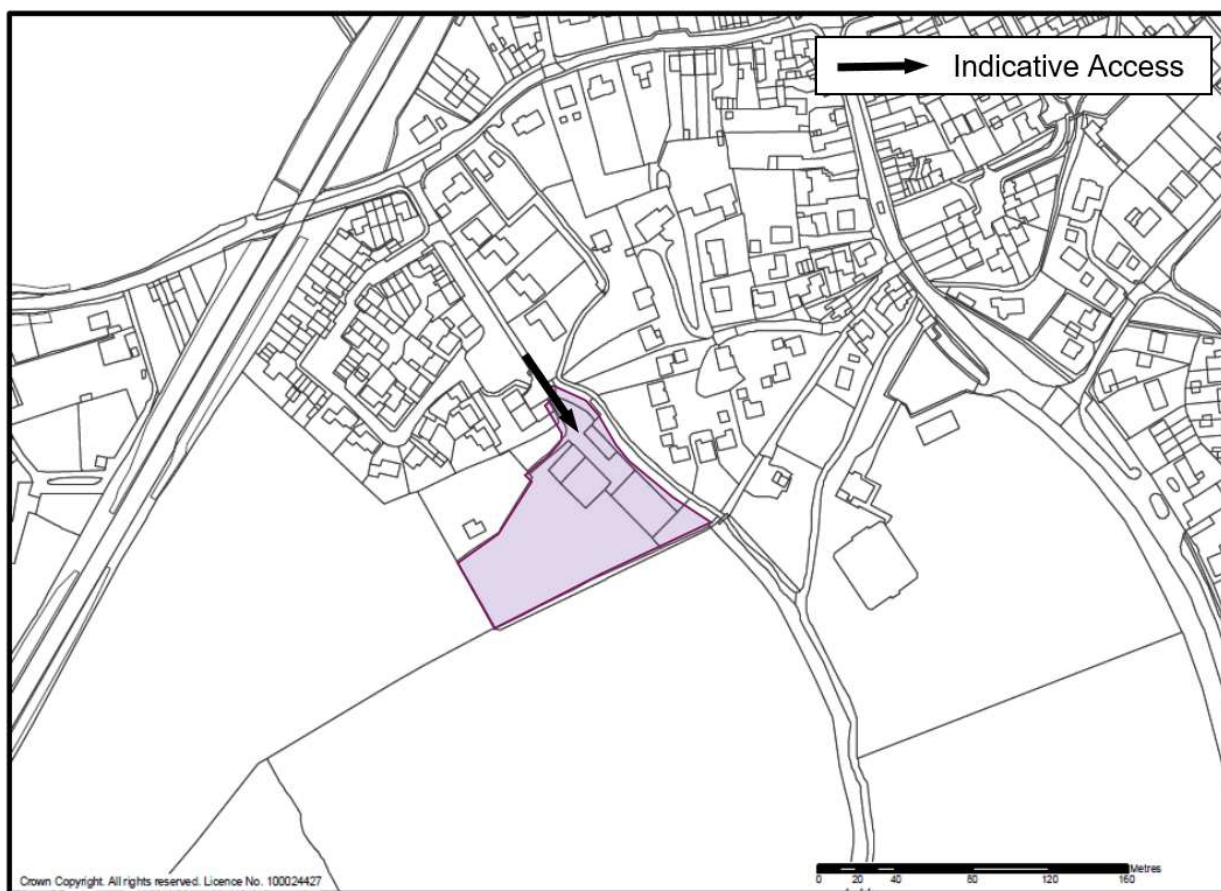


Hamstreet - Land at Parker Farm



- 4.70 The site is located to the south west of the village, and is directly adjacent to the recent development at Orlestone View. The site is currently in agricultural use and there are several large agricultural buildings located along the eastern boundary. The Sperringbrook sewer and 2 pumping stations are adjacent to the site boundaries. The southern boundary of the site abuts open countryside but the topography of the land means that long views to the south are contained.
- 4.71 This site was allocated for residential development within the Tenterden and Rural Sites DPD (as policy HAM2) with an indicative capacity of 20 dwellings, phased post 2016. However, a subsequent iteration of Environment Agency Flood Risk mapping indicated that Flood Zones 2 and 3 had extended into this site since the previous allocation. For this reason, the developable area was reduced to 0.38ha and only included the area outside of the flood zones. This lowered the capacity of the site for up to 10 dwellings (at 26dph). The latest Environment Agency mapping now shows that the majority of the site, save for the eastern boundary, is within Flood Zone 1, and therefore an increase in capacity could be given consideration.
- 4.72 The farm currently owns the private vehicular access onto Warehorne Road. This road also provides access to five existing properties and will need to be widened in places to provide appropriate passing points and re-surfaced along its length to accommodate the level of development proposed. Access to the site via the Orlestone View estate would not be acceptable, given the tightly-knit nature of this estate and its limited capacity.
- 4.73 The large agricultural buildings are of no great architectural value and therefore, it is required that these buildings be removed as part of the development of this site. This will enable safe vehicle access into the site and to improve the visual amenity of the immediate area for existing

and new residents.

- 4.74 Development of the site must provide landscaped screening along the southern boundary to 'break up' the urban edge of the site and help create a clear edge to the settlement and provide a transition from the built form of the village to the open countryside. Screening must also be enhanced along the site boundaries with the residential areas, to limit the visual impact on these neighbouring properties, particularly the one farm property directly adjacent to the site.
- 4.75 A public right of way runs alongside the southern boundary of this site. The layout of development on this site should enable pedestrian access to this public footpath to create links to the wider countryside and the village services to the east.
- 4.76 Due to the close proximity of the Pound Lees recreation ground, on-site provision of public open space will not be expected but appropriate contributions towards the management, maintenance and enhancement of the Pound Lees provision will be sought. The area of the site within the floodzones should be designed as informal open space.
- 4.77 The Dungeness, Romney Marsh and Rye Bay Ramsar site lies immediately to the south west of the village along the Royal Military Canal. All applications for the development of this site should therefore include an Environmental Impact Assessment study demonstrating how the proposals will effect the integrity of the biodiversity of this designated wildlife area. Development that will have an adverse effect on the integrity of the Ramsar Site will not be permitted. Opportunities to incorporate and enhance biodiversity will be encouraged. In particular, development should take opportunities to help connect and improve the wider ecological networks in this area and to mitigate against any potential increase in recreational pressure that may arise from the development of this site.

Policy S32 - Hamstreet - Land at Parker Farm

Land at Parker Farm is proposed for residential development with an indicative capacity of 10 units. Development proposals for this site shall:

- a) **Retain and, wherever possible, enhance the existing hedge and tree boundary around the site to screen the development from the open countryside and create soft landscaping along site boundaries. The Hamstreet Village Design Statement should be taken into account when considering design and layout;**
- b) **Provide a dedicated vehicular access directly onto Warehorne Road via the existing private access lane, creating appropriate vehicle passing places along its length and re-surfaced to accommodate new traffic;**
- c) **Remove the existing agricultural structures;**
- d) **Create a pedestrian link to the public right of way that runs alongside the southern boundary of the site;**
- e) **Provide a flood risk assessment in consultation with the Environment Agency;**
- f) **Provide an Environmental Assessment Study to address any potential adverse impacts of the proposals on the biodiversity of the Dungeness, Romney Marsh and Rye Bay Ramsar site and how they can be avoided or adequately mitigated; and,**
- g) **Provide contributions towards the enhancement or maintenance of public open space at Pound Lees recreation ground in accordance with Policy COM2.**