and cycle access on-site to help enable good access to community facilities and local services; and

ix) do not adversely impact the local road network, to provide adequate parking and options for sustainable travel (Policy TT1); and,

x) provide an East – West foot and cycle path at the southern end of the site that can, in future be extended to act as a west-east link from land north of The Orchard to the land to the east of the development site, together with a link to Meadowbank residential area; and

xi) provide dwellings of two storeys of a design, form, scale and density appropriate to and in keeping with the character of this part of the village, relating positively to the existing development on the adjacent site, following the guidance in the Blackdown Hills AONB Design Guide for Houses and the requirements set out in the Kilmington Village Design Statement; and

xii) use appropriate materials, particularly stone elevations to properties adjacent to A35 and George Lane with slate roofs; and,

xiii) avoid conspicuous gables and large window openings particularly to elevations facing open countryside.

**4. The development will be expected to satisfy the requirements of the other policies in this plan.**