

## Policy SA34 – Hook Road Arena

<b>Allocated for:</b>	New Sports Hub for the borough to include playing pitches (grass and artificial), a new pavilion and changing facilities. The provision of approximately 100 dwellings (C3) on the eastern part of the site.
<b>Site Area:</b>	14 ha
<b>Planning history:</b>	None



In addition to complying with the policies in the plan, any developer of this site will be required to:

- Provide appropriate vehicle, pedestrian and cycle access to the site from the existing access on Hook Road.
- Incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy S16 and site-specific guidance in the Level 2 Strategic Flood Risk Assessment.
- Ensure the site layout maximises retention and safeguarding of mature existing trees, covered by Tree Preservation Orders and other existing trees, incorporating these in a coherent landscaping strategy for the site.
- Achieves a measurable biodiversity net gain of at least 20% as calculated using the latest statutory metric.