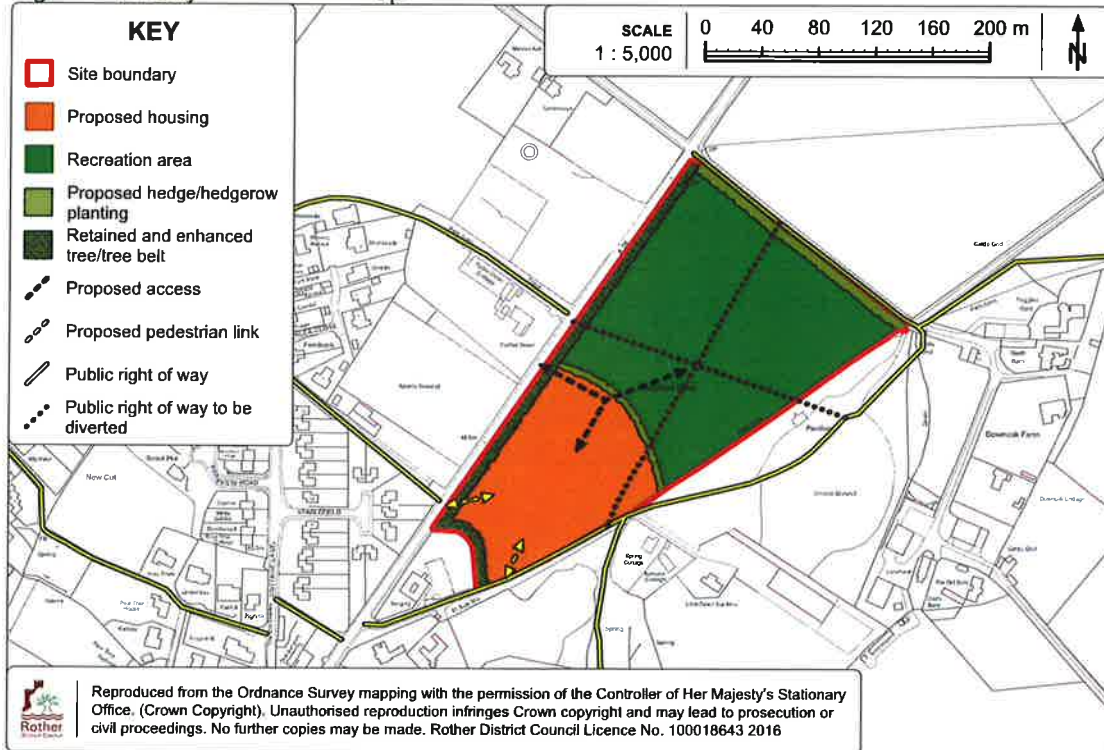


Villages with site allocations Westfield

Figure 57: Policy WES1 Detail Map



Site Allocation: Land at the Former Moorhurst Care Home, Westfield

- 11.222 The site lies to the north of the village, on the north-western side of the A28. Now a brownfield site that is cleared of buildings, the site had a previous use as a residential care home. In addition, it has had a more recent permission (2009) for a 48 bed residential care unit⁸² although this was not implemented and has now expired. As a consequence, the site has remained vacant for many years.
- 11.223 The site measures some 0.88 hectares and is generally well screened from the surrounding AONB countryside by virtue of both topography and mature boundary trees. A public footpath runs the length of its south-western boundary.
- 11.224 The potential volume of traffic generated is a factor in determining an appropriate use for the site on this stretch of the A28. In respect of vehicle trip generation, retirement living/sheltered housing is broadly comparable to a care home (the site's former use) and generates less traffic than standard residential development. An allocation for housing with care has the support of the landowner and would provide opportunities for local older persons to downsize, thus freeing up housing for families. There is a recognised need to provide more housing suitable for older people in the District, in response to demographic projections.

82. Reference RR/2009/2687/C

- 11.225 In order to make a development acceptable in planning terms, there are a number of measures that will be necessary to prioritise safe pedestrian access and sustainable forms of transport. A standard footway will need to be provided along the A28 connecting to the village core. This may require a traffic island and pedestrian refuge alongside the site. A bus stop should be provided immediately adjacent to the site. A pedestrian link from the site westwards to footpath 27 connecting to Cottage Lane should also be provided. For vehicles, utilisation of the existing northern access onto the A28 would be preferred, since this would minimise loss of trees/vegetation. However, this will require further investigation, including a highways safety audit to support a future planning application.
- 11.226 The development should incorporate native species planting to fill in any gaps in the trees and hedgerows on the site boundaries, particularly notable to the north-east. This will serve to limit the wider landscape impact and benefit biodiversity.
- 11.227 Retirement living/sheltered housing has a lesser demand for garden space than standard residential development, and consequently, a higher density can be achieved. It is expected that 40 dwellings will be accommodated within the site. Communal gardens/ amenity open space should be provided at a level of 25 square metres (sqm) per dwelling unit.

Policy WES2: Land at the former Moorhurst Care Home, Westfield

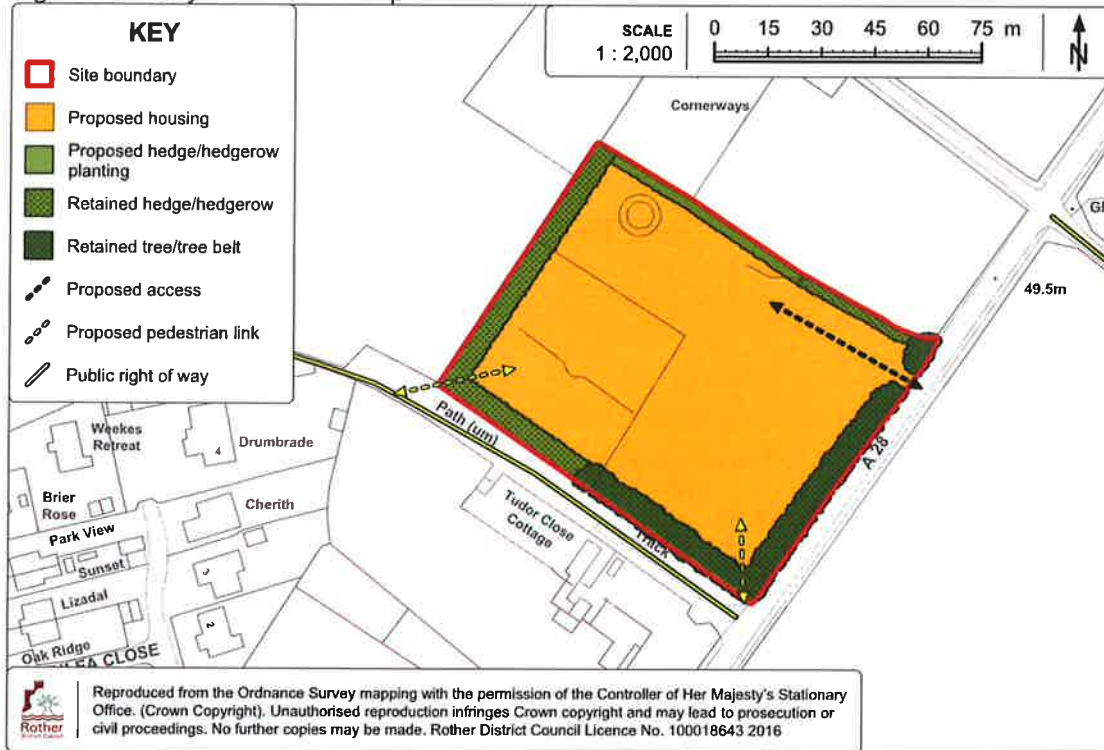
Land at the former Moorhurst Care Home, as shown on the Policies Map, is allocated for housing with care. Proposals will be permitted where:

- (i) some 40 dwelling units are provided, of which 40% are affordable;**
- (ii) access is provided to the A28, with preference to utilising the previously established access;**
- (iii) screen tree planting is provided on the north-eastern boundary of the site, and trees and vegetation on other boundaries are retained and enhanced, with new native species landscape planting provided to fill in gaps;**
- (iv) communal gardens/ amenity open space is provided on site to a minimum of 25 sqm per dwelling unit; and**
- (v) provision is made for:**
 - (a) an upgraded footway along the A28 connecting to the village core, together with safe means of accessing it from the site;**
 - (b) pedestrian access to footpath 27 on the south-western boundary of the site; and**
 - (c) a bus stop adjacent to the site.**

- 11.228 The Detail Map below provides an indicative general layout of the development site in accordance with the above policy.

Villages with site allocations Westfield

Figure 58: Policy WES2 Detail Map



Site Allocation: Land south-east of Goulds Drive, Westfield

- 11.229 This site, in the southern part of the village, forms the remaining unimplemented section of a 2006 Local Plan allocation, the majority of which has been developed with a housing estate known as Goulds Drive. It is still appropriate for this remaining section to be developed. The developable area is approximately 0.26 ha and it is anticipated that 10 dwellings will be provided, 40% of which will be affordable.
- 11.230 There are two options for gaining vehicular access. A link from Goulds Drive to the north-west would be appropriate but there may be land ownership constraints and consequently, a new access from Stonestile Lane to the north-east is an acceptable alternative. This second option would necessitate other highway works including minor improvements to the junction of Stonestile Lane and Moor Lane and the construction of a footway from the new access on Stonestile Lane. Swept path analysis to demonstrate the access could serve the largest vehicles would be needed, together with a Road Safety Audit. Any junction realignment would require a Section 278 agreement with the Highway Authority and the new footway would need to be dedicated as public highway.
- 11.231 A new access from Stonestile Lane would require the removal of a section of the existing boundary hedgerow alongside Stonestile Lane in order to gain the required visibility. In order to reduce the visual impact of this on the streetscene, a new hedgerow should be replanted at the rear of the new footway.