

TDRA Criteria for selection of Development Sites 2008

- A clear presumption against development in the Area of Outstanding Natural Beauty (AONB) and Kent Special Landscape Area (KSLA).
- Areas that are important to the setting of the town together with “green lungs” need to be identified and protected
- The character of the entrances to the town (gradual transition from countryside to town) should be retained
- Planned open space with public access should be identified and where appropriate secured by purchase.
- Allocated housing development should be within easy walking distance of the Town Centre (900 metres / 15 minutes) ie lateral development rather than the linear development.
- A percentage of development areas should be for commercial purposes and located to facilitate “walk to work”.
- Provision for additional off-street parking should be identified.
- Site for development of larger doctors’ surgery should be identified and consideration towards inclusion of other services in a single building.
- Provision for young people, including the future of Highbury Hall, to be included in the plan. Such developments should also cater for a multi-use approach.
- Contiguous development that avoids major access road development should be given priority. Green walk-through routes should be encouraged.
- Green lungs should be incorporated into housing developments, retaining and sustaining existing natural features.

These criteria were sent to ABC as well as being made available to all Community Workshop participants.