

HW Policy X - Taplins Farm, Setting of Taplins Farm and Location of Site



Figure X Existing Taplins Farm buildings and ancillary land

Policy X – HWSX Taplins Farm

- This site shall provide 2 dwellings fronting Taplins Farm Lane to reflect the existing character.
- Site access will be from Taplins Lane as existing.
- Development proposals are expected to retain boundary trees and hedgerows.
- Where mitigation of tree removal is required, replacements are expected to be native species.
- The maximum height of any new development is expected to reflect the surrounding buildings.
- The site is not subject to groundwater flooding. A surface water drainage assessment will accompany a planning application.
- Development proposals that include a planting scheme to attract fauna will be strongly supported.
- The mix of dwellings expected will be 3-4 bedrooms to fit with existing dwellings on site in line with local need and Local Plan policies.

- Development proposals will include provision for cycle storage.
- Development proposals should maintain and enhance existing on-site biodiversity assets, delivering 'net gain' in line with the District Council's Local Plan, and provide for wildlife needs on site and/or a contribution to biodiversity enhancement elsewhere in the parish.
- Contributions to existing SANGs are expected to provide appropriate mitigation alongside SAMM contributions. If a bespoke SANG solution comes forward, then this would need to meet the requirement of Policy 1 and be agreed with Natural England.
- A planning obligation would be required to ensure that the SANG came into public ownership.

X.X Evidence for Policy:

X.1 Taplins Farm is a site of 0.1ha falling within the "zone of influence" of the Thames Basin Heaths SPA and has been used previously for agricultural, commercial and residential purposes. The site adjoins Taplins Cottage on the north side, which is identified in the SHLAA (SHL205) as suitable for new housing.

X.2 Former farm and farm dwellings were developed as independent housing many years ago. In addition, there are business and storage uses on the Taplins Business Park immediately to the south, giving the locality a mixed land-use and substantially developed character. There is no agriculture carried on, nor is it high grade agricultural land. This site is available for residential development and is deliverable and constraint-free in environmental and amenity terms.

X.3 The site is not in any flood risk zone and notwithstanding the wider designation the site is not subject to the acknowledged limited groundwater flooding. Any flood risk assessment would in any event include measures for the management of an accumulation of surface water were that to arise.

X.4 The size of the available site is capable of accommodating family units.

X.5 The site has the capacity to contribute towards a housing quota for Hartley Wintney without detracting significantly from the rural character of the community.

X.6 This site is suitable for 2 dwellings. The density reflects the Neighbourhood Plan Housing objectives to provide the required housing capacity, on sites that do not give rise to harm to amenity or environmental constraints.

X.7 Development will not materially harm the setting of Taplins Farm of the adjacent barns as listed buildings. The Dilly Lane housing development and new cricket pitch open space frames and contains the site from the west as does established housing to the north and south.

X.8 The site forms part of the wider Church Farm Conservation Area, along with its neighbours. The character of the Conservation Area in this locality is detached houses in generous plots. The site is not designated for any special characteristics or views. The public benefits of providing small-scale housing to meet Neighbourhood Plan needs outweighs the less than substantial harm to the heritage assets.