

| Site Ref.   | Location                                     | Uses           |
|---|--|----------------|
| HB044   | Land to west of Goodenber Road, High Bentham | C3 Residential |
| <b>Approx. Area:</b> 1.9 ha   |  |                |
| <b>Approx. Number of Dwellings:</b> 61  |  |                |
| <p><b>Development Principles:</b></p> <ul style="list-style-type: none"> <li>• Access to the site will be provided via the adjoining allocated site HB052 unless access can be provided from Barghs Meadow;</li> <li>• The adjacent public right of way, which runs along the southwest boundary of the site, will be protected;</li> <li>• A new public footpath link will be created across the site and will be combined with on-site public open space, in order to enhance the public rights of way network, the site's accessibility to local services (including the town centre and primary school) and local green infrastructure provision. Development of this site and adjoining allocated sites HB052 and HB024 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites;</li> <li>• The design of proposals shall conserve the landscape and scenic beauty of the Forest of Bowland AONB;</li> <li>• Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.</li> </ul> |  |                |