

Site name, address	H1(2) - East of Hermitage Lane, Maidstone		
Ward	Allington	Parish	N/A
Current use	Agricultural/open land		
<p>East of Hermitage Lane development criteria</p> <p>Planning permission will be granted if the following criteria are met:</p> <p>Design and layout</p> <ol style="list-style-type: none"> 1. The covered reservoir and the field in which the reservoir is sited will be developed as housing. 2. A 15 metres wide landscape buffer will be implemented between the identified area of ancient woodland and the proposed housing development, to be planted as per recommendations detailed in a landscape survey. Development will not be permitted within this area. 3. The root protection area of trees identified as in and adjacent to the area of ancient woodland will be maintained and kept free from development. 4. A buffer will be provided along the north eastern boundary of the site (rear of Howard Drive dwellings), incorporating existing protected trees, the details of which will be agreed with the council. 5. The wooded character of the footpath (KB19) running along the south eastern boundary of the site will be maintained. 6. Development will be subject to the results and recommendations of an archaeological survey. <p>Access</p> <ol style="list-style-type: none"> 7. Access to the western section of the site will be taken from B2246 Hermitage Lane. Subject to the agreement of junction details, this access will be made in the vicinity of the land opposite the entrance to Hermitage Quarry. 8. Access for a limited number of dwellings in the eastern section of the site will be taken from Howard Drive. 			

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<p>9. An automated bus gate will be provided that allows buses and emergency vehicles to pass between the two sections of the site. The passage of private vehicles will be restricted between the western and eastern sections of the site.</p> <p>10. Where ownership of component land parcels differs, access for development purposes will not be impeded to or from these component parcels.</p> <p>Ecology</p> <p>11. Development will be subject to the results and recommendations of a phase one ecological survey.</p> <p>Air quality</p> <p>12. Appropriate air quality mitigation measures will be implemented as part of the development</p> <p>Open space</p> <p>13. The ancient woodland on the south western boundary of the housing development will be retained as public open space.</p> <p>14. The linear woodland, extending south and south east from the ancient woodland to the site boundary, will be retained as public open space.</p> <p>15. The field at the south western extent of the site will be retained as public open space.</p> <p>16. The land currently used as a commercial orchard, north west of the restricted byway and extending as far as the borough boundary, will be retained for a combination of community infrastructure and public open space uses.</p> <p>17. A signed legal obligation relating to 15.35 hectares of land within Tonbridge and Malling Borough, which is comprised of the remainder of the commercial orchard, the field bounded by Hermitage Lane and the Maidstone East railway line and the field immediately north east of this, which is also bounded on its north western edge by the Maidstone East railway line. This legal obligation will secure the ongoing use of this land as:</p> <ul style="list-style-type: none"> i. A country park in association with the development of East of Hermitage Lane. ii. Necessary ecological mitigation measures in relation to the development of East of Hermitage Lane, as identified in an ecological survey. 	

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<ul style="list-style-type: none"> iii. Site access to the western section of the development. iv. Maintenance of the open character between Allington (in Maidstone Borough) and the Medway Gap settlements (in Tonbridge and Malling Borough). <p>Community infrastructure</p> <ul style="list-style-type: none"> 18. Land will be transferred for primary education use, the details of which will be agreed with the local education authority. This will be located in the area identified for combined community infrastructure and public open space uses. 19. A multi-functional community centre will be provided on the land identified for combined community infrastructure and public open space uses. 20. A local shopping parade appropriate to the scale of development, incorporating convenience and comparison retail, which will be located to provide a focal point in the development. <p>Highways</p> <ul style="list-style-type: none"> 21. A direct pedestrian/cycle path, complementary to the current character of the orchard and open fields, will be provided alongside the western access to site. 22. Contributions will be made towards pedestrian and cycle links to existing residential areas, shops, schools and health facilities, including links through to Howard Drive and Queen's Road via Freshland Road. 23. Contribution will be made towards the provision of an appropriate pedestrian and cycle route on B2246 Hermitage Lane. <p>Strategic transport requirements</p> <ul style="list-style-type: none"> 24. Allocations H1(1), H1(2), H1(3) and H1(4) are subject to strategic transport requirements as part of the north west strategic housing location. These allocations will contribute, as proven necessary, towards junction improvements (and associated approaches) at: <ul style="list-style-type: none"> i. M20 junction 5 and Coldharbour roundabout (where junction 5 connects to the A20); ii. A20 London with St, Laurence Avenue (20/20 roundabout); iii. B2246 Hermitage Lane with the A20 London Road; and iv. Junctions in the vicinity of the southern end of Hermitage Lane, where it meets the A26 Tonbridge Road. 	

Appendix A : Housing allocations

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<p>An individual transport assessment for each development, to be submitted to and approved by the Borough Council in consultation with Kent County Council, as the highway authority, and the Highways Agency, where appropriate, will demonstrate how proposed mitigation measures address the cumulative impacts of all the sites taken together.</p> <p>25. Proportional contributions towards a circular bus route will be sought that benefits public transport users in and around the north west strategic location; this route will run via the town centre, B2246 Hermitage Lane, Maidstone Hospital, Howard Drive and the A20 London Road.</p> <p>Sites will not be granted permission until an obligation has been completed with regard to the improvements and contributions as listed.</p>			
Gross area (ha)	30.9	Net area (ha)	17.0
Approximate density (dpha)	30	Approximate net capacity	500

