

APPENDIX 6**PROPOSED POLICY HAM03**

We propose the following wording, comprising explanatory text and Policy HAM3 – Land East of Ashford Road:

- 6.XX This site is located to the east of Ashford Road, close to Hamstreet Railway Station, and Hamstreet Primary School. The site is well located within the village, being within easy walking distance of other main village services.
- 6.XX The site is well contained, bounded by existing residential development and the railway line to the south; the primary school to the west; and woodland to the north. The site is considered suitable for a mixed use allocation, including housing, employment and community facilities.
- 6.XX The site forms part of a larger field and to form a clear boundary to adjoining countryside the north eastern boundary is proposed to be established by an area of woodland planting, which will provide screening for views from public vantage points to the north.
- 6.XX The site is well screened on the road frontage by an existing hedgerow and trees; this should be retained as long as possible in conjunction with the provision of the new access, with replacement planting where necessary.
- 6.XX An existing public right of way runs from north to south, at a distance approximately 400 metres from the proposed north eastern site boundary, between the railway line and the A2070 Hamstreet bypass.
- 6.XX Vehicular access will be provided to Ashford Road; consideration will be given to the provision of a right turn reservation, if considered necessary for the scale of development proposed. Pedestrian crossing facilities will be provided at the new access point, on Ashford Road.
- 6.XX The site adjoins existing residential development to the south at St Mary's Close, development should take account of the need to maintain residential amenity for occupants of these dwellings.
- 6.XX The site is considered suitable for 60 dwellings, at an average density of 35 dwellings per hectare. 35% of the dwellings shall be provided as affordable housing, in accordance with Policy CS12 of the Core Strategy.
- 6.XX An area of 0.15 hectares is proposed for local employment uses, it is considered that offices would be the most appropriate use in this location.

- 6.XX The site offers the opportunity to make a significant contribution to the provision of recreational open space, and an area of 1.5 hectares is proposed for this use.
- 6.XX An area of 0.1 hectares will be reserved for the provision of a car parking/drop off area for the primary school, on the opposite side of Ashford Road, and
- 6.XX The woodland planting area will comprise at least 0.8 hectares, in addition to providing mitigation planting on the north eastern site boundary, this offers the opportunity for ecological enhancement of the site, in the general interests of biodiversity of the local area.
- 6.XX Capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore require a connection to the sewerage system at the nearest point of adequate capacity.
- 6.XX Development of this site will be expected to provide either a financial contribution to the maintenance and upkeep of the playing fields/recreational facility, or to enter into alternative arrangements to secure future maintenance.
- 6.XX The Master Plan will be prepared to establish the proposed site layout and location of built form before a planning application is submitted.

Policy HAM3 – Land East of Ashford Road

Land east of Ashford Road is proposed for mixed use development including residential development (indicative capacity 60 units; 1.75 hectares) together with employment use (0.15 hectares) and playing fields/recreational facilities.

Development proposals for this site shall:

- a) have their principal means of vehicular access to Ashford Road, including the provision of pedestrian crossing facilities;
- b) retain the existing trees and hedging alongside Ashford Road, as far as is compatible with the requirements of achieving vehicular access;
- c) provide woodland planting on the north eastern boundary, between Huntbourne Wood, and the railway line (minimum area 0.8ha);
- d) provide an approximate mix of dwelling types and sizes as required by Policy CS13 of the Core Strategy;
- e) provide affordable housing as required by Policy CS12 of the Core Strategy;
- f) provide an area of playing fields/recreational space of 1.5 hectares;
- g) either provide a financial contribution for the maintenance of the playing fields/recreational space, or make other alternative arrangements for its long term maintenance;
- h) reserve an area of land for use as a parking and drop off area for the primary school, to be provided in the event that this should be confirmed as a requirement.