

APPENDIX 4

POLICY BETH1B – LAND ON CHURCH HILL, BETHERSDEN

- 6.XXX This site is located at the heart of the village, close to the primary school and church. Residential properties adjoin the site to the north east and south. The site is considered to be suitable for residential development (indicative capacity 14/36 dwellings *) as it lies within walking distance of the full range of village facilities.
- 6.XXX Part of the site is presently in residential use, together with stables, a manege, and land presently used for grazing. The site is bounded to the north by a row of mature trees, which form a natural boundary to the open countryside and Norton Lane beyond.
- 6.XXX The site lies within the Bethersden Conservation Area; the design of proposals should reflect the guidelines set out in the Bethersden Design Statement (2003).
- 6.XXX It will be appropriate for 35% of the dwellings proposed here to be “affordable housing” in accordance with Policy CS12 of the Core Strategy. In addition, development proposals must provide a mix of dwelling types and sizes in accordance with Policy CS13 of the Core Strategy.
- 6.121 Given the availability of existing public open space and play facilities in Bethersden, there is no requirement for additional provision to be made on site; however, it would be appropriate for the development of this site to make a financial contribution towards the maintenance of the existing facilities in accordance with “saved” Policy LE9 of the Borough Local Plan 2000 or any subsequent SPD dealing with this issue that supersedes the saved policy.

POLICY BETH1B – LAND AT CHURCH HILL

The site is proposed for residential development (indicative capacity 14/36 dwellings*).

Development proposals for this site shall:

- a) provide vehicular access from Church Hill;
- b) retain the existing landscape screening on the north west boundary of the site;
- c) have due regard to the location of the site within the Bethersden Conservation Area, and take account of the provisions of the Bethersden Design Statement (2003);
- d) include a 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; and,
- f) provide a financial contribution towards the maintenance of the existing open space and associated play equipment in the village in accordance with “saved” Policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy.

** No of dwellings proposed will depend on specified site area (see plan at Appendix 1 (site plan 19c) and Appendix 2 (site plan 19a))*