

# LENHAM

## Masterplanning Report

**AECOM**

**FINAL REPORT**

December 2019

**locality**  
the power of community



**Quality information**

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Contents

1. Introduction ..... 6

1.1. Introduction ..... 6

1.2. Objective ..... 6

1.3. Process ..... 6

1.4. Area of Study ..... 6

1.5. The Sites ..... 8

2. Planning Policy Review ..... 12

2.1. Neighbourhood Plan Draft September 2018 ..... 12

2.2. Maidstone Borough Local Plan October 2017 ..... 14

3. Masterplanning ..... 18

3.1. Introduction ..... 18

3.2. Site Schedule ..... 20

3.3. Site Masterplanning ..... 21

3.4. Plans ..... 22

4. Delivery ..... 30







HARRIETSHAM 2  
MAIDSTONE 9

Heather's





Introduction

01

# 1. Introduction

This section provides context and general information to introduce the project and its location.

## 1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide masterplanning support to Lenham Parish Council. The support is intended to provide masterplanning assistance to the group’s work in producing the Lenham Neighbourhood Plan (LNP).

## 1.2. Objective

The objectives of the report were agreed with Lenham Parish Council at the outset of the project. This report provides masterplanning guidance on seven sites selected for 1,000 dwellings in the draft Lenham Neighbourhood Plan. In respect to the sites, it examines their contexts, projected residential and open space areas and indicative road layouts. In addition, the report reviews the policy context of the allocated sites.

## 1.3. Process

Following an inception meeting and site visit, AECOM and LNP Group members agreed a task of masterplanning support. The following steps were undertaken to produce this report:

- Initial site visit and observations;
- Policy review;

- Analysis of the sites and their respective contexts;
- Preparation of a masterplan for the sites: key requirements are allocations of residential use and open space and road layouts;
- Preparation of a draft report. Subsequently revised in response to ongoing feedback provided by Lenham Parish Council; and
- Submission of a final report.

## 1.4. Area of Study

Lenham is a large market village and civil parish in the district of Maidstone in Kent. With a population of 3,370 it is one of the larger settlements located along the M20 corridor between Maidstone and Ashford. It is roughly equidistant between the two towns: 15km south-east of Maidstone and 16km north-west of Ashford. The Kent Downs Area of Outstanding Natural Beauty runs just north of the village, with a ridge rising away north-east of from the River Len valley in which Lenham lies.

The settlement has a historic core including medieval timber framed houses and a 12th century parish church. More recently, the village has expanded towards the station lying 1km south-west. It is very well connected by infrastructure: the old A20 runs on a bypass north of the village and the M20 offers fast connections to London and the south-east, Folkestone and Continental Europe via the Channel Tunnel or ferries. In addition, there are hourly train services to London Victoria and Ashford International, and at the latter there are regular Eurostar and high speed Southeastern services. HS1 was built just to the south of the village in 2003.

The parish has a community centre, a primary school, Lenham Primary, and secondary school, The Lenham School. Lenham has a wide range of amenities including a cricket club, football club, social club, hotels, pubs, restaurants and activity venues. Local landmarks include the Grade I listed St Mary’s Parish Church, Grade II listed medieval and Georgian buildings in the historic core and a noted war memorial chalk cross carved into the ridge above the village in 1922. There are bus services to Maidstone to Ashford in addition to trains with bus stops throughout the village.



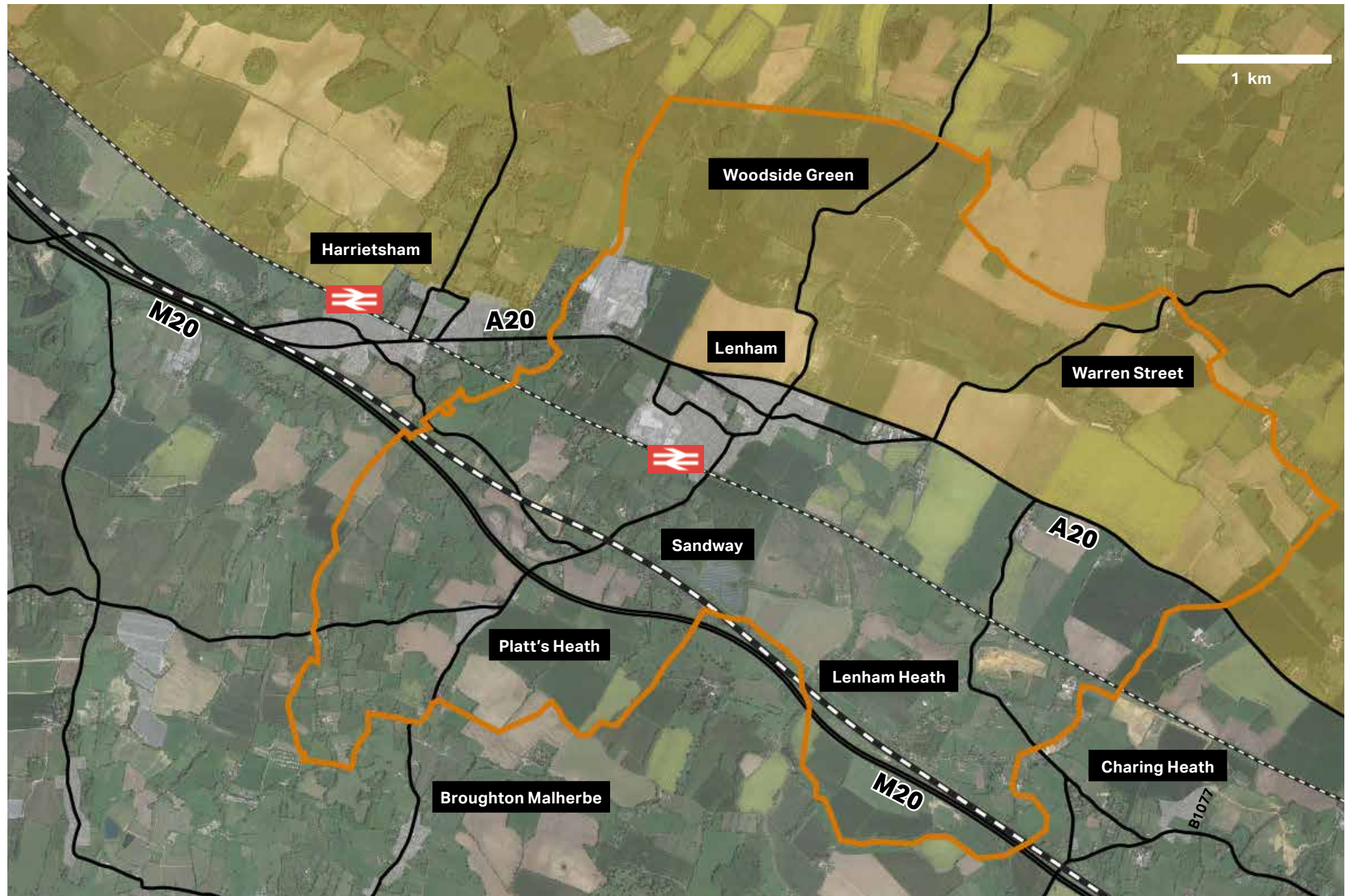


Figure 1: Lenham Parish area, with parish boundary shown in orange and AONB shown in yellow (source: Google Earth).

## 1.5. The Sites

The sites considered are shown in Figure 2. The sites have been allocated as Strategic Housing Delivery Sites in the LNP draft for consultation.

Note that this report is not commenting on the suitability of sites for development, especially as these are in the process of being allocated after a thorough process of cooperation between Lenham Parish Council, local stakeholders, housebuilders and Maidstone Borough Council. Rather, it is demonstrating how the sites might be designed and planned when they come forward. The key aims of the site plans have been to accurately calculate residential and open space hectareage with an outline road layout.

### Site 1

- Situated to the east of the village, land adjacent to Old Ashford Road;
- Owned by Dean Lewis Estates Ltd;
- 85 dwellings outlined;
- Constraints: overlooked by AONB, low risk of surface water flooding.

### Sites 2, 3 and 4

- These sites form a cluster to the south of the village adjacent to the railway station;
- Site 2: owned by Towers/Eastwood Land, 110 dwellings outlined;
- Site 3: owned by Knight Land, 230 dwellings outlined;
- Site 4: owned by Russell Land, 110 dwellings outlined;
- Constraints: low to high risk of surface water flooding, adjacent to mature woodland, public footpath.

### Sites 5, 6 and 7

- These sites form a cluster to the west of the village;
- Site 5: owned by Countryside Properties PLC, 360 dwellings outlined;
- Site 6: owned by Lenham Parish Council, 50 dwellings outlined;
- Site 7: owned by Wealden Homes Ltd, 55 dwellings outlined;
- Constraints: overlooked by AONB, low to high risk of surface water flooding, adjacent to mature woodland.



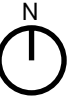


Figure 2: Site locations shown in blue, residential commitment sites shown in magenta, and housing sites allowed on appeal shown in pink (source: Google Earth).









Planning Policy Review

02

## 2. Planning Policy Review

This section summarises relevant policy documents. It focuses on specific issues raised by Lenham Parish Council for clarification - in particular, open space requirements for the sites being brought forward for development - rather than a more general summary.

### 2.1. Neighbourhood Plan November 2019

#### Policy D1 Quality Design

Developments should show interest and subtlety in site street layouts, incorporating closes and squares rather than straight roads or continuous curves.

#### Policy AT1 Active travel

Applications should demonstrate the delivery of walking and cycling routes to encourage active travel and reduce the reliance on vehicular movement. These should link into the existing footpath and cycle network and provide connections to amenities.

#### Policy AT2 Public transport

Proposals for housing development on the edge of Lenham should help deliver new, extended or more frequent bus services with high quality facilities. Developments should be in close proximity to public transport services and enhance connectivity to these.

#### Policy AT3 Design to encourage sustainable transport

The Parish Council will foster an integrated network of bus services, cycleways and footways. Proposals should consider bus services routes, both by integrating with existing services and accommodating future extensions. Streets should be designed carefully to balance the needs of various users, particularly pedestrians, cyclists and bus users.

#### Policy GS1 Natural and amenity green space

New developments should support wildlife habitats, provide outdoor space throughout including private and community gardens, allotments and woodland. In addition, links between Lenham and its countryside setting should be upgraded. Developments should enhance the quality of public spaces and the streetscapes within the built-up area.

The Strategic Housing Development Sites shall enhance the biodiversity of the site and provide public open space in regard to the Maidstone Borough Local Plan (MLP), especially MLP Policy DM19. The Strategic Housing Development Sites meet the requirements for playing pitches arising from the proposed dwellings together with the replacement of the playing field facility at William Pitt Field (Site 6).

#### Policy SHDS1 Strategic Housing Delivery Sites: General Requirements

Proposals will be subject to the results and recommendations of a phase one ecological survey prepared to the satisfaction of Maidstone Borough Council. Appropriate surface water and flood mitigation measures will be demonstrated by all development proposals. Open space will either be provided on-site or through off-site provision elsewhere in Lenham Parish. Development proposals will include a detailed masterplan showing details of access and drainage. Proposals should include a detailed masterplan for the site in general accordance with the Illustrative Masterplan included within the Neighbourhood Plan.

#### Policy SHDS2 Housing Delivery Sites: Design principles

Applications should envisage a legible layout with a high quality environment with streets optimising their placemaking function. Design measures should minimise journeys by car and encourage connectivity via walking, cycling and public transport. Proposals should enhance the landscape with attractive and clearly defined public and private spaces.



Table 2: Initial Open Space Requirements by Site

Site no.	Units	Amenity Green Space (ha)	Provision for play (ha)	Outdoor sports (ha)	Allotments and community gardens (ha)	Natural and Semi-Natural Open Space (ha)	Total Provision (ha):
1	85	0.145	0.102	0.162	0.060	1.233	1.7
2	110	0.187	0.132	0.209	0.077	1.595	2.2
3	230	0.391	0.276	0.437	0.161	3.335	4.6
4	110	0.187	0.132	0.209	0.077	1.595	2.2
5	360	0.612	0.432	0.684	0.252	5.220	7.2
6	50	0.085	0.060	0.095	0.035	0.725	1.0
7	55	0.094	0.066	0.105	0.039	0.798	1.1
Total:	1,000	1.7	1.2	1.9	0.7	14.5	20.0

**Notes:**

*These initial requirements represent the open space requirements for all sites in a base scenario. In reality, these allocations will be redistributed in line with neighbourhood plan adjustments and site constraints.*

*Over-provision in one category may be offset against under-provision in other categories. Where open space cannot be provided to meet these requirements, the draft policy proposes that a financial contribution will be made to Lenham Parish Council at £1,575 per dwelling.*

Neighbourhood Plan Open Space Adjustments by site

Site 1 is allocated a large sport and recreation area to include a play area of 0.25 ha, an area for a sports pavilion and car park of 0.45 ha and further sports pitches. The sports pitches will include a replacement of the facility located at William Pitt Field (Site 6).

Site 2 is allocated 0.25 ha of play provision for children and young people and 0.25 ha of amenity space.

Site 3 is allocated 2 ha of open space, inclusive of a 1.05 ha outdoor sports space, In addition, a 0.25 ha of play provision for children and young people and 0.25 ha of amenity space is outlined.

Site 4 is allocated 0.25 ha of play provision for children and young people and 0.25 ha of amenity space.

Site 5 is allocated for at least 6.57 ha of Strategic Open Space, inclusive of 1.04 ha of sports space, 0.5 ha of allotments, 0.25 ha of play provision for children and young people and 0.25 ha of amenity space.

Site 6 will not contain open space, thereby leading to a loss of 1.81 ha of Outdoor Sports space, and will make its contribution to replacement playing pitches at Site 1. Note that Site 6 is owned by Lenham Parish Council and operated for sports. This process of reallocation will require close partnership with Sports England.

Site 7 will contain 0.15 ha of natural and semi-natural open space to allow a buffer to the north.

## 2.2. Maidstone Borough Local Plan October 2017

### Policy SS1 Maidstone Borough Spatial Strategy

Allocates Lenham as a rural service centre suitable as a secondary focus for housing development and the enhancement of services.

### Policy SP8 Lenham Rural Service Centre

Two sites have already been allocated for 155 new dwellings and there will be upgrades to highway and transport infrastructure with improvements to pedestrian access. Services will be upgraded, including the expansion of schools. In cooperation with the LNP a further 1,000 dwellings will be achieved after April 2021. Master planning of the area will be integral to achieving sustainable development. Housing site allocations and associated infrastructure requirements will be made through the LNP and local plan review by April 2021. Consideration should be given to the setting of the Kent Downs AONB.

### Policy H2 (3) Lenham

It is important that future developments integrate with the existing form of Lenham such that they are seen as part of the village they adjoin. They should provide a network of open spaces and green infrastructure for amenity, play, sport and recreation, including allotments, local nature reserves, woodlands, green spaces and wildlife corridors.

### Policy DM19 Publicly accessible Open Space and Recreation

The Lenham Neighbourhood Plan follows the local authority's open space requirements, shown in Table 4. If open space cannot be provided in full due to constraints then it can be delivered off-site within accessible distance. A financial contribution can be made where a development is of insufficient size or site constraints. Developments which result in a net loss of open space or sport or recreation facilities will not be permitted unless there is no resulting deficiency and an alternative provision can be made to replace the loss.

Under the provisions of (MBLP) Policy DM19, if a proposed housing site is close to an existing open space facility then a theoretical requirement to provide open space for that site, within that category, may be discounted against the realistic use of that existing facility. Sites 2, 3 and 4 all lie very close to Kiln Wood, a very large area of Natural Open Space which is accessible to those sites by virtue of the east-west running public footpath which forms the southern boundary to Site 2 and continues to meet Ham Lane. The theoretical requirement to provide Natural and Semi-Natural Open Space for Site 2, Site 3 and Site 4 may therefore be substantially discounted. This allows for a more realistic total provision required for the Plan of 16.098 ha, rather than the initial theoretical requirement of 20.0 ha derived in Table 2. The Submission Draft Neighbourhood Plan (2019) makes policy provision for open space based on a consideration of the above theoretical requirements together with a realistic appraisal of the constraints and opportunities afforded by each particular site.







**SANDWAY**

**1**

**PLATTS HEATH**

**1 1/2**

**HEADCORN**

**6 3/4**





**Masterplanning**

**03**

# 3. Masterplanning

This section proposes a masterplanning approach for the sites, with a focus on residential areas, open space and road layouts.

## 3.1. Introduction

This chapter will first demonstrate our analysis of each site and their constraints. Informed by the policy context and a detailed understanding of every site's conditions, the masterplans then demonstrate residential and open space allocations with an indicative road layout. The process undertaken to inform these plans was:

- Meeting with Lenham Parish Council to understand detailed site aims;
- Site visits to assess the spatial context;
- Planning policy review: and
- Preparation of plans for each site based on existing masterplans, the number of allocated dwellings, open space requirements, specific constraints and urban design best practice.

The 7 sites, comprising greenfield sites, are in the process of being allocated for housing and open space purposes in the LNP, Policy SHDS1. The plan also makes specific requirements of the types of minimum open space by site. The masterplan meets all the aims of the Neighbourhood Plan policies while ensuring that Local Plan open space requirements are also met as far as possible. This has required often detailed refinement. It has met the key goals of this work in providing accurate hectarages for residential land and open space for all of the sites.

### Site 1

- Being allocated for 85 dwellings;
- Including an amenity space, provision for play, a large outdoor sports area, with three pitches alongside a sports pavilion and an associated car park, and a large natural and semi-natural open space;
- This site has been identified to provide off-site open space for other sites in the Neighbourhood Plan, particularly the outdoor sports area, including the replacement of pitches currently located at Site 6;
- Constraints include a buffer to countryside to the east and south, the site is overlooked by the AONB.

### Site 2

- Being allocated for 110 dwellings and provision for amenity and play spaces;
- Constraints include a stream with flood risk, woodland and hedgerows, which will be maintained as open space.

### Site 3

- Being allocated for 230 dwellings;
- Including provision for amenity space, play space, a small outdoor sports area and a natural and semi-natural open space;
- Constraints include proximity to ancient woodland and an area of flood risk where a buffer of open space will be located.

### Site 4

- Being allocated for 110 dwellings and provision for amenity and play spaces;
- Constraints include a stream and pond with flood risk.

### Site 5

- Being allocated for 360 dwellings;
- Including provision of an amenity space, play, a small outdoor sports area, a large allotment and community garden and a large natural and semi-natural open space;
- Constraints include proximity to ancient woodland, neighbouring countryside and a stream with flood risk where open space will be located. The site is overlooked by the AONB.

### Site 6

- Being allocated for 50 dwellings;
- Site currently contains sports pitches which will be replaced at Site 1, and will not contain any open space because of size constraints;
- The site is overlooked by the AONB.

### Site 7

- Being allocated for 55 dwellings;
- Including provision of a small natural and semi-natural open space.
- The site is overlooked by the AONB.



**Table 3: Proposed Open Space Final Allocation**

Site no.	Units	Amenity Green Space (ha)	Provision for play (ha)	Outdoor sports (ha)	Allotments and community gardens (ha)	Natural and Semi-Natural Open Space (ha)	Total Provision (ha):
1	85	0.250	0.250	3.633*	0	3.661	7.794
2	110	0.250	0.250	0	0	0	0.500
3	230	0.250	0.250	1.050	0	0.845	2.395
4	110	0.250	0.250	0	0	0	0.500
5	360	0.250	0.250	1.040	0.500	4.520	6.570
6	50	0	0	-1.811	0	0	-1.811
7	55	0	0	0	0	0.150	0.150
<b>Total:</b>	<b>1,000</b>	<b>1.250</b>	<b>1.250</b>	<b>3.912</b>	<b>0.500</b>	<b>9.177</b>	<b>16.098</b>

**Notes:**

When totalled the neighbourhood plan allocations provide 16.098 ha which is below the theoretical DM19 requirement of 20 ha. The Neighbourhood Plan team has derived this lower figure in consultation with stakeholders after considering site constraints and the opportunity provided to use the existing provision of Natural Open Space within Kiln Wood. MBLP Policy DM19 makes provision for landowners to make contributions through Section 106 agreements to provide for the upgrade of other facilities off-site to make good any shortfalls with the on-site provision.

\*Includes 0.45 ha of sports pavilion and car park area because under NPPF para. 97 and Sports England Guidance this can contribute to the replacement of lost outdoor sports space at Site 6.

**Table 4: Site Residential Area and Density**

Site no.	Area (HA)	Open Space (HA)	Residential Area (HA)	Total # Dwellings	Density (dph)
1	11.594	7.794	3.800	85	22
2	4.029	0.500	3.529	110	31
3	9.595	2.395	7.200	230	32
4	3.671	0.500	3.171	110	35
5	18.756	6.570	12.186	360	30
6	1.811	0 (-1.811*)	1.811	50	29
7	1.817	0.150	1.667	55	33
<b>Total:</b>	<b>51.273</b>	<b>17.909 (16.098*)</b>	<b>33.364</b>	<b>1,000</b>	<b>30</b>

**Notes:**

The sites achieve a density of around 30 dwellings per hectare which is a standard rural development density arising from the provisions of the adopted Maidstone Borough Local Plan."

\*17.909 ha of open space will be provided, but this includes the replacement of 1.811 ha of open space.

### 3.2. Site Schedule

Table 5: Site schedule for all sites

Site Number	Total # Dwellings	Total Area (HA)	Residential Area (HA)	Total Open Space (HA)	Amenity Green Space (ha)	Provision for play (ha)	Outdoor sports (ha)	Allotments and community gardens (ha)	Natural and Semi-Natural Open Space (ha)
1	85	11.594	3.800	7.794	0.250	0.250	3.633	0	3.661
2	110	4.029	3.529	0.500	0.250	0.250	0	0	0
3	230	9.595	7.200	2.395	0.250	0.250	1.050	0	0.845
4	110	3.671	3.171	0.500	0.250	0.250	0	0	0
5	360	18.756	12.186	6.570	0.250	0.250	1.040	0.500	4.520
6	50	1.811	1.811	0 (-1.811)	0	0	0 (-1.811)	0	0
7	55	1.817	1.667	0.150	0	0	0	0	0.150
<b>Total:</b>	<b>1,000</b>	<b>51.273</b>	<b>33.364</b>	<b>17.909 (16.098)</b>	1.250	1.250	5.733 (3.922)	0.500	9.177



### 3.3. Site Masterplanning

#### Site 1

Site 1 can be divided into two sections. The eastern part of the site is a flat field which will be developed to provide 85 dwellings. In addition, there will be a 15 metre buffer to the east and south of this field where it adjoins other greenfield land and there are existing public footpaths. The buffer will allow a transition of natural and semi-natural open space, retain existing hedgerows and help to soften views of the development from the nearby Kent Downs AONB. In the residential area, there will be open space easily accessible to all residents with amenity green space and a play space. Residents of the 85 dwellings should have their own community green space separate from the sports area which will serve the whole of Lenham.

The western part of the site will contain a sports centre, car park and three sports pitches. Areas of higher flood risk along the stream that runs between the western and eastern parts of the site have been allocated as natural and semi-natural open space.

In terms of the road network, the site will have two access points on Old Ashford Road. The street pattern has been designed with the aim of making walking between destinations easy with a legible block structure rather than cul-de-sacs or disjointed patterns. There is a main loop, from which quieter streets extend, encouraging traffic abatement.

The site will have a density of 22 dwellings per hectare (dph).

#### Site 2

This area is allocated for 110 dwellings. Currently there is a mixture of fields, shrubbery, hedgerows and woodlands on site with a small stream with flood risk. As far as possible, these landscape features have been retained as open space in the masterplan. There will be an amenity green space and play area easily accessible for residents.

In terms of the road network, the site will have an access point from Headcorn Road, with a main road continuing north west into Site 3. The network has been designed to encourage traffic abatement to ensure residents have quiet streets, so that roads typically access only a few dwellings. However, there are no cul-de-sacs and a block network will encourage walking.

The site will have a density of 31 dph.

#### Site 3

This is the second largest site, allocated for 230 dwellings. This site will have a large open space, both because of the number of dwellings and because of specific constraints. It will help to provide an overall array of open space for the southern cluster of sites: numbers 2, 3 and 4. The site has a considerable area of mature woodland, a public footpath, and is adjacent on its southern flank to an ancient woodland, with the railway line on its northern side just east of Old Ham Lane.

In order to mitigate these constraints, the site will have a large buffer of natural and semi-natural open space and outdoor sports space to its south. This will help protect the local environment, whilst also providing a scenic area of open space for Lenham. Residents will have an amenity green space, a play space in an easily accessible location and a buffer of natural and semi-natural space in a quieter part of the site to the west where it will act as a buffer to a pond and Old Ham Lane’s wooded character.

There is an access point on Old Ham Lane near the railway bridge, and the main road through the site divides into two, with forks leading to sites 2 and 4. This fork could become a focal point in the site with retail or community services.

The site will have a density of 32 dph.

#### Site 4

The last site in the southern cluster is allocated for 110 dwellings, over a similar area as site 2. It is located just south of Lenham Railway Station, and whilst there is not existing access, there is the potential for the railway footbridge to be extended. This would greatly improve access to public transport for residents in the southern cluster of sites.

This allocation also has an area of mature woodland located in a dip alongside a stream and large pond. In order to mitigate flood risk and protect existing wildlife habitats, this area will be open space. Residents will have an amenity green space and play space in areas identified to enhance the landscape.

There will be an access point on Headcorn Road, pedestrian access to the station, and a main road running west into Site 3. With the station area creating a hub for pedestrian movement there is potential for retail and community spaces in this portion of the site.

The site will have a density of 35 dph.

**Site 5**

This is the largest of all the sites and the first of the western cluster. With an allocation for 360 dwellings over approximately 19 hectares, it represents a substantial expansion of the footprint of Lenham in its own right. The site will be built in two phases, with an eastern section and western section, divided by an area of wetland. The site is adjacent to the railway line to the south, the existing footprint of Lenham to the east and mature woodland to the north west.

The key site constraints are areas of flood risk and proximity to ancient woodland. These areas will be retained as natural and semi-natural open space alongside an outdoor sports space. The site has an irregular shape but allocated open space gives the residential area a simpler structure. Where there are spurs of land to the west there will be areas of allotments and outdoor sports space. Residents will have easy access to an amenity green space and an allotment and community garden near the middle of the site.

There will be two access points on Old Ham Lane, which will be widened to accommodate additional traffic. There will be a main road extending from Old Ham Lane to an access point on Ashford Road. This will help to relieve Old Ham Lane and Ham Lane, ensuring that these stay quiet residential areas. In addition, there will be road access into Site 6, and pedestrian access into Site 7.

The site will have a density of 30 dph.

**Site 6**

This is the smallest of the sites, with only 50 allocated dwellings. The current land uses are sports pitches owned by the Parish Council. Given its size constraints, this site will not have any open space. Instead, the loss of sports space will be compensated for at Site 1, off-site provision to which this development will contribute.

There will be an access point on widened Old Ham Lane with just a single road running down the site into Site 5 with dwellings on either side. There will be pedestrian footpaths offering connections north and south, including Site 7.

The site will have a density of 29 dph.

**Site 7**

This site is the second smallest and has 55 dwellings allocated. Whilst it is similarly constrained in size to Site 6, it will have a buffer of natural and semi-natural open space between the development and existing dwellings to the east.

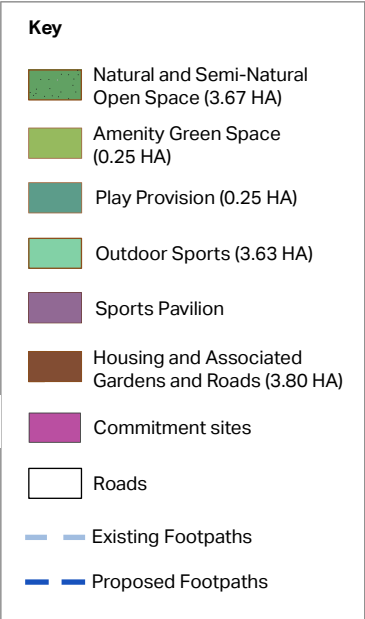
The development has a simple loop road which will extend from Loder Close, a road that serves existing dwellings on Ham Lane. In lieu of further road access, there will be a network of pedestrian footpaths offering connections to Sites 5 and 6.

The site will have a density of 33 dph.

**3.4. Plans**

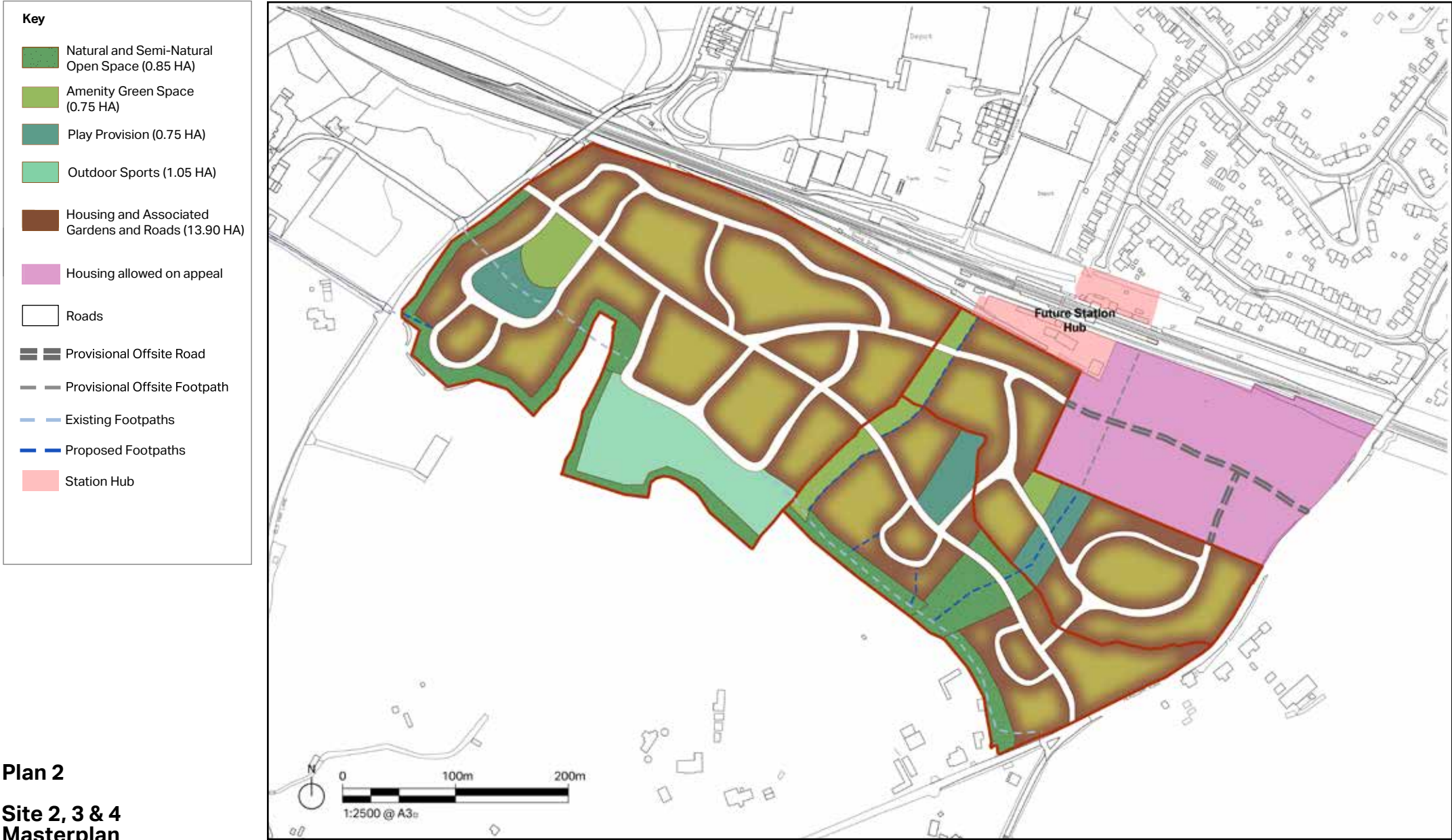
There are four plan drawings: number 1 shows the allocations for Site 1, number 2 shows the allocations for the southern cluster, sites 2, 3 and 4 and number 3 shows the allocations for the western cluster, sites 5, 6 and 7. Number 4 is a plan that shows the allocations for all of the sites, placing them in the context of Lenham as a whole. They show residential areas, different types of open space and road layouts.





**Plan 1**  
**Site 1**  
**Masterplan**

Plan 1: Site 1 Masterplan (© Crown copyright and database rights 2019 Ordnance Survey 0100031673).



Plan 2  
 Site 2, 3 & 4  
 Masterplan

Plan 2: Site 2, 3, & 4 Masterplan (© Crown copyright and database rights 2019 Ordnance Survey 0100031673).





**Plan 3**  
**Site 5, 6, & 7**  
**Masterplan**

Plan 3: Site 5,6, & 7 Masterplan (© Crown copyright and database rights 2019 Ordnance Survey 0100031673).



Plan 4  
 Overall Masterplan

Plan 4: Overall Masterplan (© Crown copyright and database rights 2019 Ordnance Survey 0100031673).









THE RED LION

-NINTH CENTURY INN-  
OPEN ALL DAY

GOOD FOOD  
AND ALE





Delivery

Cornerhouse Cafe

04

## 4. Delivery

The Masterplanning Report will be a valuable tool in securing context-driven, high quality development in Lenham. It will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the masterplanning principles as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications.  The masterplanning principles should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the masterplanning principles are complied with.
Statutory consultees	As a reference point when commenting on planning applications.





