

18. Where there may be limited capacity in the utility network, the occupation of the development will be phased to align with the delivery of infrastructure.

Headcorn Site Allocations

POLICY LPRSA310 – MOAT ROAD, HEADCORN

1. Land at Moat Road Headcorn as identified on the Policies Map, is allocated for the development of approximately 110 dwellings. The following conditions are considered appropriate to be met before development is permitted.

Design and Layout

2. The development proposals shall be informed by a landscape and visual impact assessment undertaken in accordance with the principles of guidance in place at the time of the submission of an application.
3. Built development shall be set back from Moat Road and the western boundary.
4. Residential density and typologies shall reflect the site's semi-rural setting.
5. The layout of new dwellings and roads shall respect the amenities and setting of adjacent residential properties.
6. The residential elements shall be defined by distinct character areas, incorporating a variety of typologies, materials, landscaping and street scenes.
7. Lower densities and built form on the western portion of the site shall reflect its adjacent to open countryside.
8. The layout and form of buildings shall be designed to mitigate the rising topography with east west landscaping introduced to break up the overall visual massing.

9. The layout shall be designed so as to ensure that the substation adjacent to the south west corner of the site does not adversely affect the amenities of future residents.
10. Site design and layout shall be informed by a local historic impact assessment.

Landscape/ Ecology

11. A phase 1 habitat survey will be required, which may as a result require on and/or-off site mitigation for the existing habitat of local fauna/ flora.
12. Existing tree/hedgerow margins should be retained/enhanced in order to provide the opportunity for biodiversity habitat creation/enhancement. Public access to such areas would normally be limited.
13. Development will be subject to a site-wide strategy to incorporate an appropriate level of biodiversity net gain in accordance with national and local policy.
14. The proposed landscaping scheme shall respect and protect TPO trees within the site or adjacent to boundaries.
15. The existing hedgerow fronting Moat Road shall be retained and enhanced and the impacts of any access junction minimised and mitigated.
16. Vehicular access routes within the development shall feature tree planting.

Access, Highways and Transportation

17. Vehicular access shall be via Moat Road, with junctions and sight lines designed to appropriate capacity and safety standards.
18. Development will be subject to the provision of acceptable and safe off-site pedestrian and cycle connectivity along Moat Road to the A274. Any new footways shall be designed to ensure that there are no adverse or ecological impacts and maintain the rural character of Moat Road.
19. Development shall respect and enhance the setting of any Public Rights of Way within or adjacent to the site.
20. Appropriate safe pedestrian access onto Maidstone Road will be required via the northern boundary of the site.

21. Development must ensure appropriate access for emergency vehicles.

Flood Risk/ Drainage

22. The site should be designed to ensure that it has a positive impact on the River Beult catchment, and does not worsen local flood risks on Moat Road.
23. The only vehicular access to the site is through Flood Zone 3. Any development will be dependent upon acceptable flood safety measures being agreed with the EA.

Open Space

24. Provision of new open space on site shall be provided in accordance with policies LPRSP13 and LPRINF1.
25. Provision shall include no less than 1.9 hectares of semi/natural open space the principal focus of which shall be to contribute to biodiversity net gain. The location and layout of such areas shall be designed to avoid conflict with accessible residential amenity spaces.
26. No less than 0.8 hectares of open green amenity space shall be provided, incorporating appropriate children's play space to meet the needs of the development.
27. Where it is not feasible, due to site characteristics, to provide an appropriate open space typology in accordance with policy LPRSP13 and LPRINF1, the scheme shall make appropriate financial contributions towards off-site provision/public realm improvements within the village.

Utilities Infrastructure

28. The applicant is to demonstrate that adequate connections to the nearest points of the network are achievable and that adequate capacity exists/can be created for all utilities.
29. Where there may be limited capacity in the utility network, the occupation of the development will be phased to align with the delivery of infrastructure.