

INOVO Consulting (Mr Chris Waumsley)
Allocation - South of West Hallam

Road safety

A preliminary access and road safety evaluation by the promoters has confirmed the site can provide safe and up to highway authority standard access to serve the development of the site. Some traffic calming measures are already in place, including a 20mph speed limit, to reduce vehicle speeds due to the school and playing field on the north side of the road opposite the proposed allocation. Further enhancements to traffic calming can be incorporated in the vicinity of the site if deemed necessary by the highway authority.

Wildlife / Biodiversity

The site is capable of accommodating the development proposed and achieving policy/statute compliant BNG enhancement.

Number of Houses

A detailed but preliminary capacity evaluation has been carried out by the promoter, and this indicates the site can accommodate 103 -110 dwellings with a 40% affordable housing provision and all necessary infrastructure.

Green Belt

It is considered that this is an appropriate release from the green belt as the allocated site and the safeguarded land do not make a significant contribution to the purposes of green belt.

Flooding / Drainage

Preliminary evaluation of flood risk and drainage requirements for development has established the site is capable of being developed without detriment to flood risk.