

Policy N20 – Land east of Chestfield Road



Key

- Site boundary
- Open space/biodiversity opportunities
- ↔ Opportunities to improve pedestrian and cycle access
- Other proposed sites

LAND EAST OF CHESTFIELD ROAD – CONCEPT MASTERPLAN

Site N20 is allocated for residential development. Planning permission will be granted for development which meets the following criteria:

1) **Development mix**

Across the site, the development mix will include:

- a) Approximately 150 new dwellings including affordable housing, accessible housing and an appropriate housing mix in line with Policies DS1 and DS2.
- b) Proportionate contributions to community infrastructure in line with Policy DS7.
- c) Open space provided in line with Policy DS24.

2) **Design and layout**

The design and layout of the site should:

- a) Coordinate with proposals for neighbouring Site W4 (Land at Brooklands Farm);
- b) Provide a high quality built environment, in line with Policy DS6, with an average net density of around 35 dph;
- c) Protect and enhance nearby heritage assets. Lower density development should be provided adjacent to Chestfield Conservation Area, in line with Policy DS26; and
- d) Mitigate and/or minimise noise impacts from the A299.

3) **Landscape and green infrastructure**

The landscape and green infrastructure strategy for the site should:

- a) Assess the site's potential to be functionally linked land, in line with Policy DS17;
- b) Incorporate opportunities for landscape and biodiversity enhancements identified within the Local Character Area C2: Chestfield Farmland set out in

the Canterbury Landscape Character and Biodiversity Appraisal;

- c) Retain and enhance the existing area of woodland within the southeastern section of the site; and
- d) Provide a significant proportion of open space in the east of the site, to provide a substantial landscape buffer and enhancement to existing woodland and priority habitat. Visual integration of development edges should be provided to transition the surrounding rural landscape.

4) **Access and transportation**

The access and transport strategy for the site should:

- a) Provide safe and convenient pedestrian and cycle connectivity through the creation of new and improved routes including:
 - i) Connections to Chestfield, including widening of the existing footway on Chestfield Road;
 - ii) Connections to Site W4 (Land at Brooklands Farm), including crossings on Chestfield Road as appropriate; and
 - iii) Improvements to the local PRow network as required.
- b) Provide new bus stops on Chestfield Road;
- c) Provide vehicular access from Chestfield Road only;
- d) Proportionate contributions to the east facing A299 junctions contained within Site W4 (Land at Brooklands Farm); and
- e) Provide a Transport Assessment to demonstrate the connectivity of the site with the existing highway network, any necessary mitigation and measures to minimise the need for use of private cars.