

## **Appendix A**

### **Policy Extract from Maidstone Borough Wide Local Plan (2000)**

#### **Hook Lane, Harrietsham**

4.112. Land at Hook Lane is a fresh land site adjacent to the North Downs Special Landscape Area, which provides the foreground to the Kent Downs Area of Outstanding Natural Beauty. However, Harrietsham is a sustainable village and the topography of the allocated site limits the impact of development in the wider context of the SLA. Landscaping is obviously a key issue in the sites development and the Borough Council will require the submission of a landscape scheme in accordance with policy ENV6.

4.113. An unmanaged mature hedgerow with trees marks the northern boundary of the site along West Street, the latter principally concentrated over the western section of the boundary. The hedgerow species mainly comprise hazel and blackthorn, and the trees include field maple, ash and oak. In places along the length of this boundary, areas of young blackthorn scrub have grown up adjacent to the hedgerow and have encroached into the field areas. The eastern boundary of the site, adjoining Hook Lane itself, is formed by a less well-defined intermittent hedgerow, mainly of hawthorn and blackthorn, with occasional ash trees.

4.114. Topographically, the site slopes generally downhill from east to west, such that the land over the north-eastern section of the site is at an elevated level with respect to both West Street and to Hook Lane. Development of this part of the site would, if carried out on existing levels, be generally more prominent from local viewpoints. Development on the lower parts of the site, however, would be closer to both the A20 and the Channel Tunnel Rail Link.

4.115. It is important that the hedgerow and tree screen along the site's northern boundary is retained, and reinforced where appropriate with new planting or the retention of parts of the naturally generated areas of Blackthorn scrub. The benefit of this feature is that it serves to separate the site from the open land to the north within the SLA, and will also screen the development from viewpoints in this direction.

4.116. The central mature hawthorn/blackthorn hedgerow is another feature of the site which contributes to its existing character, and it could be incorporated into the layout of a proposed development. However, it is likely that at least part of this would necessarily be lost to enable any practical development proposal to be formulated. It might be possible for this part of the hedgerow to be retained as part of the open space element of a development scheme.

4.117. The hedgerow along Hook Lane is of lesser importance, but could be enhanced by its restoration and appropriate management, together with the replanting of the extensive gaps which currently exist. If combined with appropriate hedgerow tree planting, this feature would assist in providing suitable screening between properties within, or served from, Hook Lane and those to be developed on this site.

4.118. It has been established that the Channel Tunnel Rail Link will not involve any land take from the allocated site. Noise from the CTRL and A20/M20 roads is not a constraint to development, although proposals will need to be accompanied by a supporting acoustic report and appropriate mitigation measures, in accordance with policy ENV4.

4.119. Proposals for vehicular access, together with off-site improvements involving road widening and the provision of footways and lighting, will be determined in the light of detailed landscape and highway safety considerations. Pedestrian/cycle links onto both West Street and Ashford Road will also be required. Off-site improvements will be sought at the junctions of Hook Lane/Ashford Road and Ashford Road/West Street.

4.120. Development will also need to comply with other policies of this Local Plan. Principally, ENV2 which seeks to achieve quality in new development schemes, H24 regarding the provision of affordable housing, ENV18 where an archaeological watching brief is required, and CF1 relating to the provision of education facilities.

**POLICY H11 HOUSING DEVELOPMENT WILL BE PERMITTED ON LAND AT HOOK LANE, HARRIETSHAM, AS SHOWN ON THE PROPOSALS MAP, PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE SATISFIED:**

**(1) THE HEDGEROW AND TREE SCREEN ALONG THE SITE'S NORTHERN BOUNDARY IS RETAINED AND REINFORCED WHERE APPROPRIATE. IT IS IMPORTANT THAT NO NEW BREACHES ARE CREATED IN THE LINE OF THIS HEDGE WHERE NONE CURRENTLY EXIST. CONSIDERATION SHOULD ALSO BE GIVEN TO THE RETENTION AND ENHANCEMENT OF OTHER HEDGEROW FEATURES WITHIN AND AROUND THE BOUNDARIES OF THE ALLOCATED SITE; AND**

**(2) PROPOSALS FOR VEHICULAR ACCESS, TOGETHER WITH OFF-SITE IMPROVEMENTS INVOLVING ROAD WIDENING AND THE PROVISION OF FOOTWAYS AND LIGHTING, WILL BE DETERMINED IN THE LIGHT OF DETAILED LANDSCAPE AND HIGHWAY SAFETY CONSIDERATIONS; AND**

**(3) THE PROVISION OF PEDESTRIAN/CYCLE LINKS TO BOTH WEST STREET AND ASHFORD ROAD; AND**

**(4) OFF-SITE HIGHWAY IMPROVEMENTS AT THE JUNCTIONS OF HOOK LANE/ASHFORD ROAD AND ASHFORD ROAD/WEST STREET.**