

**Social and community benefits** - The planning of the Garden Town will be community-focused, creating accessible and vibrant neighbourhoods around a strong town centre offer of cultural, recreational and commercial amenities that support well-being, social cohesion and vibrant communities. The Garden Town will embrace community participation throughout its evolution. It will promote community ownership of land and long-term stewardship of assets where desirable.

## Implementing the Spatial Strategy

### Policy STRAT4: Strategic Development

1. **New development will be provided within strategic allocations in order to deliver the scale and distribution of development set out in Policies STRAT1 and STRAT2 in this chapter.**
2. **Development proposals should enable a comprehensive scheme to be delivered within each strategic allocation. Developers must ensure that the sites provide an appropriate scale and mix of uses, in suitable locations, to create sustainable developments that support and complement the role of existing settlements and communities.**
3. **Proposals must be accompanied by a comprehensive masterplan for the entire strategic allocation. This should demonstrate how new development will integrate with and complement its surroundings in an appropriate manner.**
4. **Proposals must ensure that necessary supporting infrastructure is provided. Developers must engage with relevant infrastructure providers to ensure the implementation of the Infrastructure Delivery Plan.**
5. **Proposals to deliver strategic development need to be supported by:**
  - i) **a Landscape and Visual Impact Assessment;**
  - ii) **a Health Impact Assessment;**
  - iii) **a Transport Assessment;**

- iv) an Air Quality Assessment;
- v) an Arboricultural Survey;
- vi) an Ecological Impact Assessment;
- vii) a site specific flood risk assessment which takes into consideration the findings and recommendations of the Strategic Flood Risk Assessment;
- viii) a Heritage Impact Assessment;
- ix) an archaeological desk based assessment to provide an assessment of archaeological significance; and
- x) a statement of how it is intended to achieve low carbon emissions and facilitate renewable energy generation.

6. Each development will be expected to provide:

- i) a scheme of an appropriate scale, layout and form which respects the surrounding character and setting;
- ii) high quality public transport facilities and connections within and adjacent to the site;
- iii) appropriate vehicular, cycle and pedestrian access including safe and attractive connections with nearby communities and employment areas;
- iv) investigation and mitigation by the developer of any former land uses on the site which may give rise to contamination;
- v) a Noise Assessment including noise during construction and noise insulation of development;
- vi) a Landscape Management Plan to provide appropriate landscaping and an integrated network of Green Infrastructure;
- vii) an Ecological and Landscape Management Plan to be provided to manage habitats onsite;
- viii) an integrated water management plan to include proposed foul and surface water drainage strategies;
- ix) leisure facilities and playing pitches as outlined in the Council's current Leisure Study; and
- x) low carbon development and renewable energy.

7. This policy will also be used to determine planning applications for large scale major development.

This policy contributes towards achieving objectives 1, 2, 3, 4, 5, 6, 7 & 8.