

APPENDIX D:

Proposed new site allocation policies and proposed omission of H1(48) Heath Road Boughton Monchelsea, for approval for Regulation 18 Consultation

H1 (51) Bridge Industrial Centre Wharf Road Tovil

Ward: South
Parish: Tovil

Current use: Industrial units and martial arts centre

The site is located to the west side of Wharf Road. It comprises a number of industrial units in various uses (mainly vehicle related) but including a fitness centre. It has a frontage to Wharf Road (east boundary) and also Lower Tovil (to the south). It amounts to some 0.5ha in area.

To the south, the units are parallel to the west boundary with extensive areas of hardstanding to the front (used for parking) The north part of the site has units parallel to the nearby River Medway facing each other across a yard area which is used for parking. To the west on substantially lower ground is residential development on the site of the former Bridge Mill. This area was developed in the mid 1980s.

In the SE corner of the site are terraced dwellings fronting Wharf Road and whose gardens face westwards. These have rear vehicular access as well, via a track fenced from the proposed site by palisade fencing. There are some trees in the rear gardens of some of these properties most notably a large tree situated mid-way along the rear garden of nos.7-8 Wharf Road. 8 Wharf Road has ground and first floor north facing flank windows overlooking the industrial area.

Opposite the site are terraced dwellings in Beaconsfield Road and to the north of these a more recent development on the east side of Wharf Road of 10 units on a former boat yard.

Wharf Road appears to be un-adopted. It also serves as a link to a pedestrian footbridge over the River Medway located immediately to the north of the site. (PROW KMX39). This connects the site via the River Medway towpath to the town centre.

The site was allocated for residential development as part of a larger area stretching eastwards from the site to the land east of Eccleston Road under Policy H9 of the Maidstone Borough-wide Local Plan (MBWLP) 2000. The land allocated under the policy was also subject to a Development Brief prepared in 2001.

Bridge Industrial Centre Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. A medium-high density scheme reflecting the surrounding area's densities will be developed whilst acknowledging the site's location close to the River Medway and potential flood risk.

2. Development shall provide for a strong visual and functional relationship with the River Medway.
3. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.
4. Development proposals will address through appropriate design the issue of privacy for the occupiers of existing properties in Wharf Road and The Tail Race.

Access

5. Vehicular access will be taken from Wharf Road only. A secondary pedestrian and cycle access should be provided from Lower Tovil.

Flooding

6. Development will be designed to take into account the recommendations of a comprehensive flood risk assessment which has been undertaken to a methodology agreed with the Environment Agency. The FRA must demonstrate measures to address egress and access and measures to reduce local flood risk.
7. Measures are secured to ensure adequate site drainage including through the implementation of sustainable drainage measures

Contamination

8. Development will be subject to the results and recommendations of a land contamination survey.

Air Quality

8. Appropriate air quality mitigation measures will be implemented as part of the development.

Community infrastructure

9. Appropriate contributions towards community infrastructure will be provided where proven necessary

Open space

10. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site

Site area 0.5ha Developable area 0.5ha

Approximate Yield 15

Net density 30 dwellings/ha

H1 (52) Dunning Hall off Fremlin Walk Week Street Maidstone

Ward: High Street

Parish: N/A

Current use: Church/Community Hall associated with the United Reformed Church

Dunning Hall is located on the south side of the United Reformed Church (URC) on the west side of Week Street Maidstone. The site amounts to some 0.03ha in area.

It is attached to and has an entrance from within the church itself (which is accessed via Week Street) and also via a wide stone paved passage way from within Fremlin Walk, that also serves as fire-escape route for the units with the shopping mall and Week Street. The passage-way is gated on the south side of the hall (gate presumably shut when centre units are closed) but runs round to St Faiths Street and a gated loading/parking yard. Access to the building would not be dependent on either gate being opened. A second much smaller alley (unlit and unpaved) connects the site entrance directly to Week Street.

The building is irregularly shaped and single-storey, built predominantly from brickwork with a metal roof. There is a separate detached building to the south of the hall that also appears to be within the ownership of the URC.

The elevations of Fremlin Walk are brick, in excess of two-storeys in height and imperforate facing the hall building with the exception of approximately 5 or 6 means of escape doors from the adjacent units in Fremlin Walk at ground floor level.

The existing URC church building has windows on three levels facing south towards the hall. It is considered to be a non-designated heritage asset.

The hall site is not within but immediately adjoins the Maidstone Centre Conservation Area (the church is within the Conservation Area however). Nos. 55 and 57 Week Street that back-onto the passage way access, just south of the building, are listed Grade II. Other Grade II listed buildings (almshouses) in St Faiths Street are masked by Fremlin Walk and the existing URC building and are not visible.

Dunning Hall Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The development proposals shall show a building of a maximum of three-four storeys in height.
2. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and

demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

3. The development shall provide for a replacement church hall for the United Reformed Church.
4. The development proposals include a construction management plan given the site's location.

Heritage

5. The development proposals are designed to take into account the results of a detailed Heritage Impact Assessment that addresses the impact on adjacent designated and non-designated heritage assets and the archaeological implications of any development.

Contamination

5. Development will be subject to the results and recommendations of a land contamination survey.

Air Quality

6. Appropriate air quality mitigation measures will be implemented as part of the development.

Community infrastructure

7. Appropriate contributions towards community infrastructure will be provided where proven necessary

Open space

8. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site

Site area 0.03ha Developable area 0.03ha

Approximate Yield 14

Net density 460 dwellings/ha

H1 (53) 18-21 Foster Street Maidstone

Ward: High Street

Parish: N/A

Current uses: Offices and depot

The site currently comprises the offices and depot for a cleaning company. It also contains a two-storey flat roofed office building at the front with a covered pitched roof building at the rear. There is a central large door for vehicular access and a separate office entrance. It amounts to some 0.04ha in area.

Immediately to the west and adjoining the site is another currently unused industrial unit and to the east Victorian terraced dwellings with basements. Beyond 23-22 Foster Street to the west of the site are other Victorian terraced dwellings.

Opposite is a long-standing car repair/body workshop use. To the east of the car repair/body workshop is a health clinic also a long-standing use.

To the south beyond the site lies Brunswick Street. This is at a higher level than Foster Street (almost a storey difference as far as can be ascertained). Dwellings back onto the site and overlook it.

The site is level.

18-21 Foster Street Maidstone Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The development will respect the established 'building line' along Foster Street
2. Should the development comprise houses these should be no more than two-storeys in height plus basements. Their design shall reflect the strong and unifying detailing of the existing dwellings on Foster Street with projecting bays at ground and basement level, centrally located entrances and the use of contrasting brick banding and quoins. The front gardens shall be bounded by a low brick wall surmounted by railings.
3. Should the development comprise apartments any block should be no higher than two-three storeys. Its design should also seek to incorporate elements of the unifying detailing currently found in Foster Street as indicated above.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and

demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Contamination

5. Development will be subject to the results and recommendations of a land contamination survey.

Air Quality

6. Appropriate air quality mitigation measures will be implemented as part of the development.

Community infrastructure

7. Appropriate contributions towards community infrastructure will be provided where proven necessary

Site area 0.04ha Developable area 0.04ha

Approximate Yield 5

Net density 125 dwellings/ha

H1 (54) Slencrest House 3 Tonbridge Road Maidstone

Ward: Fant

Parish: N/A

Current use: Offices and car parking

The site amounts to some 0.15ha in area.

Slencrest House is the western half of a pair of semi-detached three-storey Victorian buildings dating from around 1840. It is immediately adjoined to its west by a more recent office building extension. Both are currently in use as offices. There is a car-park to the rear of the modern building accessed via an archway under the modern extension.

Maidstone West Railway Station (situated on much lower ground) also abuts part of the site's eastern boundary.

The site narrows considerably southwards from Tonbridge Road and follows the curve of the railway line. The rear part of the site beyond the car park is overgrown.

There are offices and a cycle shop opposite the site in Tonbridge Road. To the west is a business park with a number of units as well as retail.

The site is very prominent from across the Medway Valley from the College Road area of town and likewise there are longer-distance views available across the town centre over Lockmeadow from the site due to its elevated position and the fact that there is little screening due to the railway.

It is known that there are potential archaeological remains including a Roman Cemetery in close proximity to the site. An appropriate archaeological investigation should therefore be undertaken in this site.

The Council would encourage a joint development with the immediately adjacent American Golf site allocated under policy H1(14) to ensure a comprehensive and inclusive design approach.

Slencrest House 3 Tonbridge Road Maidstone Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The brick Victorian building 3 Tonbridge Road will be retained to maintain its relationship with no1 Tonbridge Road and to preserve the streetscene.
2. The design of any development will reflect the exposed location of the site on the slopes of the Medway Valley in a prominent position overlooking the town centre and will be subject to the results and recommendations of a visual impact assessment that addresses the potential impact of any

development from College Road and the All Saints area including the Lockmeadow footbridge.

3. The eastern/south eastern elevation shall be well articulated given the exposed location of the site.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.
5. A high density scheme will be developed reflecting that the site is in a town centre location.

Heritage

6. The development proposals are designed to take into account the results of a detailed Heritage Impact Assessment that addresses the archaeological implications arising from the development and in particular the adjacent Roman cemetery site.

Landscape

7. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

Contamination

8. Development will be subject to the results and recommendations of a land contamination survey.

Noise

9. Development will be subject to a noise survey to determine any necessary attenuation measures in respect of its town centre location and the adjacent railway.

Air Quality

10. Appropriate air quality mitigation measures will be implemented as part of the development.

Community infrastructure

11. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

12. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site

Site area 0.15ha Developable area 0.15ha

Approximate Yield 10

Net density 67 dwellings/ha

H1 (55) The Russell Hotel, Boxley Road, Maidstone

Ward: North

Parish: N/A

Current use: Hotel and grounds

The site amounts to some 0.77ha in area and is located at the junction of Chattenden Court and Boxley Road. It has a frontage to Boxley Road of some 81m and to Chattenden Court of some 93m. There is a ragstone wall along Boxley Road that returns as far as the entrance to the Hotel in Chattenden Court and this is a positive element in the character of this site and the locality.

The site is currently occupied by the Russell Hotel. This is a large part three/part two-storey building centrally located within the site and a separate former coach house building to its north west. Levels within the site fall from north to south, down Boxley Road towards the Town Centre.

There are mature trees along the Boxley Road frontage and to the south of the Hotel between it and Fintonagh Drive to the south; this area also has the greatest ecological potential within the site.

Chattenden Court was constructed in the mid 1970s and comprises a development of two-storey detached/link-detached dwellings.

The Russell Hotel Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The existing ragstone wall fronting Boxley Road shall be retained with the existing gap in-filled with a new section of ragstone wall to match the existing wall.
2. The area of trees and existing landscaping fronting Fintonagh Drive indicated on the Proposals Map shall remain outside the residential curtilage of any proposed dwellings and shall be retained and made the subject of a long-term management plan and management regime secured through an appropriate legal agreement.
3. Subject to the results of the arboricultural survey required by criterion 7, the existing trees fronting Boxley Road shall be retained.
4. Development shall address the street frontage to both Boxley Road and Chattenden Court.
5. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Access

6. Vehicular access to the site shall only be from Chattenden Court

Loss of existing hotel facility

7. Any development proposals shall be accompanied by a detailed justification that demonstrates that the loss of the hotel facility will not have an adverse impact on the amount of existing hotel bed-space in Maidstone.

Landscape/Ecology

8. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
9. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Contamination

10. The development will be subject to the results and recommendations of a land contamination survey.

Drainage and Flood risk

11. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community infrastructure

12. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

13. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Site area 0.77 Net developable area 0.73ha

Approximate Yield 14

Net density 19.2 dwellings/ha

H1 (56) Land at 180-188 Union Street Maidstone

Ward: High Street

Parish: N/A

Current Use: NHS buildings and car parking

The site extends to 0.54ha and comprises a number of NHS clinics/offices and other buildings. They are predominantly pre-fabricated and predominantly single-storey.

There is a tall ragstone wall to the western boundary (Tufton Street) and along Union Street frontage. The walls are part of the historic fabric of the area and give the site a sense of definition. The walls largely screen the existing single-storey buildings on the site and provide a strong visual enclosure to the site and the street scene.

The land falls towards the south by in excess of 2m. Within the site are a number of mature trees.

Immediately to the south lies the sheltered accommodation (Friars Court and Hengist Court) built on the site of the former West Kent hospital in Marsham Street in the mid-late 1980s. This is at a lower level than the site.

The car park included within the site is approximately 1m higher than Queen Anne Road, which forms the eastern site boundary. This car park is accessed via an MBC controlled Pay and Display car park, that currently 'wraps around' the NHS car park in an L-shape. Queen Anne Road is a one-way street running northbound past the site.

Queen Anne Road predominantly contains the rear car parking areas of offices that front Albion Place. The Queen Anne Public House is at the northern end of the road but is now on an island surrounded by roads.

There are semi-detached Victorian/Edwardian villas facing the site on the north side of Union Street.

Land at 180-188 Union Street Maidstone Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The existing ragstone walling to Tufton Street on the site's western boundary and Union Street on its northern boundary shall be retained.
2. Development shall be designed to step-down in height away from the Union Street frontage to ensure an appropriate relationship to Friars Court to the south given the topography of the site.

3. The development shall be subject to the results of the arboricultural survey required by criterion 5. Existing prominent trees should be retained as part of the development scheme where they have an appropriate safe useful life expectancy. Otherwise they should be removed and their loss mitigated with appropriate semi-mature feature trees.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape

5. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

Access

6. Primary access shall be taken from Union Street, with only secondary access to Queen Anne Road.

Community infrastructure

7. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

8. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site

Contamination

9. The development will be subject to the results and recommendations of a land contamination survey.

Air Quality

10. Appropriate air quality mitigation measures will be implemented as part of the development.

Site area 0.54ha Net developable area 0.54ha

Approximate Yield 30

Net density 55 dwellings/ha

H1 (57) Land at Former Astor of Hever Community School Maidstone

Ward: Heath

Parish: N/A

Current use: Unused. Formerly used for grazing as part of a school farm

This is a relatively level, well contained site of some 2.3ha in area, rectangular in shape, which stretches from the rear of the recent Astor Park development on Oakwood Road (the site's southern boundary) as far as its boundary with Kingdom Hall to the north, which is a large detached building. Astor Park was developed at a density of approximately 30 dwellings/ha

The eastern edge of the site comprises a mature tree-lined boundary with the long residential gardens to the rear of properties on Bower Mount Road. The site is bounded to the west by the Oakwood Park school playing fields, which are not visible because there is a strong tree line running along the entire length of the boundary, and because the trees are on a bank which slopes upwards towards the playing fields.

The site is well contained by the mature trees around most of its boundaries except for the southern boundary, where the residential properties on the Astor Park development are clearly visible. There are also clear long range views towards a backdrop provided by the southern slopes of the River Medway Valley rising towards the Greensand Ridge from the south-eastern corner of the site.

There are few trees on the site itself, which is essentially a currently unmanaged field. The field used to serve as a part of the school farm for the Astor of Hever Community School (now St Augustine's Academy). The site is within an area of archaeological potential relating to an Iron Age pit and also Tank Traps.

Access to the site can easily be taken from the site's southern boundary with Astor Park.

Land at Former Astor of Hever Community School Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The existing trees and landscaping on the eastern and western site boundaries will be retained as part of landscape buffer of at least 15m in width.
2. The development will be designed to maintain the privacy and amenity of the occupiers of properties in Astor Park given that this boundary is currently un-landscaped and open.
3. The development will be designed to maintain existing views of the southern slopes of the Medway Valley and the Greensand Ridge.

4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape and Ecology

5. The development proposals are designed to take into account the results of a landscape appraisal undertaken in accordance with the principles of current guidance.
6. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
7. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Archaeology

8. The development proposals are designed to take into account the results of an archaeological impact assessment. .

Access

9. Vehicular access to the site will be taken from Astor Park, in the south east corner of the site.
10. A pedestrian/cycle access to the west of Astor Park to the road within the Oakwood Park Campus should be provided.

Drainage and Flood risk

11. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site and shall provide for an appropriate SuDS based surface water drainage system.

Community infrastructure

12. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

13. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Site area 2.3ha Net developable area 2.05ha

Approximate Yield 60

Net density 29.3 dwellings/ha

H1 (58) Tovil Working Men's Club Tovil Hill Tovil

Ward: South

Parish: Tovil

Current use: Bowling green, car parking and petanque courts

The site which extends to approximately 0.47ha is located on the south side of Tovil Hill, with an access some 20m west of its junction with Church Road. It currently comprises a private bowling green (+ pavilion and storage shed) and some petanque courts which currently appear unused.

The site rises from Tovil Hill with the bowling green on a plateau above the car park roughly level with the existing Working Men's Club building.

To the north of the bowling green is a two-storey nursing/care home, to the east the car park to the Masonic Club and to the south, the main working men's club building which is part two/part single-storey.

To the west of the site is the garden and land associated with the Royal Paper Mill PH which fronts Tovil Hill opposite Church Street.

To the north of the petanque courts on the opposite side of Tovil Hill are residential properties. The boundary to Tovil Hill is formed by a ragstone wall, which provide a strong element in the streetscene.

There are three mature trees within the site on the western boundary of the petanque court. The Bowling green is currently surrounded by a dense tall hedge on its western, northern and eastern sides.

Tovil Working Men's Club Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The ragstone wall fronting Tovil Hill to the west of the existing site access shall be retained/repared as necessary and a new section of ragstone wall provided returning into the site on the west side of the access road to connect with the existing wall.
2. The development shall be designed to address both the existing Tovil Hill frontage and the newly created internal road to provide an appropriate streetscape to the development.
3. The development proposals shall show both a reduction in both the width and a re-alignment of the existing site access road at a point not less than 10m from the back edge of the carriageway in Tovil Hill, to seek to ensure a more cohesive site layout can be provided.
4. The development will retain access to the remaining rear car park area serving the Working Men's Club.

5. The development shall retain the existing hedgerows/planting on the site's northern boundary with Betsy Clara House and its eastern boundary to the Masonic Centre car park, to maintain appropriate screening for the development.
6. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape/Ecology

7. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
8. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Noise

9. The development will be subject to the results and recommendations of a noise survey to determine any necessary attenuation measures in relation to the adjacent highway.
10. The design of the development shall consider the potential implications for residential amenity of future occupiers arising from the use of the existing beer garden of the Royal Paper Mill PH.

Contamination

11. The development will be subject to the results and recommendations of a land contamination survey.

Drainage and Flood risk

12. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community infrastructure

13. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

14. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site including the re-provision of the Bowling Green/Petanque courts if proven necessary.

Site area 0.47 Net developable area 0.47ha
Approximate Yield 20
Net density 42.5 dwellings/ha

H1 (59) Bearsted Station Goods Yard

Ward: Bearsted

Parish: Bearsted

Current use: Former railway goods yard now vacant

The site, which extends to 0.5ha in area, is located immediately to the west of Bearsted Railway Station on the north side of Ware Street and comprises the former coal/goods yard associated with the station.

It is relatively level but at a significantly lower level than the dwellings and the Bearsted Methodist church which adjoin its southern boundary. The southern boundary is banked down to the site. The margins of the site particularly on its southern side are characterised by tree and shrub planting.

The northern boundary is formed by the railway line beyond which lies Bearsted golf course a designated Local Wildlife Site.

Within the site are the former Goods Shed and the Weighbridge House. These were listed as Grade II in 2011 along with the station building.

Bearsted Station Goods Yard Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The former Goods Shed and Weighbridge House which are Grade II designated heritage assets shall be restored and retained and as appropriate converted/re-used as part of the development the development shall provide for an appropriate setting for these buildings.
2. The development shall provide for an increased provision of station parking spaces by a minimum of 10 spaces within the site as part of the proposals.
3. The proposals shall demonstrate that development would not have an adverse impact on the stability of the adjacent development fronting Ware Street on the higher ground to the south and west of the site, in particular the Methodist Church if changes to the existing banking and topography are proposed.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape/Ecology

5. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
6. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Heritage

7. The development proposals are designed to take into account the results of a detailed Heritage Impact Assessment that addresses the impact of the development on the character and setting of the designated heritage assets within the site.

Noise

8. The development will be subject to the results and recommendations of a noise survey to determine any necessary attenuation measures in relation to the adjacent railway line.

Contamination

9. The development will be subject to the results and recommendations of a land contamination survey.

Drainage and Flood risk

10. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community infrastructure

11. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

12. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Site area 0.5ha Developable area 0.5ha

Approximate Yield 20

Net density 40 dwellings/ha

H1 (60) Fant Farm Maidstone

Ward: Fant

Parish: N/A

Current use: Agriculture

The site is located to the south of the urban boundary and lies on the northern side of the valley of the River Medway. This is a large site amounting to some 46.6ha in area and residential development on around 8.2ha and the greater part being a country park of some 38.4ha are proposed.

The site has a sloping topography with the land sloping southwards towards the Medway. The land is bordered by Gatland Lane and an existing residential development to the north, to the west by Farleigh Lane and to the south by the River Medway, Medway Valley Rail line and the Medway Valley/Millennium walk which runs alongside the river.

The site itself is crossed by three public rights of way (PROW). PROW KB17 runs southwards from Gatland Lane (to the west of no.37) towards the southern site boundary before joining PROW KB12. PROW KB12 runs from the junction of Hackney Road/Upper Fant Road/Unicum Lane to the west/south west before emerging onto Farleigh Lane adjacent to East Farleigh railway station car park. PROW KB13 starts at Farleigh Lane opposite its junction with Rectory Lane running eastwards before crossing PROW KB17 and then joining PROW KB12.

Due to the valley-side location of the site, there are views across the Medway Valley from the south with the site clearly visible from the East Farleigh area, in particular Forge Lane. Some 38.4ha of the site would be used to create a country park style area of open space, which would ensure long-term protection for a significant part of this landscape.

The site includes much of the agricultural land in this area, which has been surveyed as being a mixture of predominantly grade 3a (approx. 60%) with a lesser quantity of grade 2 (approx. 35%) and a small area of 3b. However, the site extends around a cluster of existing buildings at Fant Farm which are listed Grade II as a group with the individually listed Fant House and its boundary wall and Fant Oast.

Fant Farm development criteria

Planning permission will be granted if the following criteria are met:

Design and layout

1. The northern portion of this site only will be developed for housing. The development sites and yield shall be in accordance with the details shown on the Proposals Map. Three parcels of land will be developed to provide

225 units with Parcel A (5.33ha) comprising 150 units, Parcel B (2.09ha) comprising 50 units and Parcel C (0.71ha) comprising 25 units.

2. Subject to criteria 3 below, the access road serving the site shall be routed as close as possible to the southern boundary of the development area and thus forming a clear new southern boundary as it crosses Area B and into Area C. Landscaping will be provided on the north side of the access road to provide an appropriate buffer to the rear of nos. 17, 19 and 20 Pitt Road.
3. The southern boundary of the developable area will be appropriately landscaped in order to provide screening for the development from views from the south. Vistas through the development of the Medway Valley to the south shall however be provided.
4. The housing development will be designed to encourage public access through and beyond to the new country park from not only the new development but also existing adjoining development by the use of appropriate footpath and cycle links.
5. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.
6. The housing development will be designed so that no units are greater than 2- 2½ storeys in height.

Open space

7. Beyond the section of the site identified for housing, the development will secure not less than 38.4ha of land to be used as a country park to be transferred to the Council or other suitable management organisation and managed and implemented in accordance with a detailed management plan, together with appropriate contributions towards the costs of its initial implementation and on-going maintenance for the first 10 years.

Access

8. Vehicular access to the development will be taken from Gatland Lane only.
9. Existing footpaths KB12, KB13 and KB17 will be upgraded in a complementary nature to provide a pedestrian and cycle link from Upper Fant Road and Unicomes Lane to Gatland Lane and Farleigh Lane.

Landscape and Ecology

10. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.

11. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
12. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Drainage and Flood risk

13. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Air quality

14. Appropriate air quality mitigation measures will be implemented as part of the development.

Community infrastructure

15. Appropriate contributions towards community infrastructure will be provided, where proven necessary.

Highways

16. Unicomes Lane will be upgraded in a manner complementary to its location and existing character so that access is encouraged beyond the Medway Valley railway line to the River Medway towpath (KB11).

Strategic Transport requirements

17. In conjunction with the sites at Bridge Nursery London Road, Land east of Hermitage Lane, Land west of Hermitage Lane and Oakapple Lane this site is 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:

- 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.

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.

18. 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.

Sites will not be granted permission until an obligation has been completed with regard to the improvements and contributions as listed.

Approximate site area 46.6ha Approximate net developable area 8.2ha

Approximate Yield 225

Overall net density 27.5 dwellings/ha

H1 (61) Land at Cross Keys Bearsted

Ward: Bearsted

Parish: Bearsted

Current Use: Woodland and grazing

The site comprises an area of land largely located to the east of Cross Keys to the west of Sutton Street and to the south of The Street/Roundwell in Bearsted. The site also includes two areas of land currently used as lock-up garages within Cross Keys itself. The site is currently located within part of the North Downs Special Landscape Area.

The larger section of the site borders the urban boundary and is within a countryside location. This site has a flat area plateau area running through the middle with the river. To the west of this the land rises sharply in places to its boundary with Cross Keys and to the east this a gentle rise to the rear of the properties within Sutton Street.

The land is largely not maintained and includes areas of established grassland and woodland areas.

The surrounding area largely comprises residential properties and has a more rural character than the section of Bearsted within the urban boundary to the west.

The south east corner of the Bearsted Holy Cross Conservation Area abuts the south west corner of the site.

The overall site amounts to some 4.86ha in area in total.

Land at Cross Keys Bearsted Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The western part of the site other than the two existing lock-up garage sites and the proposed site access road from Cross Keys serving the development shall be maintained free of development as open land as shown on the Proposals Map, to preserve existing heritage assets, in the interests of ecology and biodiversity and to ensure development does not take place in areas subject to flood risk.
2. The development proposals must be accompanied by a detailed long-term management plan for this undeveloped land to be prepared in the interests of preserving the biodiversity and ecology as well as the archaeology within the area, which shall include details of public access, if any, to the land.

3. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4

Landscape and ecology

4. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance. The assessment will specifically address the impact of the development on views to and from the North Downs escarpment and from the public access area on the higher land to the south of the site including from PROW KM75 and KM328.
5. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
6. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Heritage

7. The development proposals are designed to take into account the results of a detailed Heritage Impact Assessment that addresses the impact on adjacent designated and non-designated heritage assets and the archaeological implications of any development.

Flooding and water quality

8. The submission of a comprehensive flood risk assessment which has been undertaken to a methodology agreed with the Environment Agency. The FRA must demonstrate measures to address egress and access and measures to reduce local flood risk.
9. Measures are secure to ensure adequate site drainage including through the implementation of sustainable drainage measures.

Air Quality

10. Appropriate air quality mitigation measures will be implemented as part of the development.

Community infrastructure

11. Appropriate contributions towards community infrastructure will be provided where proven necessary

Open space

12. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site

Highways

13. The principal vehicular access to the development shall be taken from Cross Keys
14. Improvements to and provision of pedestrian and cycle links to the village centre.
15. Appropriate contributions towards improvements to secure vehicle and cycle parking at Bearsted railway station.

Approximate site area 4.86ha Approximate net developable area 2.89ha

Approximate Yield 50

Net density 17 dwellings/ha

H1(62) – Land at Boughton Lane Loose/Boughton Monchelsea

Wards: Boughton Monchelsea and Chart Sutton and Loose

Parishes: Boughton Monchelsea and Loose

Current use: Agriculture

The site is comprised of three distinct portions of land to the west of Boughton Lane. In total it amounts to some 9.8ha. The urban boundary is adjacent to the site along its western boundary. The most recent development in the area (Leonard Gould Way) bounds the site's NW corner. The northern portion of the site is an existing orchard, bounded by hedgerows. The middle portion of the site, opposite Boughton Mount, is an arable field, this is bounded by hedgerows and a line of trees on the southern side. The southern portion of the site is also an arable field, this is bounded by hedgerows in the east and west, a line of trees on the northern side and a footpath and fence on the southern side.

The developer is proposing to develop the western half of the southern portion, some 2.7ha. The eastern boundary of the development would align with the existing garden line of the recently developed houses to the north. Development in this area would 'fit' with the development of the existing urban area.

The site includes part of the rear garden of 'Slade House' and 'Milldean' which front Pickering Street. 'Slade House' is a Grade II listed building.

Land at Boughton Lane Loose/Boughton Monchelsea

Planning permission will be granted if the following criteria are met.

Design and Layout

1. Development will be restricted to the 2.7ha located to the south of Leonard Gould Way and to the rear of 'Slade House', 'Milldean', 'Grove Cottage', 'Cherry Lodge' and 'Pendale', Pickering Street as shown on the Proposals Map.
2. The remaining 7.1ha of land to the east and north east of the development site will be provided as Public Open Space.
3. The retention and reinforcement where necessary of existing boundary hedgerows and tree belts.
4. The character of the development and its resultant density will reflect its role as a transition site on the edge of the urban area.
5. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Access

6. Access will be taken from Boughton Lane from the northern site boundary running southwards, to ensure the open space area is not unacceptably severed.

7. The provision of pedestrian and cycle access to PROW KM55 on the southern boundary of the site.

Heritage Impact

8. The development proposals are designed to take into account a detailed Heritage and Archaeological Impact Assessment that addresses the impact of the development on the setting of the adjacent Slade House.

Landscape/Ecology

9. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.
10. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
11. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Flood risk and drainage

12. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding along the River Loose at The Quarries and downstream from The Quarries.

Community facilities

13. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Highways

14. Appropriate improvements to Boughton Lane as proven necessary.
15. Appropriate improvements to the junction of Boughton Lane and A229 Loose Road as proven necessary.

Site area 9.8ha Developable area 2.7ha

Approximate yield: 75

Net density: 28 dwellings/ha

H1(63) – Land at Boughton Mount Boughton Lane Boughton Monchelsea

Ward: Boughton Monchelsea and Chart Sutton

Parish: Boughton Monchelsea

Current use: Vacant former KCC special education facility

Originally the location of a large country house, this 4.6ha site is the disused former Kent County Council (KCC) central nursery used for horticultural purposes. Special educational services were provided on site from the 1960s until around 4/5 years ago.

The northern half of the site consists primarily of disused educational and horticultural buildings as well as hard standing used for associated car parking. There is a vacant dwelling also located on the site adjacent to Boughton Lane. There are a number of prominent trees of amenity value within the site that should be retained.

There are two Grade II Listed designated heritage assets on the site, a Ha-Ha and a folly, both of which are located south of the complex of buildings on the site. Other notable buildings on the site comprise a substantial ragstone water tower and adjoining barn. There are also tall ragstone walls that used to surround a walled garden within the site. The cellars of the previously existing house were also retained when the current buildings were erected in the 1960s.

The southern half of the site consists of the overgrown private gardens associated with the former residence.

Whilst the site overall amounts to approximately 4.6ha, approximately 1.8ha can be considered as previously developed land comprising the former KCC buildings and extensive areas of hardstanding/car park areas associated with these. The remainder comprises the former gardens/parkland associated with the previously existing house.

Visually, the site is a well contained site with dwellings to the north and east (as well as PROW KM99 to the east, which is a metalled driveway for much of its length) and Boughton Lane to the west and south. There is an established tree screen to all boundaries.

There are designated and non-designated heritage assets within the site. A re-development of this now redundant site would secure the retention and renovation of these and also the restoration of the former private gardens/parkland associated with the previous dwelling. The Council has a statutory duty to ensure the preservation/enhancement of these heritage assets.

Development should be restricted to the currently developed area, approximately 1.8ha. The water tower/barn and as many of the existing ragstone wall features including the remnants of the walled garden as possible

should be retained. It is understood that the cellar areas of the previous house were retained when the site was redeveloped in the 1960s.

It is considered that in the region of 25 units would provide an appropriate density having regard to the site's setting and constraints (trees, ecology and archaeology/heritage issues). Work will need to be undertaken to establish an appropriate level of development that secures the retention and restoration of the designated/non-designated heritage assets and provides an appropriate setting for them. Clearly the viability of any scheme will be a key consideration.

Boughton Mount Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. Built development will be restricted to the currently developed area (approx 1.8ha) north of the Ha-Ha and Folly and will exclude the area of the existing pond.
2. The layout shall show the retention and restoration of the Ha-Ha, The Folly, the water tower and barn, the walls surrounding the former walled garden and other ragstone walls within the site.
3. The layout shall show the restoration of the parkland/garden associated with the former house containing The Folly and Ha-Ha as publicly accessible open space.
4. Any application should be accompanied by a detailed viability assessment and appraisal showing that the development proposed is the minimum necessary to secure criteria 2 and 3 above.
5. An appropriate legal mechanism is entered into to secure the completion of the restoration/renovation works comprised in criteria 2 and 3 at an agreed point in the delivery of the development together with payment of a bond that will be repaid in stages once scheduled works are completed.
6. The proposed layout will retain and reinforce the existing woodland and planting along the site's northern boundary.
7. Vehicular access to the development shall only be from Boughton Lane.
8. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Heritage Impact

9. Any application is accompanied by a detailed Heritage and Archaeological Impact Assessment that addresses the elements included in criteria 2 and 3 above and also addresses the archaeological impact/implications of the retained former cellars of the previous house.

Landscape/Ecology

10. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.

11. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
12. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Contamination

13. The development will be subject to the results and recommendations of a land contamination survey.

Drainage and Flood risk

14. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding along the River Loose at The Quarries and downstream from The Quarries.

Community infrastructure

15. Appropriate contributions towards community infrastructure will be provided where proven necessary and the development scheme is viable given the priority will be to ensure the achievement of criteria 2 and 3 above.

Open space

16. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Highways

15. Appropriate improvements to Boughton Lane as proven necessary
16. Appropriate improvements to the junction of Boughton Lane and A229 Loose Road as proven necessary

Site area 4.6ha Developable area 1.8ha

Approximate Yield 25

Net density 14 dwellings/ha

H1 (64) Bell Farm North East Street Harrietsham

Ward: Harrietsham & Lenham

Parish: Harrietsham

Current use: Agriculture

The site which amounts to some 2.57 in area, lies to the rear of the existing properties on the south side of East Street, Harrietsham. It is contiguous with the proposed housing development on land south of Ashford Road (located to the west of the site) within an overall area that extends to the railway to the south and agricultural land to the east.

The site is adjacent to the East Street Conservation Area and the listed buildings in East Street but plays no role in the setting of these as it is divorced by the existing frontage dwellings and an existing tree screen on the eastern boundary of the site.

The securing of the land to the south and east as open space will ensure the setting of the conservation area and listed buildings in East Street is preserved.

The site is open to the south towards HS1, which is screened from view by a landscape bund. There are also intermittent views of the rear of properties on East Street and Taylor Close, but for the most part the boundaries with adjacent properties are well defined.

The site is crossed by PROW KH272 (running north east to south west) and by PROW KH276 (running north west to south east).

Bell Farm North West Street Harrietsham Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The existing trees and hedgerows on the residential development site's eastern and northern boundaries shall be retained.
2. A larger area of land, approximately 4.15ha in area to the south and east of the site will be retained as open space to provide a buffer zone to HS1 and to preserve the setting of the East Street Conservation Area.
3. In terms of design detail, the development proposals shall comply with the Harrietsham Neighbourhood Plan and design cues from the East Street Conservation Area.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape/Ecology

5. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.
6. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
7. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Access

8. The vehicular and principal pedestrian access to the site will be from the adjacent development site to the west (Land south of Ashford Road Harrietsham).
9. The existing PROW within the site shall be retained and enhanced to provide improved pedestrian and cycle routes to the village and countryside beyond

Flood risk and drainage

10. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community facilities

11. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

12. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Highways

13. Appropriate contributions towards a highways improvement scheme for the section of the A20 Ashford Road that passes through Harrietsham.
14. Appropriate contributions towards the provision of a safe pedestrian and cycle crossing point on the A20 Ashford Road, to be agreed with the Highways Authority.
15. Improvements to and provision of pedestrian and cycle links to the village centre.

Noise

16. Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the M20 motorway and the HS1 railway-line.

Site area 2.57ha Net Development area approximately 2.57ha

Approximate Yield 80

Net density 31 dwellings/ha

H1 (65) Land at Lenham Road Headcorn

Ward: Headcorn

Parish: Headcorn

Current use: Equestrian and grazing

The site is located on the north side of Lenham Road it amounts to some 1.73ha in area.

To the west is a converted Oast (Oak Farm Oast) with a substantial rear garden and a connection through into the proposed site. In the south west of the site is a stable building and another timber-clad shed structure.

The remainder of the site is divided into grazing paddocks and used for the grazing of horses. There are mature and well developed trees and hedgerows to the east and north of the site, the latter just beyond the indicated site boundary. Good hedge and landscaping along the west boundary with the converted Oast (Oak Farm Oast).

Properties in Oak Farm Gardens to the northwest are mostly two-storey but of varying styles. There is an electricity sub-station adjacent to 37 Oak Farm Gardens immediately west of site boundary.

The site is relatively flat and level. There are views northwards towards the Greensand Ridge.

Land at Lenham Road Headcorn Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The existing trees and hedgerows on the site's western, eastern and north eastern boundaries shall be retained subject to the results of the arboricultural survey required by criterion 4.
2. Development shall be designed to protect the amenities and privacy of the adjacent residential properties to the west of the site.
3. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape/Ecology

4. The development proposals are designed to take into account the results of a landscape appraisal undertaken in accordance with the principles of current guidance.

5. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
6. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Access

7. Vehicular and pedestrian access to the site will be from Lenham Road.

Flood risk and drainage

8. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community facilities

9. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

10. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Site area 1.73ha Net Development area approximately 1.73ha
Approximate Yield 50
Net density 29 dwellings/ha

H1 (66) Land south of The Parsonage, Goudhurst Road Marden

Ward: Marden & Yalding

Parish: Marden

Current use: Agriculture

The site comprises 2.5ha of agricultural land immediately to the south of the site where outline permission has been granted for the development of 144 dwellings (The Parsonage).

There are terraced semi-detached and detached dwellings including a converted oasthouse to the west of the site. These are well screened from the site by existing vegetation and trees with the exception of the oast kiln. There is a stream/ditch that runs along this boundary.

The northern site boundary is formed by a line of trees and hedging which would need to be punctured to gain access from the site to the north.

There are some views to the east as the land rises toward the east/north east. Land beyond the site is also in agricultural use.

Views of Spring Grove/The Firs situated south of the site are limited due to existing established tree and woodland screening.

Land to the south of The Parsonage, Goudhurst Road, Marden Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. A landscaped buffer of at least 15m in width shall be provided to the western boundary and for approximately 110m along the southern boundary from the SW corner of the site, to provide screening and to ensure habitat connectivity.
2. An undeveloped and landscaped buffer of a minimum of 30m is provided at the site's eastern boundary, to provide a buffer/screening for the development to the open countryside to the east of the site.
3. The existing trees and hedgerow dividing the site from The Parsonage along the northern site boundary are retained except (if required) where the removal of the minimum number necessary to provide access to the site from the adjacent development site is clearly justified.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape/Ecology

5. The development proposals are designed to take into account the results of a landscape appraisal undertaken in accordance with the principles of current guidance.
6. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
7. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Access

8. Vehicular and pedestrian access to the site will only be from the adjacent development site to the north (Land at The Parsonage).

Flood risk and drainage

9. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community facilities

10. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

11. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Site area 2.5ha Net Development area approximately 1.93ha
Approximate Yield 50
Net density 26 dwellings/ha

H1 (67) – Land to the south of Marden Road Staplehurst

Ward: Staplehurst

Parish: Staplehurst

Current use: Agriculture but fallow

The site is located on the south side of Marden Rd Staplehurst immediately adjacent to the currently defined western boundary of Staplehurst. It extends to approximately 4.67ha in area.

To the east of the site are detached properties in Jeffrey Close and terraced properties in Stanley Close erected in the early-mid 1970s.

To the west along Marden Road and north on the opposite side of Marden Road are existing dwellings of various styles and sizes and ages. The land opposite the site on the north side of Marden Road at Hen & Duckhurst Farm is a proposed residential development allocation under policy H1(36).

The boundary with Marden Rd. is formed by a hedgerow. To the south is Aydhurst Farm and Aydhurst Farm Oast, this is accessed via a trackway that runs along and forms the site's eastern boundary.

The land is relatively level and even. There is no discernible fall in any direction on the site. The site is unmanaged and overgrown, with a woodland area/overgrown orchard in its south west corner.

Land to the north of Henhurst Farm Staplehurst Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. A landscaped buffer of at least 15m in width shall be provided to the southern and western site boundaries to maintain an appropriate screening to the development from the countryside beyond.
2. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape/Ecology

3. The development proposals are designed to take into account the results of a landscape appraisal undertaken in accordance with the principles of current guidance.
4. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

5. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Access

6. Vehicular access to the site will be from Marden Road in such a location as not prejudice access to the allocated Hen & Duckhurst Farm site on the north side of Marden Road.

Flood risk and drainage

7. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Highways

8. Appropriate contributions towards improvements to the junction of Headcorn Road, Marden Road and the A229 subject to agreement with the Highways Authority.
9. Appropriate contributions towards the enhancement of vehicle and cycle parking provision at the railway station subject to agreement with the Highways Authority.
10. Provision of a footway/cycle way along the site frontage to Marden Road that also ensure connectivity with the required provision of a pedestrian and cycle crossing on Marden Road for the Hen & Duckhurst Farm site.

Community facilities

11. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

12. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Site area 4.67 ha Net Development area approximately 4.20ha

Approximate Yield 100

Net density 24 dwellings/ha

H1 (68) – Land to the north of Henhurst Farm Staplehurst

Ward: Staplehurst

Parish: Staplehurst

Current use: Agriculture

This is a relatively large site extending to 8.8ha in area and is predominantly in agricultural use. It immediately adjoins the designated Rural Service Centre of Staplehurst and its current settlement boundary as defined in the MBWLP 2000.

The land comprises large open fields of varying sizes generally separated by hedgerows/trees. From south of the site along PROW KM313 on higher ground there are good longer distance views of the site and the area currently being developed for housing to the south of Oliver Road.

Running through the centre of the site is a dry valley with the landform rising to the north east and west. To the north east, the land levels within Staplehurst village rise to in excess of 40m in the vicinity of the Parish Church, similarly to the west land levels rise more steeply again to over 40m. Land levels within the majority of the centre area of the site are between 25m and 30m.

The properties in Bell Lane that back onto the site have clear views across it and are generally located on higher ground than the adjacent farmland.

The north west corner of the site encircles the 'Oliver Road' development site where works to construct 53 units is under-way. This development contains open space and ecological mitigation areas, the southernmost of which, the proposed site borders on two sides.

The site's boundary with Bathurst Road is formed by a PROW and a woodland belt there is a pond at the southern end of the woodland.

To the south west of 67 Bell Lane (which bounds the site) and within the site is a further stand of trees with a pond at its centre. This is surrounded by cultivated land.

Land to the north of Henhurst Farm Staplehurst Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The northern section of the site only as defined on the Proposals Map, approximately 2.5ha, will be developed for residential purposes, to ensure the impact on the surrounding landscape is minimised.
2. The southern area as shown on the Proposals Map will be retained undeveloped to provide open space and ecological mitigation areas and where proven necessary allotments and shall link with the ecological/open space area provided for the Oliver Road development.

3. The development will provide pedestrian/cycle path links to PROW KM312 and KM302A to provide enhanced connections to the village centre and facilities.
4. The woodland belt on the site's eastern boundary will be retained and an appropriate buffer to the woodland provided within the development.
5. A buffer of at least 15m with no development within it shall be provided to the western site boundary with the ecological area secured as part of the development at Oliver Road to the north of the site.
6. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape/Ecology

7. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.
8. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
9. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Access

10. Vehicular access to the site will be from Oliver Road.
11. Emergency access will be via Bell Lane (PROW KM302A), which will require some upgrading.

Flood risk and drainage

12. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community facilities

13. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

14. Provision of publicly accessible open space as required by criterion 2 and contributions towards provision off-site where proven necessary.

Highways

15. Appropriate contributions towards improvements to the junction of Headcorn Road, Marden Road and the A229 subject to agreement with the Highways Authority.

16. Appropriate contributions towards the enhancement of vehicle and cycle parking provision at the railway station subject to agreement with the Highways Authority.

Site area 8.8ha Net Residential Development area approximately 2.5ha
Approximate Yield 60
Net density 24 dwellings/ha

H1 (69) – Land at Lodge Road Staplehurst

Ward: Staplehurst

Parish: Staplehurst

Current use: Agriculture

The site is located immediately to the west of the existing Lodge Road employment area on the northern edge of Staplehurst. It extends to 4.4ha in area. It is located south of the Tonbridge-Ashford railway-line which forms a strong boundary to the northern edge of Staplehurst.

A mixed use is proposed comprising employment and residential development. Residential development is proposed on 2.1ha of the site and some 10,000m² of employment space on the northern part of the site in an area currently allocated for employment use in the Maidstone Borough-wide Local Plan 2000 is also proposed. In between the two development areas opens pace and ecological mitigation centred on a pond and existing trees/hedges is proposed. This would connect with the northern boundary to provide connectivity to land further west.

The site is bounded to the east by existing industrial units of varying sizes and uses, and to the north by the Tonbridge-Ashford railway line. The northern section of the site between the existing industrial units and the railway is enclosed and fenced. It comprises scrubland with hedges and trees along the boundary and also around an existing pond. The remainder is open agricultural land. The land is relatively level and flat with no discernible slope. The western site boundary is not defined on the ground. To the south east of the site is an area of scrubland to the west of the existing Autoflow building.

To the immediate west of the site, is land at Hen & Duckhurst Farm allocated under Policy H1(36) of the Maidstone Borough Local Plan.

Lodge Road currently extends to the eastern boundary of the site and development on this site would enable a pedestrian/cycle link to be provided through the site to the Hen & Duckhurst residential site to the west, to improve accessibility to the station and the employment area.

Land at Lodge Road Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The northern section of the site will be retained for employment use providing some 10,000sqm of floorspace.
2. The central part of the site including the existing pond will be retained as a landscaped/ecological area. Landscape/ecological corridors will also be provided alongside the railway line and the south east boundary of the site, to maintain appropriate habitat connectivity.

3. The development will provide a pedestrian/cycle path link through the site from an extended Lodge Road to the adjacent Hen & Duckhurst Farm residential site to the west.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape/Ecology

5. The development proposals are designed to take into account the results of a landscape appraisal in accordance with the principles of current guidance.
6. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
7. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Contamination

8. The development will be subject to the results and recommendations of a land contamination survey.

Access

9. Vehicular access to the employment site will be solely from Lodge Road.

Flood risk and drainage

10. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community facilities

11. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

12. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Highways

13. Appropriate contributions towards the enhancement of vehicle and cycle parking provision at the railway station subject to agreement with the Highways Authority.

Site area 4.4ha Net Residential Development area approximately 2.1ha
Approximate Yield 60
Net density 29 dwellings/ha

H1(70) – Land at the junction of Church Street and Heath Road Boughton Monchelsea

Ward: Boughton Monchelsea and Chart Sutton
Parish: Boughton Monchelsea

Current use: Agriculture (Arable)

The site adjoins the existing settlement of Boughton Monchelsea. It currently comprises an arable field, until recently an orchard, and is located on the north east side of the junction with Church Lane and Heath Road (B2163).

The site is adjoined to the north (on Church Street and Lewis Court Drive) by existing housing and also to the east by dwellings that front Heath Road. The NE corner of the site adjoins existing woodland. To the west is the recreation ground and village hall. To the south side of Heath Road set back from the junction of Heath Road and Church Hill is The Lodge to Boughton Monchelsea Place. The woodland opposite the site is part of the Registered Historic Park to Boughton Monchelsea Place.

There is a strong boundary hedge to the Heath Road frontage except for an existing field gate.

Access should be taken from Church Street not the B2163. The development should respect the setting of the Church Street/Church Hill/Heath Road junction.

Kent Highway Services have identified that the junction of the B2163 Heath Road and A229 Linton Road/Linton Hill at Linton Crossroads will be over its design capacity when committed and planned development takes place. They have therefore indicated that development sites at Coxheath and Boughton Monchelsea should make contributions towards those improvements.

Church Street/Heath Road Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The proposed layout respects the setting and relationship of The Lodge (to Boughton Monchelsea Place) to Heath Road and the junction with Church Street/Church Hill and maintains a set-back of a minimum of 15m for development at the junction of Church Lane and Heath Road.
2. The proposed layout retains the existing hedgerow to Heath Road and provides an appropriate buffer to the existing woodland in the NE corner of the site.
3. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Access

4. Vehicular access shall only be taken from Church Street

Landscape

5. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.

Drainage and Flood risk

6. Development will be subject to the results and recommendations of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding along the River Loose at The Quarries and downstream from The Quarries.

Heritage impact

7. Development will be subject to the result and recommendations of a Heritage Impact Assessment that addresses the impact of the development on the setting of The Lodge and the Registered Historic Park to Boughton Monchelsea Place.

Ecology/biodiversity

8. Development will be subject to the results and recommendations of a phase 1 habitat survey and any species specific surveys that may as a result be recommended together with any necessary mitigation/enhancement measures particularly in relation to the adjacent woodland to the NE corner of the site.

Community facilities

9. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

10. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Highways

11. Appropriate contributions towards improvements at the junction of the B2163 Heath Road with the A229 Linton Road/Linton Hill at Linton Crossroads.

Site area 1.27ha Developable area 1.27ha

Yield 40

Net density 31.5 dwellings/ha

H1(71) – Lyewood Farm Green Lane Boughton Monchelsea

Ward: Boughton Monchelsea and Chart Sutton

Parish: Boughton Monchelsea

Current use: Agriculture (Chicken Rearing)

Boughton Monchelsea is a village that comprises and is characterised by a number of distinct groups/clusters of dwellings. Development on this site, provided it was limited to the area of the current built development, particularly on its northern side to avoid coalescence with The Quarries, would result in the creation of a further such group of dwellings.

The site comprises an area of 3.6ha of which some 1.25ha comprise a range of chicken sheds. These are large utilitarian structures that are out of character with and visibly prominent in the landscape, particularly from the higher ground north of The Quarries towards the urban edge of Maidstone and Pested Bars Road.

Development would result in the removal of the existing chicken sheds and the remediation of any associated contamination as well as a reduction in HGV movements to the site.

The area to the west of the existing sheds should be landscaped along PROW KM104A and a suitable buffer should also be provided to Lyewood Farm Oast and the existing farmhouse.

Given the need to ensure development fits appropriately into the landscape and maintain the separation between the site and The Quarries to the north, a low to medium density development would be appropriate. There should be no built development north of the existing chicken shed buildings.

Access should only be from Green Lane.

Kent Highway Services have identified that the junction of the B2163 Heath Road and A229 Linton Road/Linton Hill at Linton Crossroads will be over its design capacity when committed and planned development takes place. They have therefore indicated that development sites at Coxheath and Boughton Monchelsea should make contributions towards those improvements.

Lyewood Farm Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. Built development will be restricted to the current developed area of the chicken sheds (approximately 1.25ha). The remaining area will be given over to landscaping/open space/garden in order to provide an appropriate setting for development given its sensitive context.

2. Landscaping shall be provided on the western site boundary adjacent to the existing woodland and PROW KM104A to assist in the screening of and providing a setting for the new development from the west.
3. Landscaping shall also be provided along the site boundary with Lyewood Oast.
4. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance, that in particular addresses the impact of the development from Cliff Hill and PROW KM100 that runs east/north east from Cliff Hill towards Pested Bars Road and from Green Lane and Old Tree Lane.
5. The proposed layout shall respect the clustered pattern of development that characterises the groups of dwellings within this part of Boughton Monchelsea parish. There will be no built development to the north of the existing chicken sheds
6. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Access

7. Vehicular access to the site will only be from Green Lane.
8. The design of the site access road will retain and incorporate PROW KM106 in the section between its junction with Green Lane and the existing driveway to Lyewood Oast.
9. A footpath/cycle path will be provided along the frontage to Green Lane on land within the landowner's control to the north of the existing hedgerow (which shall be retained) from a point east of KM104A until the site access road.

Drainage and Flood risk

10. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding along the River Loose at The Quarries and downstream from The Quarries.

Contamination

11. Development will be subject to the results and recommendations of a land contamination survey.

Archaeology

12. Development will be subject to the results and recommendations of a detailed archaeological impact assessment.

Community facilities

13. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

14. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Highways

15. Appropriate contributions towards improvements at the junction of the B2163 Heath Road with the A229 Linton Road/Linton Hill at Linton Crossroads.

Site area 3.6ha Developable area 1.25ha

Approximate yield 25:

Net density 20 dwellings/ha

H1(72) – Land adj. The Windmill PH Eyhorne Street Hollingbourne

Ward: North Downs

Parish: Hollingbourne

Current use: Stabling and paddock/horse grazing

The site amounts to 1.5ha in area and comprises one large field divided into three. It is located to the SW of the village hall and car park and the car park to The Windmill PH. It is located on the south side of Eyhorne Street.

The site abuts the Eyhorne Street Conservation Area on its northern boundary and the access from Eyhorne Street lies within the conservation area boundary. The dwellings fronting Eyhorne Street and the Windmill PH within the conservation area closest to the site are Grade II Listed Buildings.

Access to the site is gained by a tarmac-surfaced track/roadway to the west of the PH (that is also PROW KH199), that runs SE from Eyhorne Street.

The land rises towards the South West (towards HS1 and the M20) and falls from North West to South East towards Grove Mill House. The land is subdivided by post and rail fencing.

There is a stable/shelter building sited against the northern boundary which is formed by a substantial hedge. A further open-fronted storage building is located against the south eastern boundary also against some existing tall trees/hedging. The North East boundary of the site with the PROW and the two car-parks is formed by a dense hedgerow with a line of trees towards the South East corner of the site on the boundary. The hedgerow along the South West boundary is less dense and there are gaps within it.

Grove Mill House located to the South East of the site is a large detached dwelling with associated outbuildings that partly have consent for commercial uses.

Land Adj. The Windmill PH Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. A low to medium density scheme will be developed reflecting the context of this allocation.
2. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and design cues from the adjacent Conservation Area and other designated Heritage Assets and shall demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

3. The existing hedges along the boundary with properties in Eyhorne Street will be retained and reinforced and a buffer of at least 15m provided between the development and the adjacent wooded area in the western corner of the site. The hedgerow and trees along PROW KH199 will be retained except where the vehicular access to the site is formed.

Heritage Impact

4. The development proposals are designed to take into account a detailed Heritage and Archaeological Impact Assessment that addresses the setting of the adjacent designated Heritage Assets.

Access

5. Access will be taken from Eyhorne Street via the existing track serving the village hall and Grove Mill House

Landscape/Ecology

6. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.
7. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
8. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Flood risk and drainage

9. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community facilities

10. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

11. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Site area 1.5ha Developable area 1.5ha

Approximate yield: 15

Net density: 10dwellings/ha

H1(73) – Land at Brandy’s Bay South Lane Sutton Valence

Ward: Sutton Valence and Langley

Parish: Sutton Valence

Current use: Dwelling and stabling and paddock/horse grazing

The site is located within an area of Sutton Valence known as The Harbour located on South Lane some 350m south of the main part of Sutton Valence village located along the scarp slope of the Greensand Ridge. Whilst some distance from the facilities within the upper village area there is a continuous footway along South Lane linking the two sections of the village.

The site amounts to 2.1ha and comprises a detached dwelling located just to the south-east of South Lane with a concrete driveway on its north eastern side running alongside a stream. To the rear, (SE of the house), the site widens-out considerably. Located to the rear of the dwelling’s garden is a group of stables and a yard area. The remainder of the site is a grassed paddock.

The NE corner of the larger paddock area is lower than the stable yard and the land also rises to the SW towards the houses that front South Lane. The eastern boundary is lower than the western part of the site as a consequence.

The paddock area is bounded by mature and well established hedgerows and trees along its northern, eastern and southern boundaries.

A stream runs along the north eastern boundary before running into a larger stream that forms the site’s eastern boundary.

The site is well screened to its northern and eastern boundaries and along the boundary with public footpath KH505 to the south. The site’s western boundary bounds the rear gardens of properties that front South Lane.

Brandy’s Bay Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The proposed site layout will retain the existing streams within and adjacent to the site boundaries open and un-culverted.
2. The development will provide ecological mitigation/enhancement areas and landscaped buffers along the North, East and South site boundaries to ensure appropriate habitat connectivity and the retention of existing trees and hedgerows.
3. The layout shall provide for a centrally positioned access road off South Lane with landscaping to the site boundaries and an avenue of trees along the new access road.

4. The scheme shall provide for a footpath link from South Lane to PROW KH505 at an appropriate access point on the southern site boundary to improve connectivity to the countryside beyond.
5. The site layout will be designed to accommodate the difference in site levels west to east across the site without extensive excavation and re-modelling of the landform.
6. The layout will provide for a range of dwelling types and sizes to ensure an appropriate mix of accommodation is provided.
7. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Landscape/Ecology

8. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.
9. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
10. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Contamination

11. Development will be subject to the results and recommendations of a land contamination survey.

Flood risk and drainage

12. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community facilities

13. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Open space

14. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Site area 2.1ha Developable area 1.499ha
Approximate yield: 40 Net density: 26.7dwellings/ha

H1 (74) – Land at Wren’s Cross Upper Stone Street Maidstone

Ward: High Street

Parish: N/A

Current use: Vacant

The site comprises approximately 0.4ha of land located on the west side of the A229 Upper Stone Street immediately to the SW of its junction with Knightrider Street/Lower Stone Street and the A249 Mote Road. The land rises towards the south along Upper Stone Street from the junction in the order of 5-6m. The site has a frontage to both Upper Stone Street and also to Foster Street on its southern boundary.

The existing buildings which are all currently vacant, were previously associated with the earliest police station in Kent, and include the former judges house (used more recently as offices) within a Grade II Listed Georgian building, together with extensions at the rear, of a later date; a three-storey Victorian former police barracks comprising effectively three dormitories and three smaller rooms; a former police superintendent’s house; a former coach house which is fire damaged with the roof removed which is two-storey and a store room. In addition there is a small range of single-storey store rooms. The south east corner of the site comprises a car park and an area used by a local taxi firm. On the Upper Stone Street frontage is a carpet shop with a car park to its rear. This is currently outside the site but should be included if it becomes available.

The Council has a statutory duty to ensure the preservation/enhancement of these heritage assets. The site is located in a prominent position within the town centre and is in clear need of sensitive regeneration to ensure that the designated heritage assets within the site which are visibly deteriorating, are retained and restored and the streetscape enhanced in the vicinity of the site.

The site is in a highly sustainable Town Centre location and as such a relatively high density scheme would be appropriate to ensure best use is made of the land whilst at the same time seeking to ensure the heritage assets are preserved or enhanced.

The site owners consider that the site could accommodate a mixed residential and Class A1 retail use (most likely to be in the form of a local convenience store). I do not consider it necessary to specifically allocate the site for retail use, however, if such a use is proposed, I would consider that a local convenience store in the region of 250-300m² would be appropriate.

The site is in a sustainable location on the edge of the Town Centre and comprises previously developed land. Given the town centre location, it is considered that up to 60 units would provide an appropriate density having regard to the site’s setting and constraints (trees and heritage issues) and the need to ensure an appropriate and viable scheme sufficient to achieve the restoration of the heritage assets is achieved. Work will need to be undertaken to establish an appropriate level of development that secures the retention and restoration of the designated/non-designated heritage assets and provides an appropriate setting for them.

In terms of future development proposals, the Georgian House and buildings to its rear as well as the former barracks accommodation should be retained and restored. Any proposals to demolish the Superintendent's House and the stables/coach house would need to be fully justified in a Heritage Statement and fully recorded before any demolition takes place.

Given the site's topography and the height of the existing buildings on the site, buildings close to the Georgian House and Barracks should be no more than three-storeys. Towards the junction of Upper Stone Street and Foster Street buildings should be no more than four-five storeys in height. Any building at the junction of Upper Stone Street and Foster Street should 'turn the corner' and provide active elevations to both streets.

As well as the need to preserve/restore heritage assets, the Upper Stone Street area and its junction with Knightrider Street are within an Air Quality 'hotspot.' Traffic noise and disturbance from traffic is also considerable. The existing pedestrian environment on Upper Stone Street is unpleasant.

Any development scheme should therefore seek to improve pedestrian and cycle facilities on Upper Stone Street and improve the environment generally through appropriate set-back of the buildings and provision of landscaping to give greater separation between future residents/pedestrians and the traffic in Upper Stone Street. The existing tree to the south east of the Grade II listed building on the Upper Stone Street frontage should be retained as part of any development scheme.

Land at Wren's Cross Upper Stone Street Maidstone Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The layout shall show the retention and restoration of the Georgian House and its rear additions and the former barrack block.
2. The layout should seek to retain and restore the Superintendent's house and coach house/stable block unless it is clearly demonstrated through an appropriate heritage statement, structural survey and detailed schedule of works/costings that this is not viable.
3. Any application should be accompanied by a detailed viability assessment and appraisal showing that the development proposed is the minimum necessary to secure criteria 1 and 2 above.
4. An appropriate legal mechanism is entered into to secure the completion of the restoration/renovation works comprised in criteria 1 and 2 at an agreed point in the delivery of the development together with payment of a bond that will be repaid in stages once scheduled works are completed.

5. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.
6. The development should show any new buildings no higher than three-storeys adjacent to the retained heritage assets rising to no more than four to five storeys at the junction of Upper Stone Street and Foster Street.
7. The development should show any building located at the junction of Foster Street and Upper Stone Street designed with active elevations to both streets.
8. The development should provide for an enhanced public realm and better segregation from traffic along the Upper Stone Street frontage including improved pedestrian and cycle facilities and appropriate landscaping including provided. Existing prominent trees should be retained as part of the development scheme where they have an appropriate safe useful life expectancy. Otherwise they should be removed and their loss mitigated with appropriate semi mature feature trees.
9. Given the noise and air quality issues

Heritage

10. Any application is accompanied by a detailed Heritage and Archaeological Impact Assessment that addresses the elements included in criteria 1 and 2 above.

Landscape/Ecology

11. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
12. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Air Quality

13. Appropriate air quality mitigation measures will be implemented as part of the development

Noise

14. Development will be subject to a noise survey to demonstrate any necessary attenuation measures in respect of the site's town centre location adjacent to a highway.

Contamination

15.The development will be subject to the results and recommendations of a land contamination survey.

Drainage and Flood risk

16.The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

Community infrastructure

17.Appropriate contributions towards community infrastructure will be provided where proven necessary and the development scheme is viable given the priority will be to ensure the achievement of criteria 1 and 2 above.

Open space

18.Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Site area 0.4ha Developable area 0.4ha
Approximate Yield 60 Net density 150 dwellings/ha

Policy H1(48) Land at Heath Road Boughton Monchelsea

Omit Policy H1 (48) Land at Heath Road Boughton Monchelsea as an allocated housing site.