

Planning Committee

31 March 2022

18/504836/EIO/OUT

Binbury Park



Description of Development

- Outline – all matters reserved (but for access)
- 1,725 dwellings, (40% affordable)
- 46,000 sq.m of commercial:
 - offices
 - warehousing
 - food and drink hub
 - hotel
 - local centre

(cont).....Description of Development

- 2FE primary school,
- SEN (autistic) school
- Park and ride
- Sports hub – Maidstone Rugby
- New country park
- 37 ha set aside for BNG

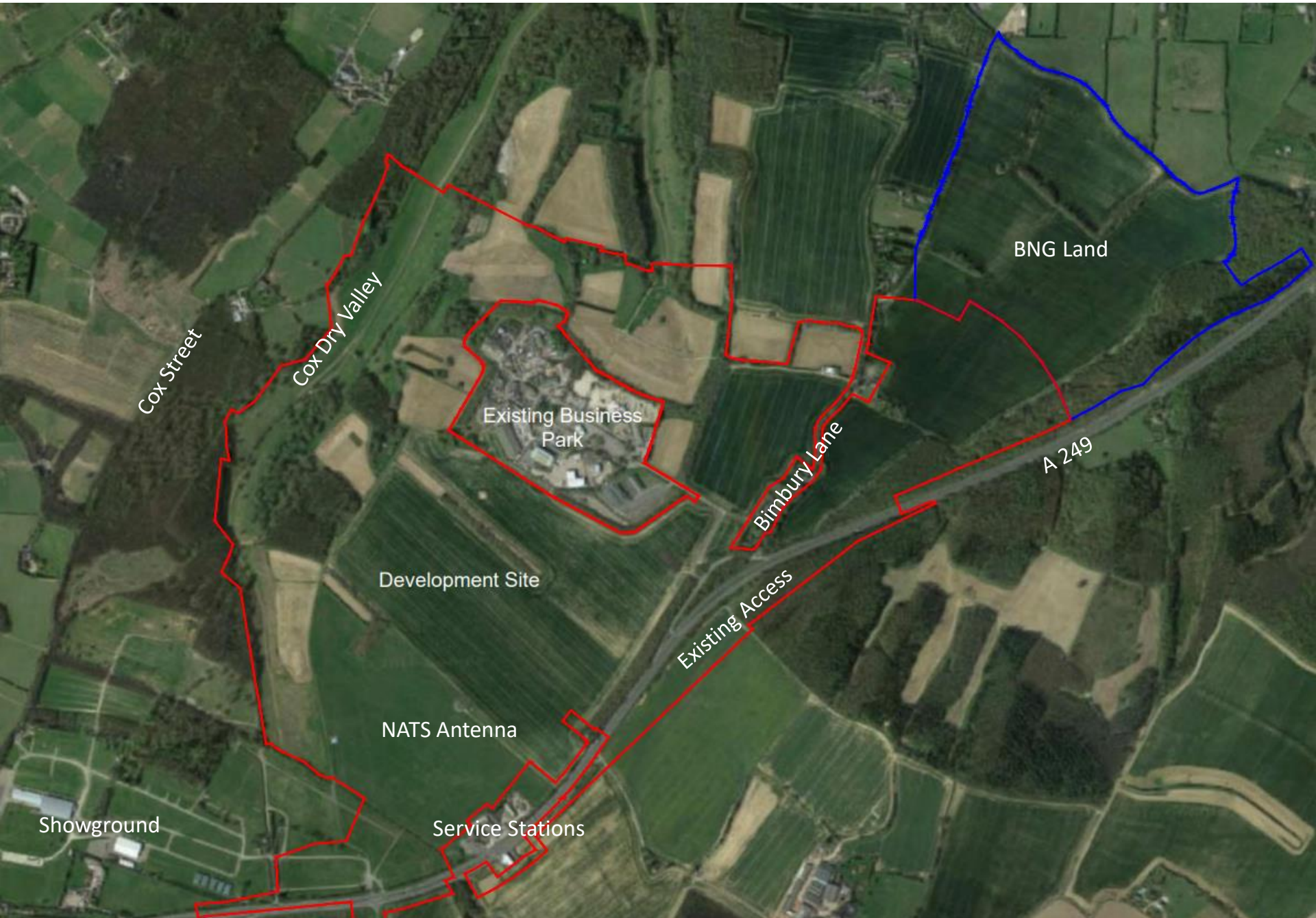
Highways Works (on site)

- Grade separated A249 access
- New Kent Showground access
- Overspill showground parking
- A249 pedestrian / bridleway bridge
- Park and ride funding – EV buses

Highways Works (off site)

- M20 J7 improvement scheme
 - widening (and accelerated signalisation)
- A249 widening / bus lane
- A249 corridor improvement
- Park and ride funding
- Chiltern Hundreds roundabout improvement

Site Boundaries



Cox Street

Cox Dry Valley

Existing Business Park

Development Site

NATS Antenna

Showground

Service Stations

Existing Access

Bimbury Lane

BNG Land

A 249

Illustrative Concept Masterplan



Broad Access Parameters



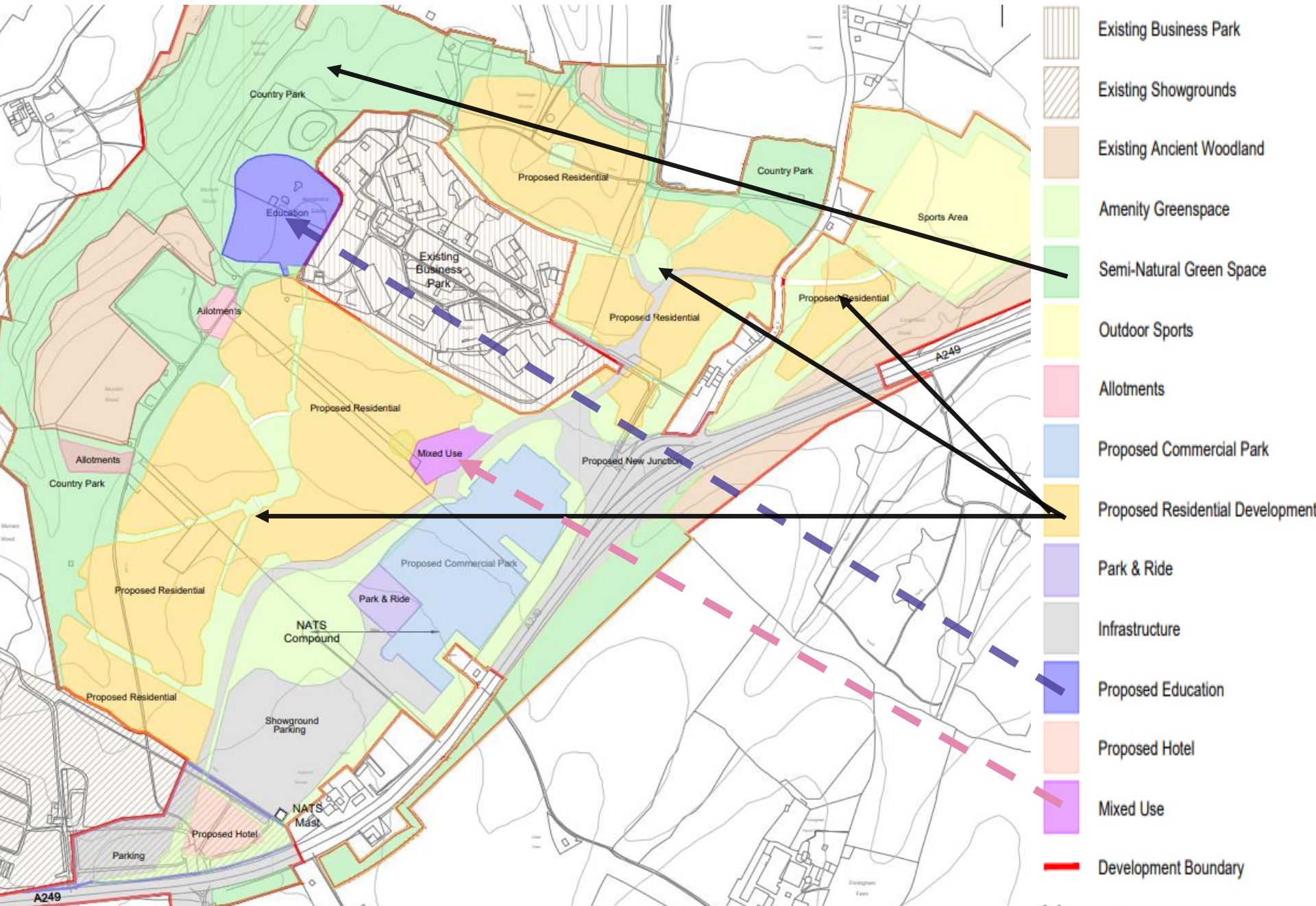
New A249 Access



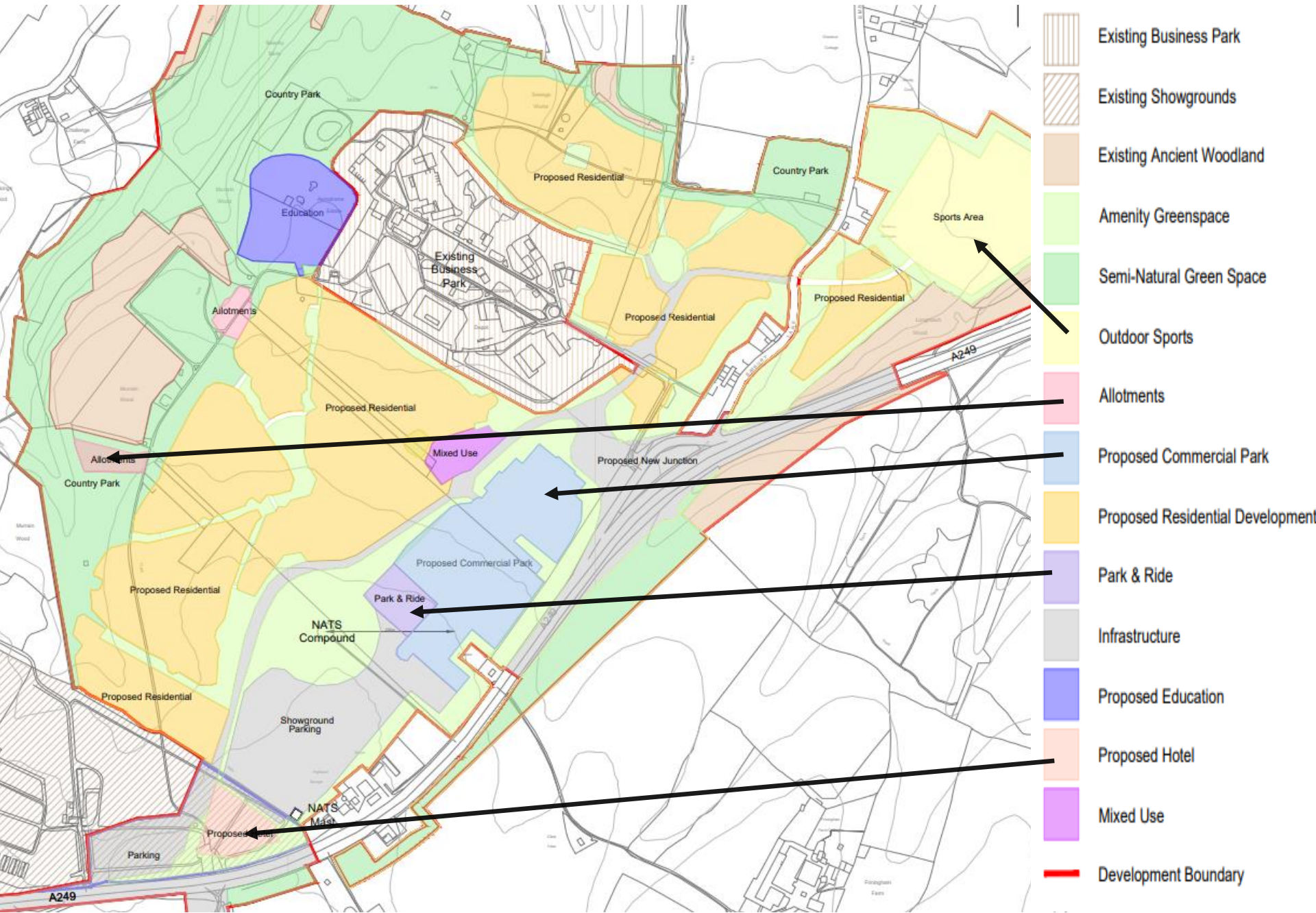
New Showground Access



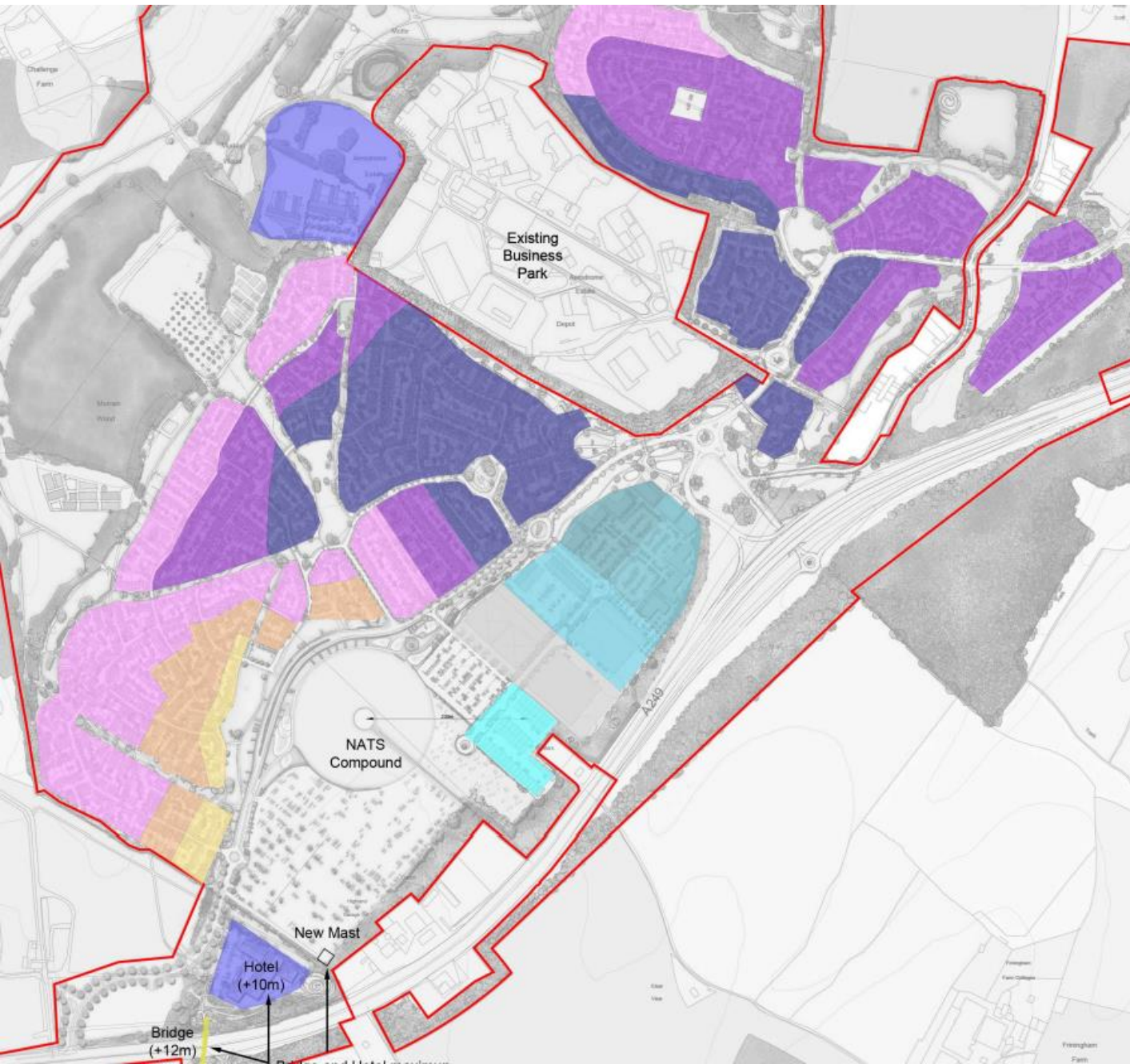
Land Use Parameters








Land Use Parameters



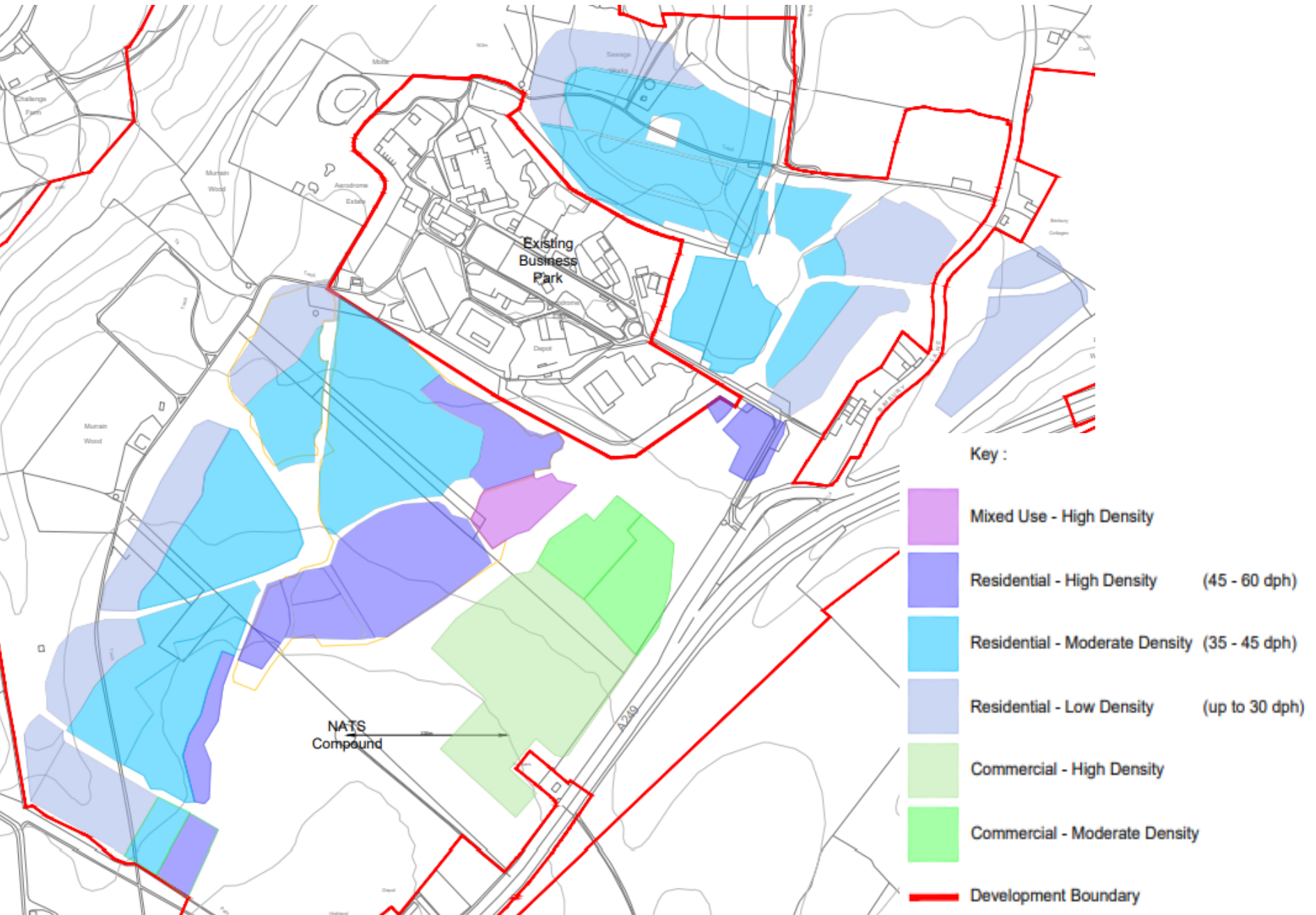
Heights Parameters



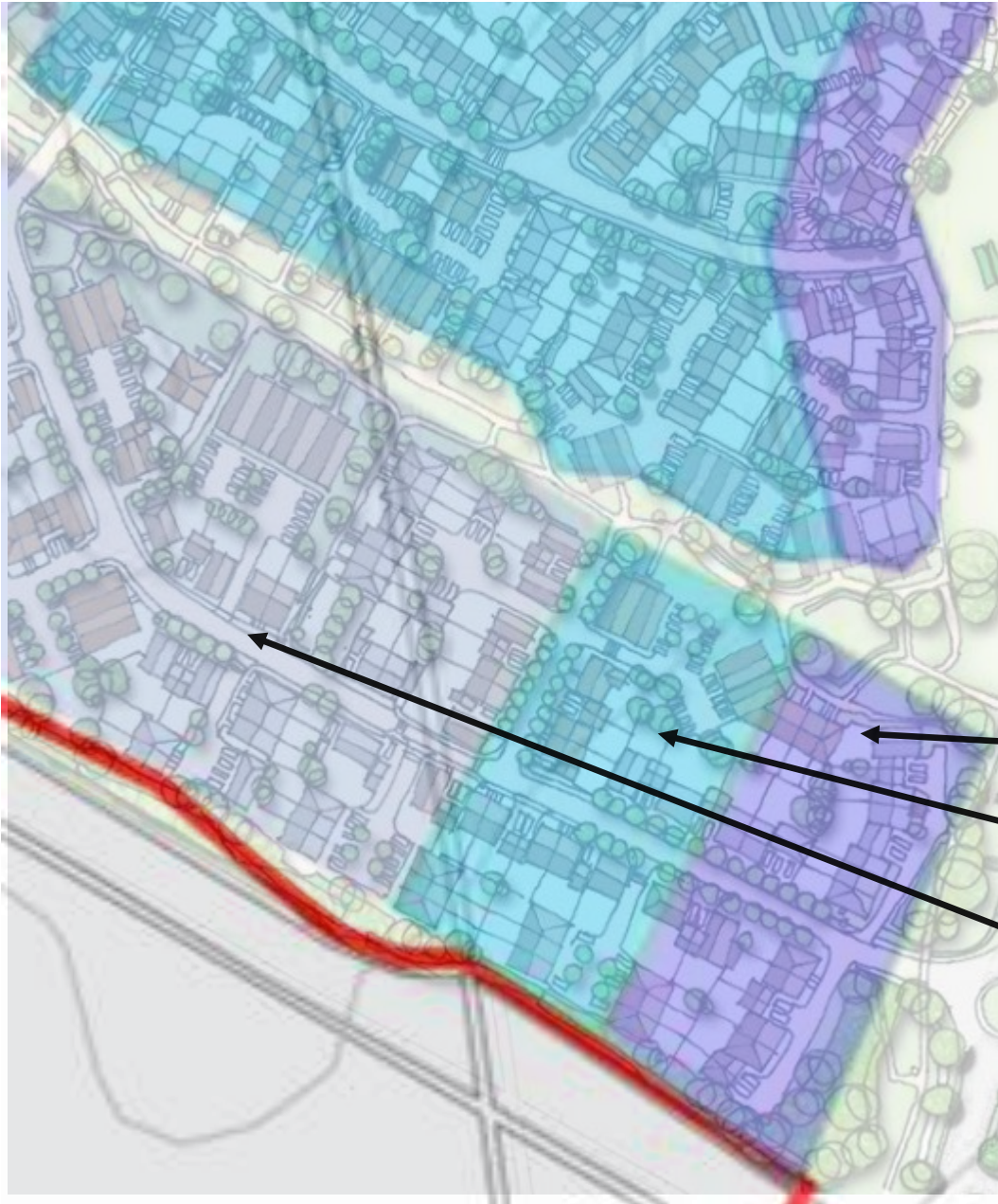
Key :

-  Residential - Up to 5m
-  Residential - Up to 7m
-  Residential - Up to 9m
-  Residential - Up to 10m
-  Residential - Up to 12m
-  Commercial - Up to 4m
-  Commercial - Up to 6m
-  Commercial - Up to 8m
-  Commercial - Up to 9m
-  Commercial - Up to 10m
-  Commercial - Up to 12m
-  Non-Residential - Up to 9m
-  Non-Residential - Up to 10m





Density Parameters



Density Parameters



Key :

-  Mixed Use - High Density
-  Residential - High Density (45 - 60 dph)
-  Residential - Moderate Density (35 - 45 dph)
-  Residential - Low Density (up to 30 dph)

Density & Height Parameters

Density



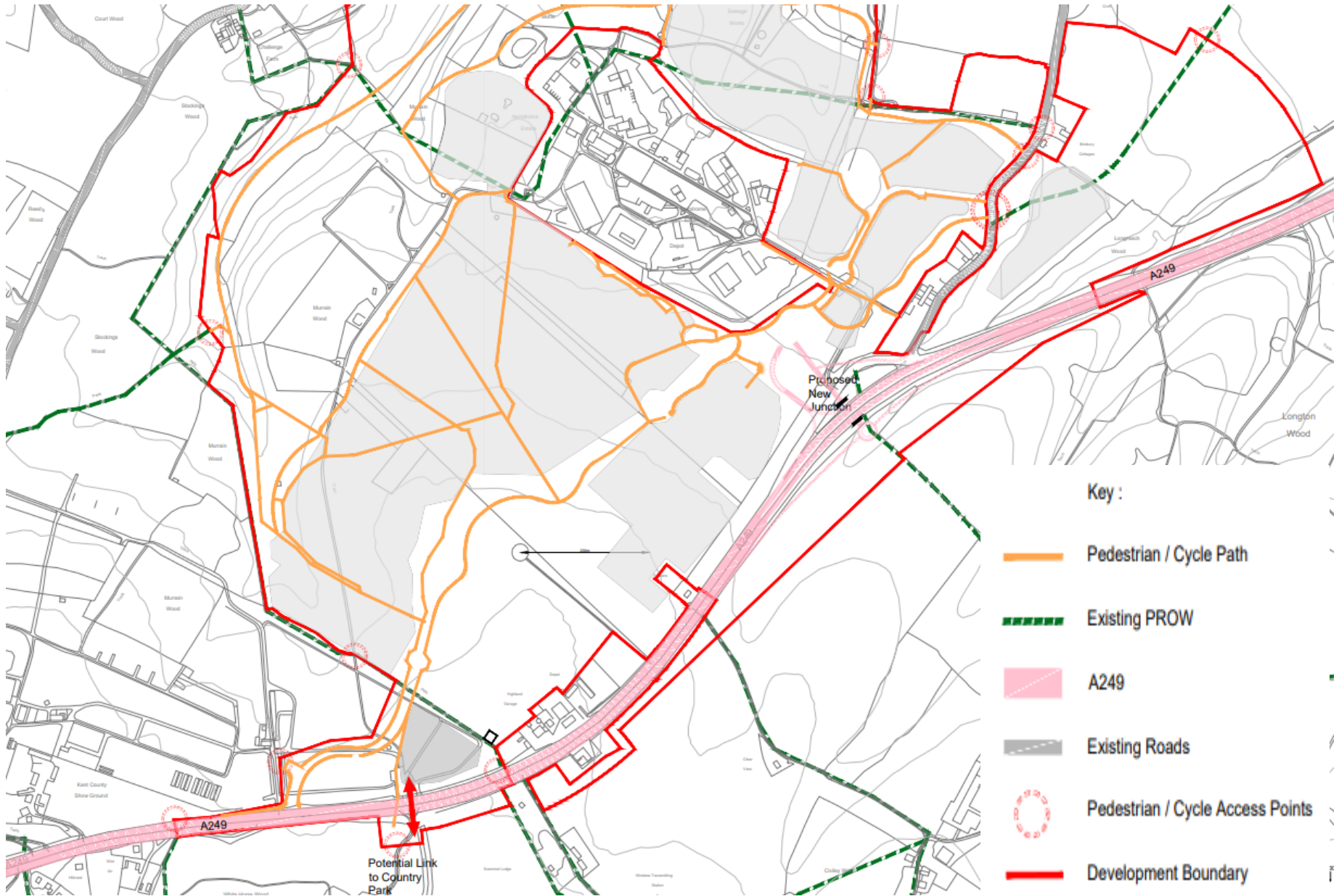
Height



Landscape Parameters



Pedestrian Parameters



Site Tour



Employment Area (vignette plan)



Education Campus



Sports Hub



Park & Ride and Showground Parking



Character Area Local Centre





Character Area

Village Green

Character Area

Site Access



Landscape Character Areas



Landscape Character Impacts



Photomontage PM4: Existing View

Existing



Photomontage PM4: Proposed View at year 1

BINBURY PARK, BINBURY LANE, DETLING KENT

Date: July 2018
Appendix 10.14 003/PCS PM4 - Photomontages at year 1

Sheet size: A3
Horizontal field of view: 90 degrees



Year 1



Photomontage PM4: Proposed View at year 15

BINBURY PARK, BINBURY LANE, DETLING KENT

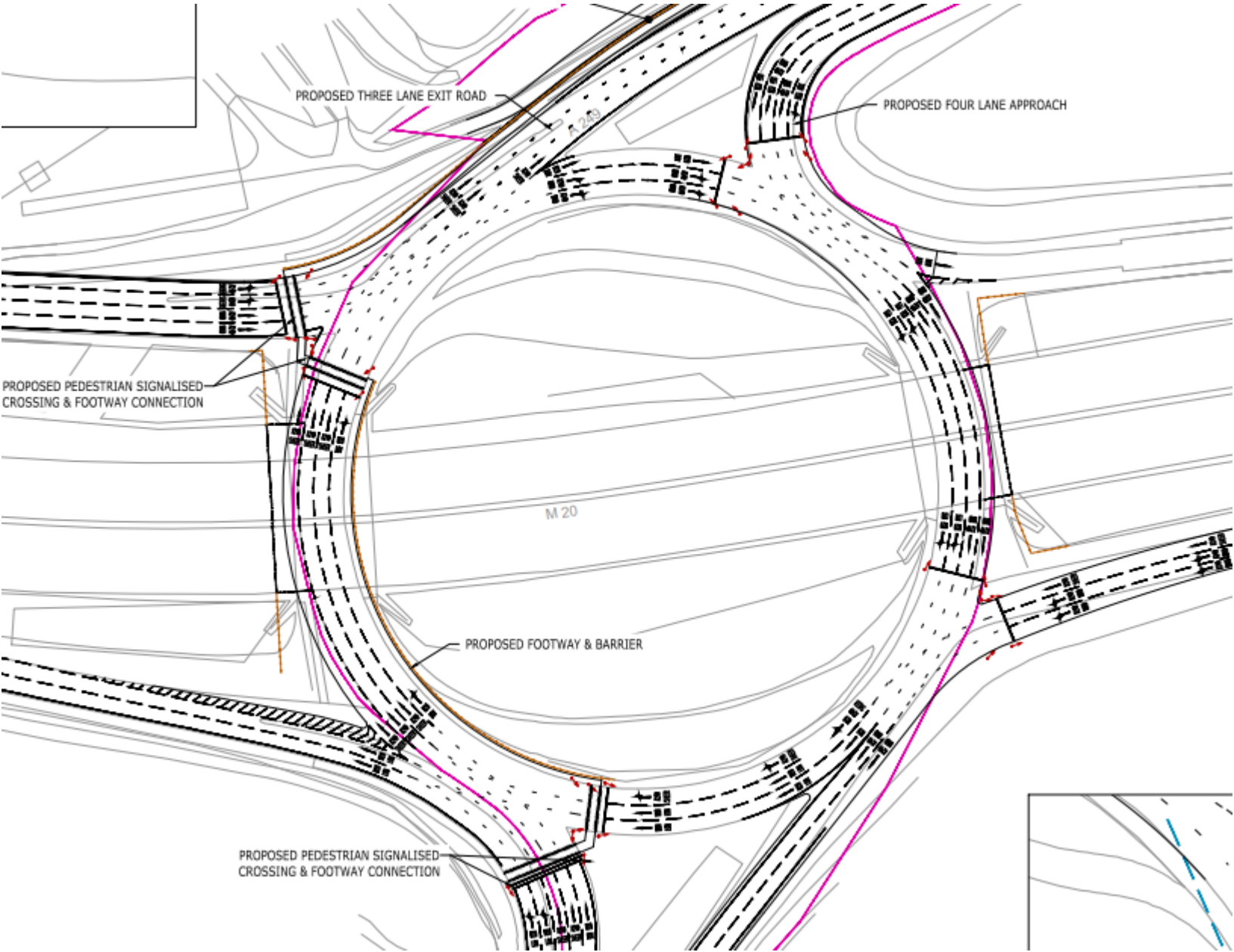
Date: July 2018
Appendix 10.14 003/PCS PM4 - Photomontages at year 15

Sheet size: A3
Horizontal field of view: 90 degrees

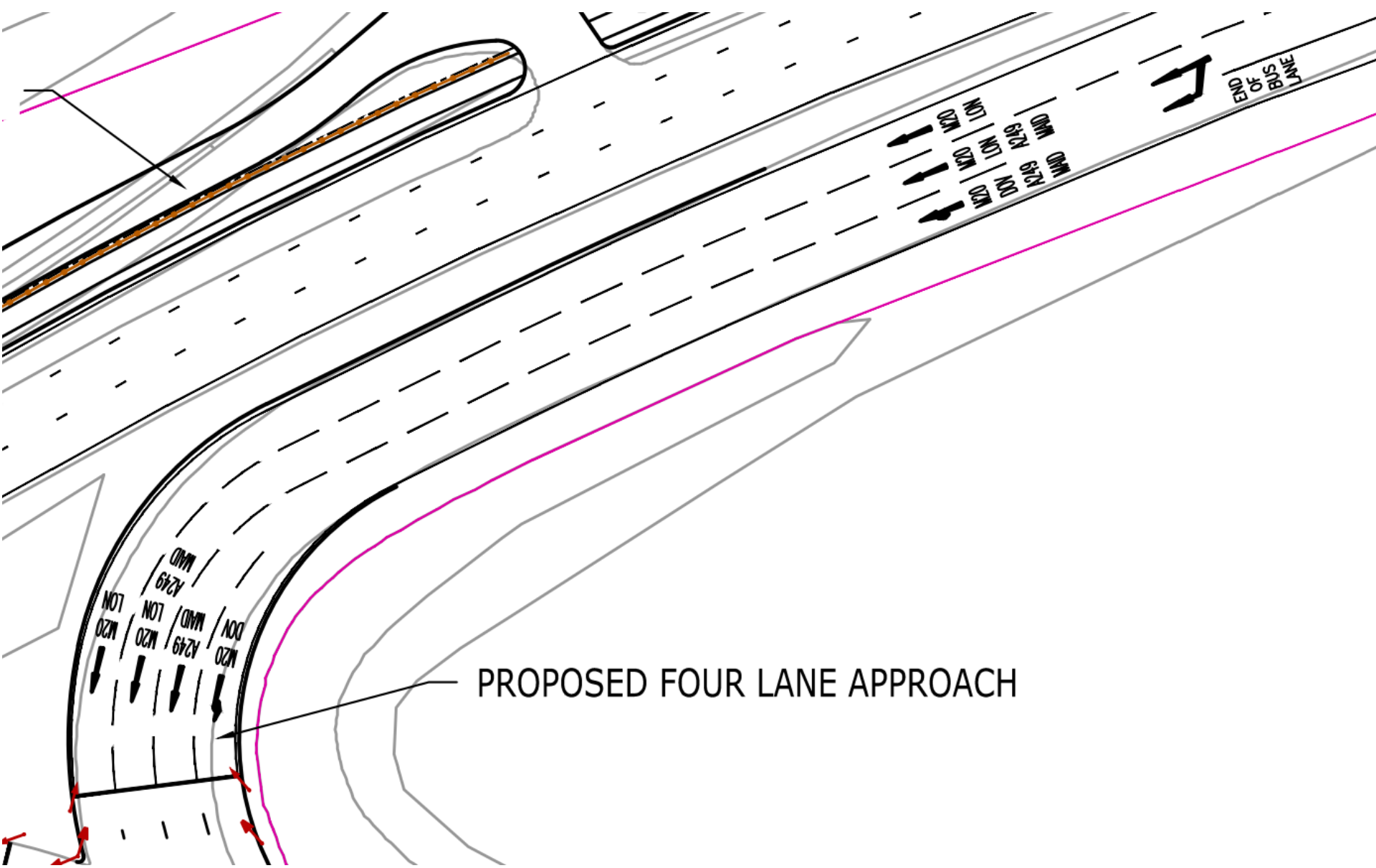


Year 15

M20 Junction 7

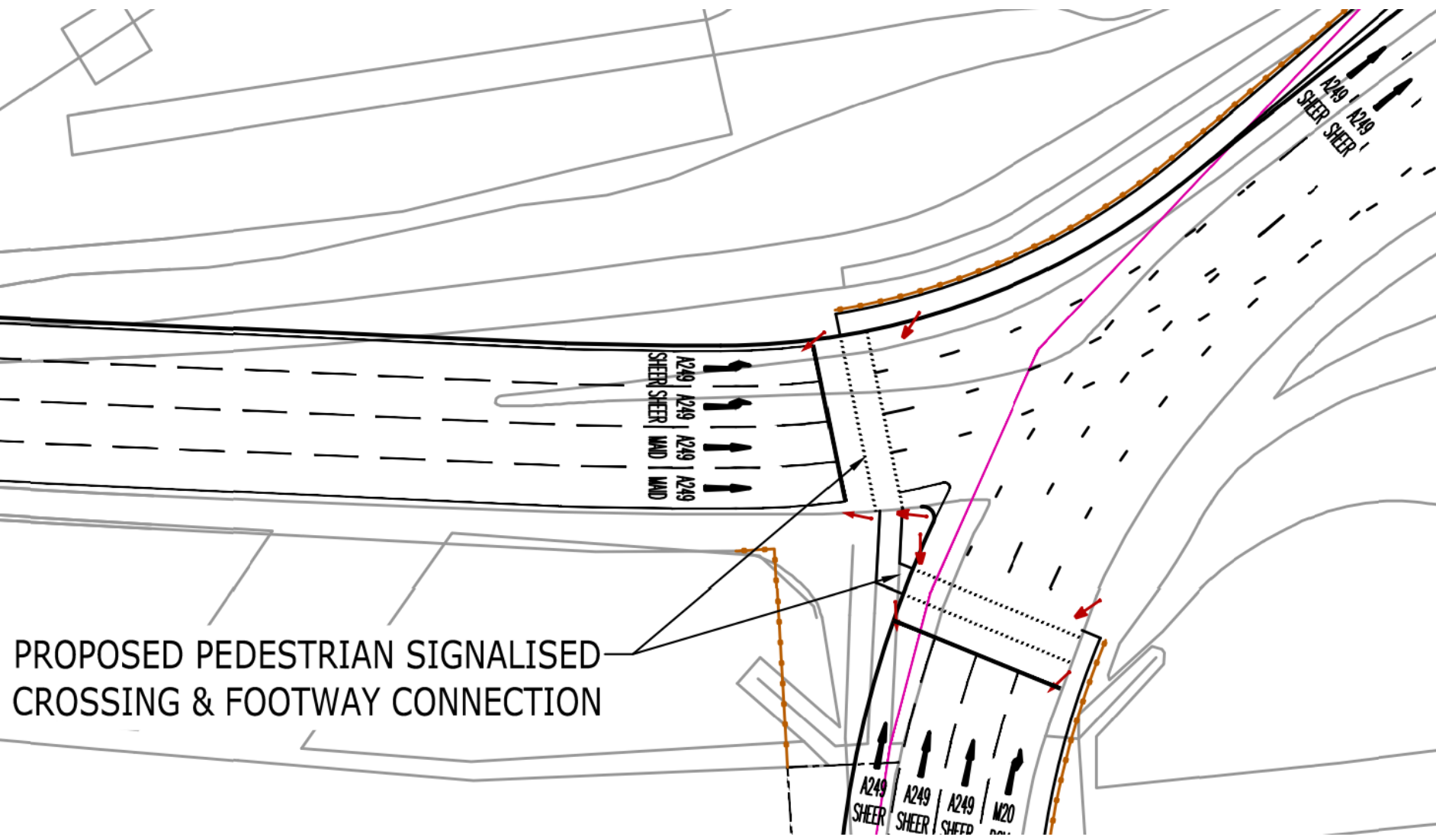


M20 Junction 7



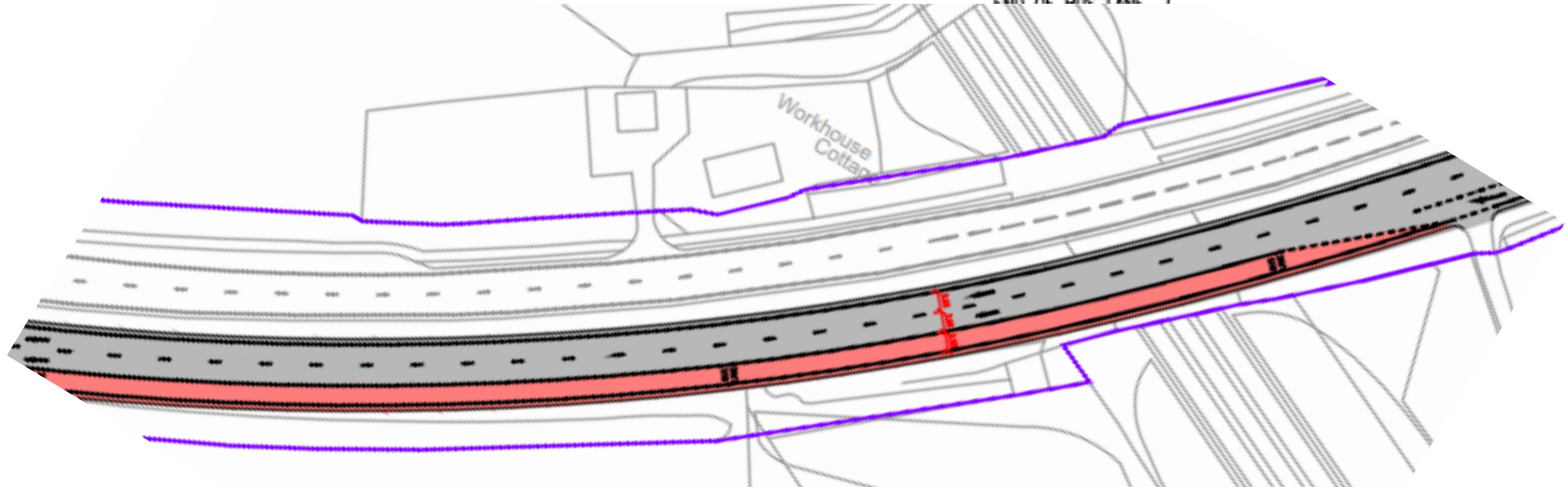
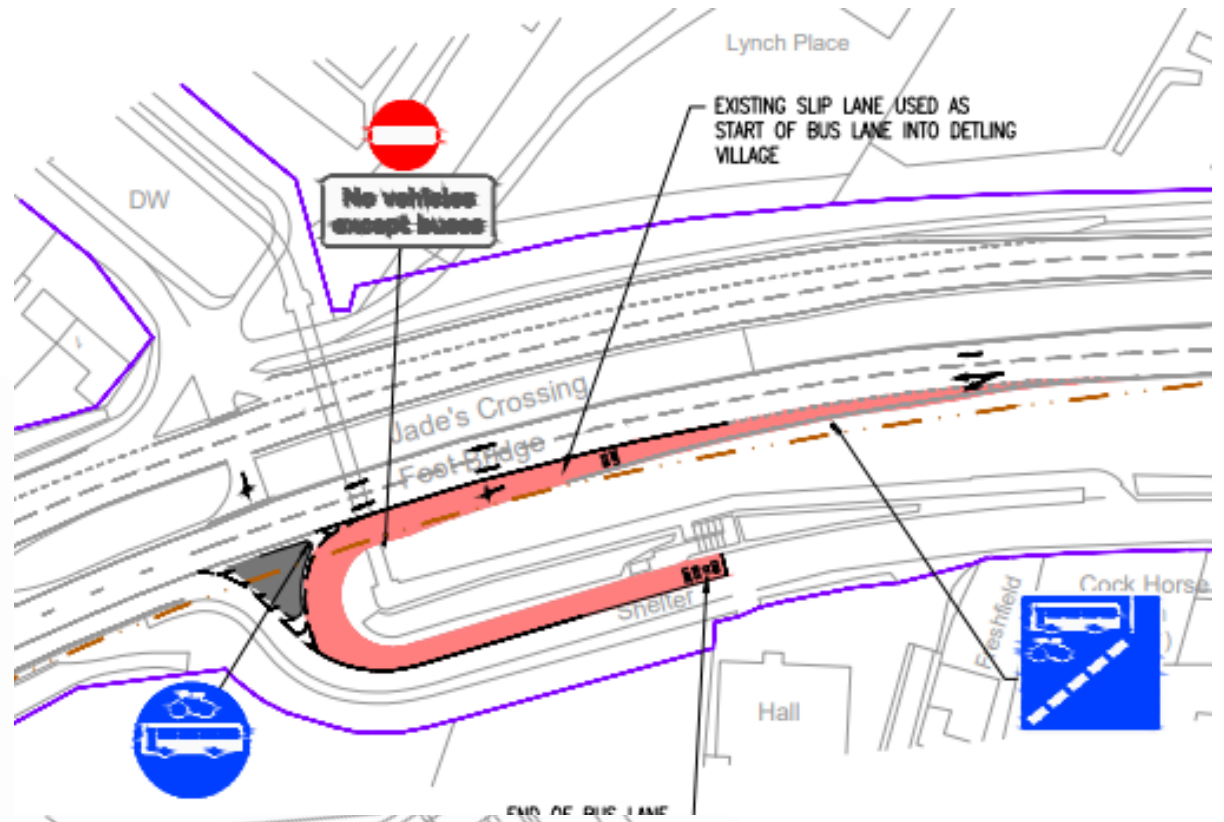
PROPOSED FOUR LANE APPROACH

M20 Junction 7



PROPOSED PEDESTRIAN SIGNALISED CROSSING & FOOTWAY CONNECTION

Bus Priority Works



Chiltern Hundreds

