

### Policy HOU3a - Residential windfall development within settlements

Residential development and infilling of a scale that can be satisfactorily integrated into the existing settlement will be acceptable within the built-up confines of the following settlements: Ashford, Aldington, Appledore, Appledore Heath, Bethersden, Biddenden, Bilsington, Boughton Lees, Brabourne Lees/Smeeth, Brook, Challock, Charing, Charing Heath, Chilham, Egerton, Egerton Forstal, Great Chart, Hamstreet, Hastingleigh, High Halden, Hothfield, Kenardington, Kingsnorth\*, Little Chart, Mersham, Newenden, Old Wives Lees, Pluckley, Pluckley Thorne, Pluckley Station, Rolvenden, Rolvenden Layne, **Ruckinge**, Shadoxhurst, Smarden, Stone in Oxney, Tenterden (including St Michaels), Warehorne, Westwell, Wittersham, Woodchurch and Wye. \*Existing Kingsnorth village Providing that the following requirements are met:

- a) It is of a layout, design and appearance that is appropriate to and is compatible with the character and density of the surrounding area;
- b) It would not create a significant adverse impact on the amenity of existing residents;
- c) It would not result in significant harm to or the loss of, public or private land that contribute positively to the local character of the area (including residential gardens);
- d) It would not result in significant harm to the landscape, heritage assets or biodiversity interests;
- e) It is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network;
- f) It does not need substantial infrastructure or other facilities to support it, or otherwise proposes measures to improve or upgrade such infrastructure;
- g) It is capable of having safe lighting and pedestrian access provided without a significant impact on neighbours or on the integrity of the street scene; and, h) It would not displace an active use such as employment, leisure or community facility, unless meeting the requirements of other policies in this Plan.

Where a proposal is located within, or in the setting of an AONB, it will also need to demonstrate that it is justifiable within the context of their national level of protection and conserves and enhances their natural beauty. Policy HOU10 will also be applied to relevant garden land applications.