

Appendix 2

Proposed new policy and site requirement wording for MX2-39: Parlington

POLICY MX2-39 – PARLINGTON

AN AREA OF LAND FOR A NEW SUSTAINABLE SETTLEMENT HAS BEEN IDENTIFIED AT PARLINGTON (SEE PLAN NO. **XX** EDGED BLACK (PROVIDING FOR UP TO 5,000 HOMES)). WITHIN THE PLAN PERIOD, THAT PART OF THE SITE EDGED RED IS ALLOCATED FOR THE FIRST PHASE OF THE NEW SUSTAINABLE SETTLEMENT (C 1,850 DWELLINGS) (113HA) AND 5HA OF GENERAL EMPLOYMENT.

LAND FOR SUBSEQUENT PHASES OF THE NEW SUSTAINABLE SETTLEMENT REMAINS IN THE GREEN BELT UNLESS AND UNTIL A FUTURE REVIEW OF THE PLAN PROVIDES FOR ITS RELEASE.

THE PLANNING APPLICATION FOR THE DEVELOPMENT OF THE FIRST PHASE OF THE NEW SUSTAINABLE SETTLEMENT WILL BE ACCOMPANIED BY A COMPREHENSIVE DEVELOPMENT BRIEF AND CONCEPT MASTERPLAN, PROVIDING THE DETAILED GUIDANCE FOR PHASE ONE TOGETHER WITH THE CONTEXT OF THE COMPREHNSIVE DEVELOPMENT OF THE LAND WITHIN THE LAND EDGED BLACK TO BE APPROVED BY THE LOCAL PLANNING AUTHORITY AS PART OF THIS APPLICATION PROCESS. SUCH APPLICATION SHALL ALSO BE ACCOMPANIED BY A MASTERPLAN, AN OUTLINE DESIGN CODE AND AN INFRASTRUCTURE DELIVERY PLAN IN RESPECT TO PHASE 1. THESE DOCUMENTS WILL ADDRESS THE SITE REQUIREMENTS IDENTIFIED FOR MX2-39 WITHIN THIS POLICY.

SUBSEQUENT PLANNING APPLICATIONS (INCLUDING RESERVED MATTERS), IN RELATION TO PHASE 1, SHALL BE INFORMED BY THE DOCUMENTS APPROVED AS PART OF THE PLANNING APPLICATION FOR PAHSE 1. DETAILED DESIGN CODES WILL BE PREPARED AS NECESSARY FOR DETAILED APPLICATIONS/RESERVED MATTERS.

Site Requirements (MX2-39):-

Phase 1 of the new sustainable settlement should successfully combine the built environment and the natural environments and develop a high quality of place in line with garden village principles. Provision for a school, new centre (delivered in accordance with Policy P7 of the Core Strategy), offering a range of supporting retail and commercial uses/services (in line with Policy P2), new community greenspaces, enhanced public transport and footpath and cycle links and appropriate supporting infrastructure and services should all be integral to Phase 1.

In accordance with Core Strategy Spatial Policy SP9 and Policy E1, provision of approximately 5ha of general employment land is anticipated to support Phase 1.

- **Highway Access to Phase 1:**

Two points of access should be provided, with the primary access being from Aberford Road.

- **Local Highway Network:**

Impacts are predicted on strategic and local road networks. A comprehensive masterplanning and transport planning exercise will be needed to confirm the details of the road network and public transport enhancements needed. Mitigation works should be carried out in accordance with the findings of the assessment work.

- **Public Transport Access:**

The site layout should enable public transport services to be diverted through the Phase 1. The development should provide improved links to Garforth train station(s). This includes enhanced cycle links and a frequent shuttle bus service (to meet Core Strategy accessibility standards).

- **Ecology:**

Ecological impacts of the development will require appropriate mitigation and an ecological assessment will be required. Biodiversity buffers (not private garden space) will be provided along the boundaries of the site. The existing areas of trees and woodland along the site boundaries should be maintained as far as possible and enhanced where necessary to screen the development and integrate it into the surrounding landscape.

- **Greenspace:**

Provision of a wide range of new community green spaces/typologies will be provided on the site. These greenspaces are to be identified through a comprehensive development brief and masterplan for Phase 1.

- **Listed Buildings:**

Parts of Phase 1 are in the setting of Listed Building(s). Any development in those parts should preserve the special architectural or historic interest of Listed Buildings and their setting. Whilst lying outside of the site boundary, the rural character of the approach towards the Grade II* Triumphal Arch is important to its setting and will need to be respected as part of any development proposals. The setting of Park House Farm House, and the woodland setting to Gardens House, are also important to their significance and will need to be responded to through measures to be incorporated in the development brief and masterplan relating to Phase 1.

- **Conservation Area:**

Parts of Phase 1 may affect the setting of the Aberford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Separation must be maintained between Phase 1 and the Conservation Area to maintain its special linear character and rural setting.

- **Education Provision:**

Primary school provision will need to be provided on site at an early stage of the development to be approved by the Local Planning Authority as part of the Infrastructure Delivery Plan supporting Phase 1.