

Appendix 5: Suggested re-wording of Policy FAC2

For the purposes of this suggested re-wording of Policy FAC2 below, please refer to Appendix 2 as the corresponding Policies Map and Detail Map showing the proposed revised site boundary.

Policy FAC2: Land east of Waites Lane, Fairlight Cove

Land east of Waites Lane, as shown on the Policies Map, is allocated for residential development and associated amenity open space. Proposals will be permitted where:

- (i) approximately ~~30~~ **100** dwellings are provided in order to make efficient use of land, of which 40% are affordable;
- (ii) ~~at least~~ **approximately** 50% of the dwellings should comprise of appropriately designed ~~age-restricted~~ housing for older people **(affordable and market), including bungalows and 1-bed / 2-bed accessible apartments;**
- (iii) a **serviced plot for a new** doctor's surgery is provided, together with associated car-parking **towards the northern part of the site near to the Pett Level Road access, unless it can be demonstrated that this would render the remainder of the scheme undeliverable;**
- (iv) the development provides an amenity open space extending ~~across~~ **towards** the southern part of the site, ~~as indicated on the Detail Map;~~
- (v) vehicular access is provided off ~~Battery Hill~~ **Pett Level Road** together with footways to link to the existing footway on the southern side of Battery Hill and via a new pedestrian crossing to link to the footway on the northern side of the road, to the satisfaction of the Highway Authority;
- (vi) landscape planting is provided as indicated on the Detail Map, including a retained and enhanced **hedging along the central field boundary, re-instatement of the historic hedgerow** ~~tree belt~~ on the eastern boundary; ~~tree planting on either side of the access road;~~ and new hedgerows on the

northern and western boundaries. All planting shall be of native species;

- (vii) a detailed sustainable drainage strategy (SuDS), in accordance with Policy DEN5, is included and has informed the layout and form of development;**
- (viii) an acceptable connection is made to the local sewerage system in liaison with the service provider; and**
- (ix) an assessment and evaluation of the site's archaeological potential had been carried out and mitigation measures are implemented accordingly.**