

Mandarin Site Planning Application – Hilton Parish Council observations

The positive aspects of the planning application are that it recognises the need for Affordable Houses, makes specific provision for disabled people, retains as many trees as possible and has a housing density which is about average at the net level.

The Hilton, Marston and Hoon Neighbourhood Plan Steering Group is in the process of producing a draft plan and policies. Relative to the emerging Neighbourhood Plan there are areas of the application which fall short of the proposed policies for new developments. Whilst the plan is not yet able to be considered 'emerging', the conclusions may help inform the decision around this application.

Specifically, these are:

- There are no bungalows in the application. The NP plan requires 25% of dwellings to be bungalows
- Parking. Whilst the ratio of parking spaces to houses is approx. 2 and all but 7.5% of them are adjacent to the dwelling they serve, 50% of the parking spaces are end on end i.e. not parallel. From the parking survey completed for the Neighbourhood Plan having more than 7% of spaces not adjacent to a property and not parallel, leads to a parking problem and makes for a potentially unsafe environment, makes access for the bin lorry difficult and potentially could be an issue for the access of emergency vehicles.
- Location of storage areas for refuse bins. The experience with such provisions elsewhere in the village is that if they are 'too remote', the bins will be left closer to the dwelling. The risk with the proposed layout is that for such properties the end on end drive will become the location. The purpose of the 'refuse collection' points is not clear. If they are intended as being the area where bins are located for emptying by the refuse lorry then they are too far away from the properties they are intended to serve.

Not a Neighbourhood Plan policy, but an observation for good security:

- The fence that backs onto the walkway is proposed to be a 1.2m post and rail fence. This is not secure enough given the location of garden sheds abutting this fence. It should be 1.8m close boarded fencing.