

WEST FARLEIGH 1¹/₄
TESTON 2³/₄
MAIDSTONE 6

YALDING 1¹/₄
EAST PECKHAM 3¹/₂
HORSMONDEN 7

Land north of Lughorse
Lane, Yalding, Kent

Information note
for Reside Developments

November 2016

Rummey design



Rummey design

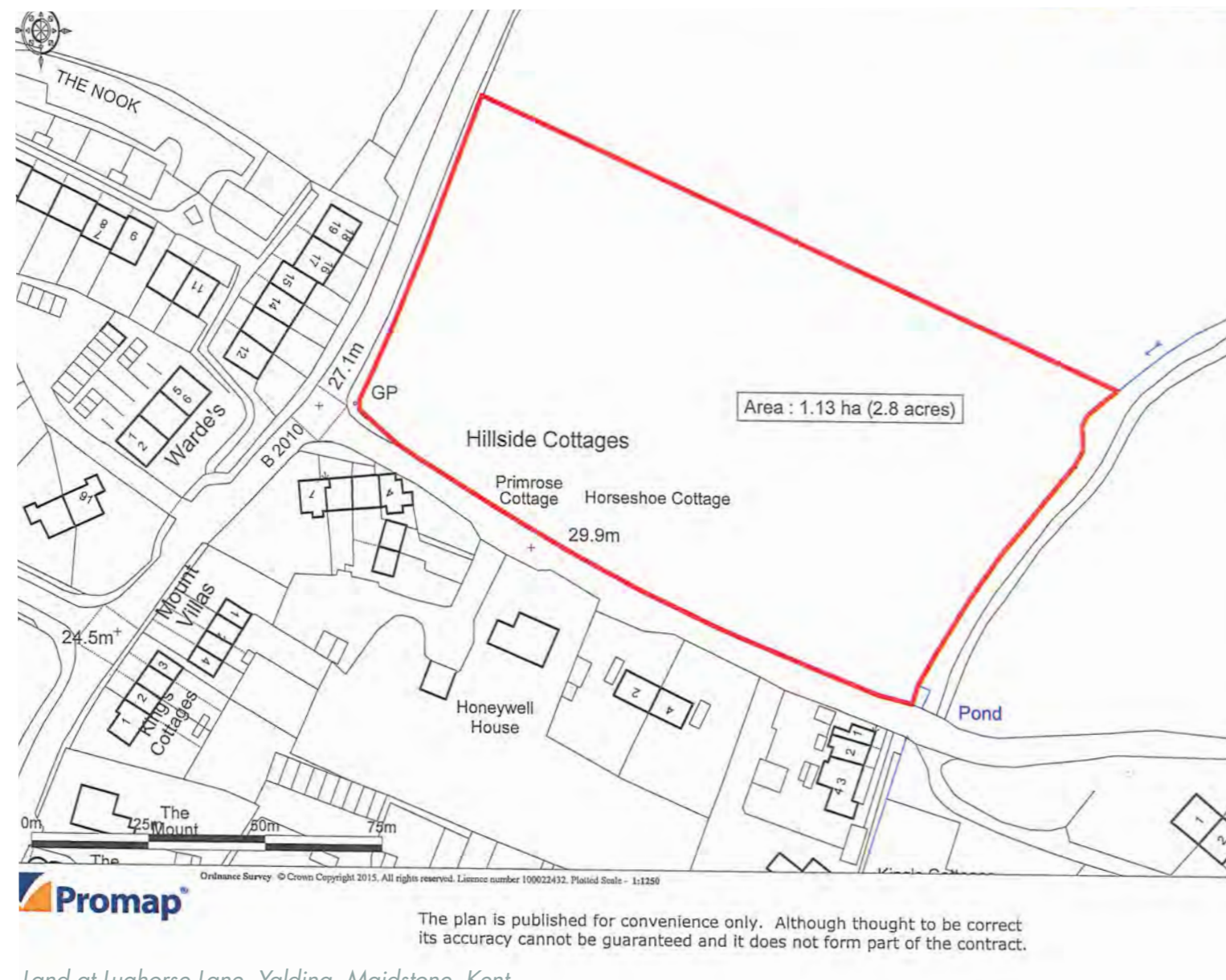
The site is located within the countryside, as designated in the adopted Maidstone Borough-wide Local Plan 2000 and as shown in the emerging Maidstone Borough Local Plan 2011-2031 plan. The site adjoins the settlement boundary on its southern and western boundaries and could have direct pedestrian access to Yalding Hill and Vehicular access to Lughorse Lane. There are no other planning designations that directly affect this site.

The site is around 1.13 ha, on which it is proposed to develop around 35 houses. This is a logical, self-contained place for an extension of the built-up area of the village, with roads and residential uses to the west and south. The site is served by bus routes and sits within a changing landscape; it is largely invisible in the wider landscape and development here would represent an appropriate 'rounding off' of the village. This is a sustainable location and is a suitable site for development.

Contents

The last call for sites was in 2014 and closed on 4th April 2014, some two years prior to the Submission Stage (Regulation 19) Plan being submitted to the Secretary of State for examination.

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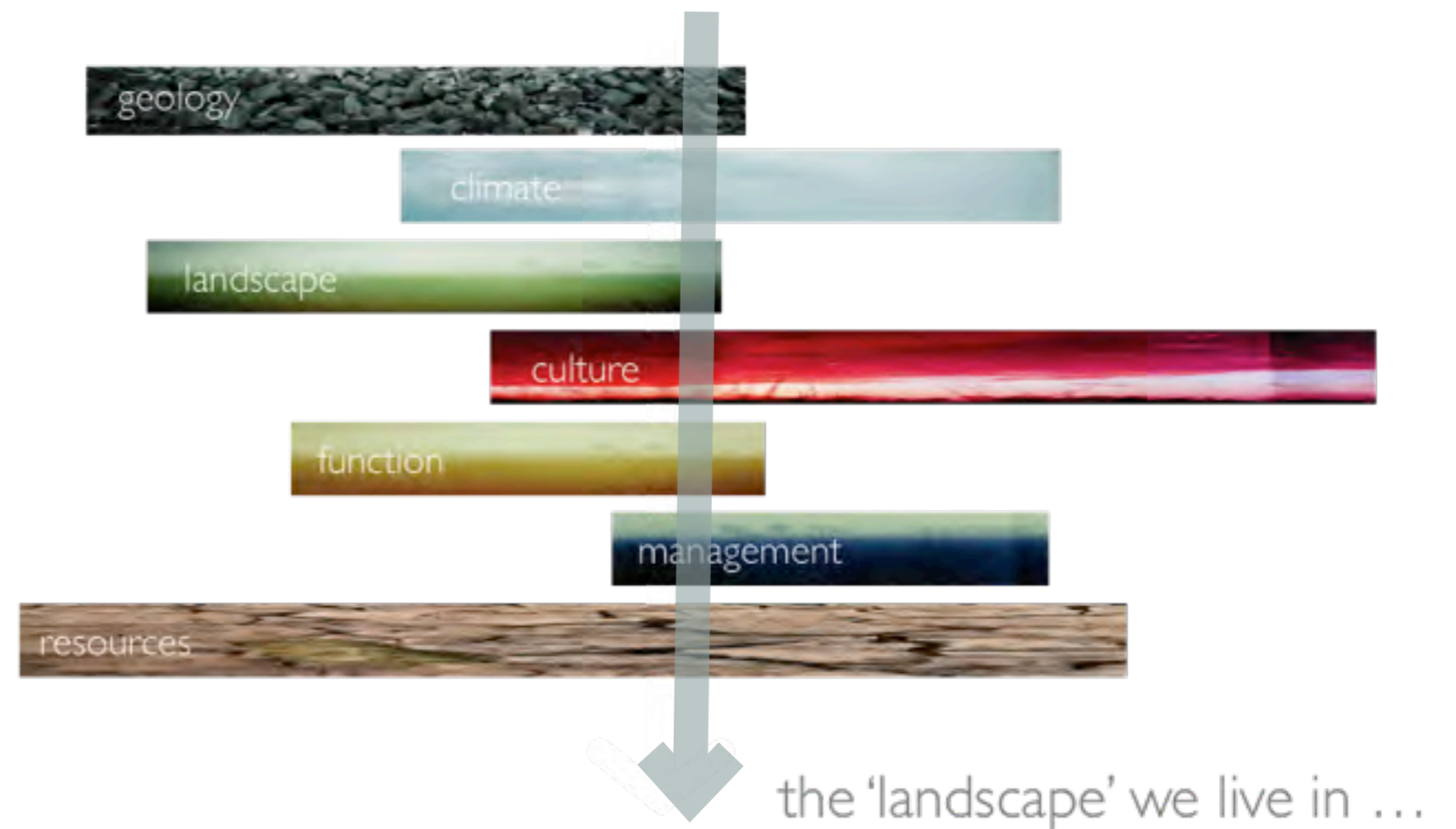


Land at Lughorse Lane, Yalding, Maidstone, Kent

A landscape-led approach

Rumney Design takes a landscape-led approach to create a built environment which sits comfortably with its neighbours, where people are proud to live. We typically consider:

- potential impacts on and capacity of the landscape to absorb development
- views, boundaries, access, vegetation, enclosure, topography, water bodies and other factors that would influence the layout
- constraints and opportunities including landscape character and views
- ways to create a new 'place' which fits easily and naturally with its social context, quality of the landscape and habitat
- how to respect, re-use and improve water management in and around the area
- respect for and incorporation of existing heritage assets



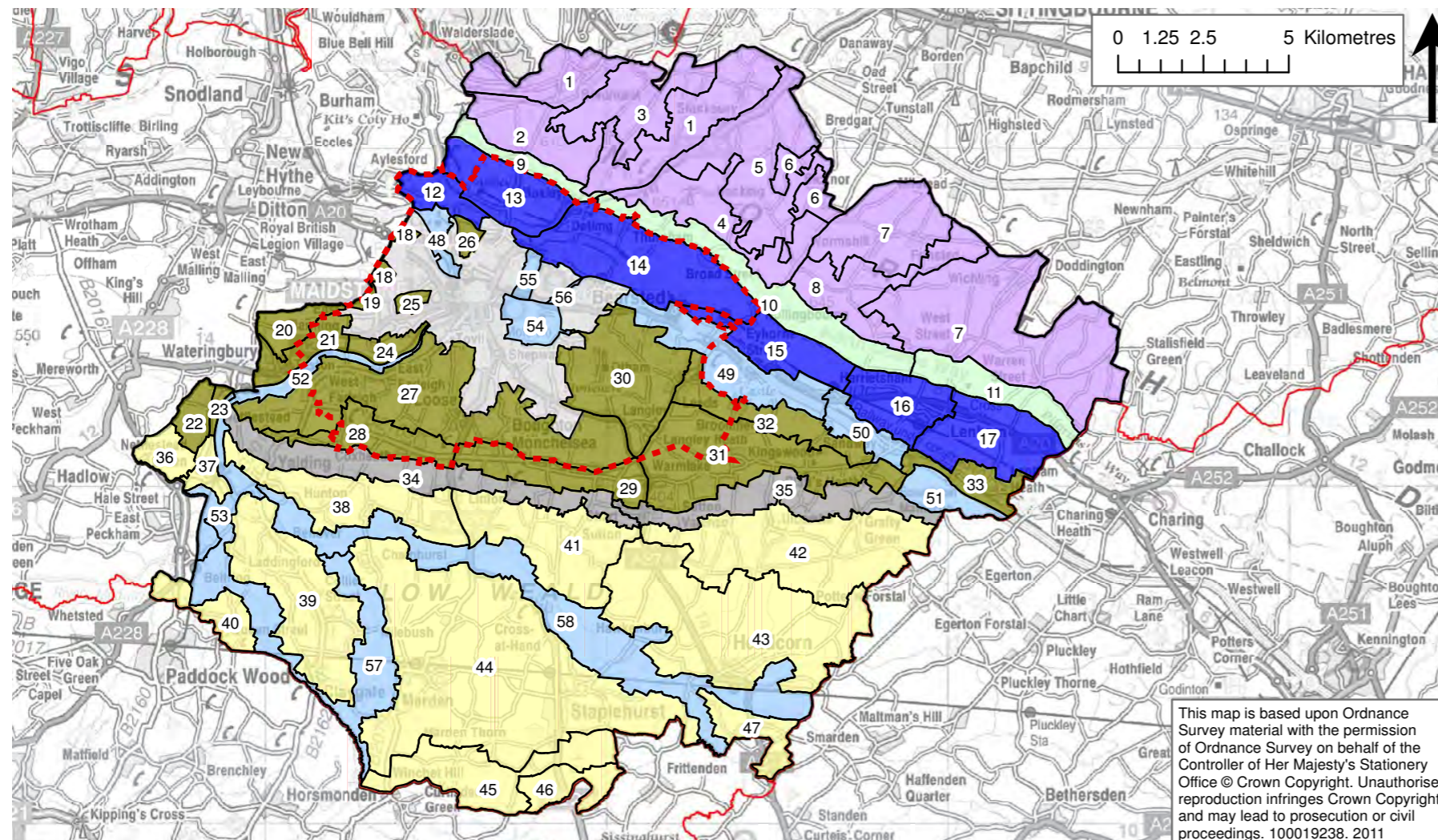
Our approach to non urban residential design is landscape-led; context is all; landscape, history, infrastructure and urban design combined.

Landscape character

The site lies on the Yalding Farmlands overlooking the Teise Valley, close to the Greensand Ridge, crossed by the Greensand Way, the B2010. The geology in this area forms a series of striated roughly parallel bands, with dry chalk escarpments to the north and farmland (clay) and river valleys to the south.

The site itself is not specifically assessed in the County Landscape Assessment, but the general landscape character sensitivity in this area is classed as Moderate landscape value. Views from, and the character of the Medway Valley Walk, should be considered.

The area to the south of Lughorse Lane is a Special Landscape Area. There are two Grade II listed cottages on the southern entrance of Lughorse Lane, but the site is neither within or near to a Conservation Area.



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Legend

- Maidstone Borough Boundary
- District/Borough Boundaries
- Detailed Study Area
- Urban Area

Dry Valleys and Downs

- 1. Bredhurst and Stockbury Downs
- 2. Westfield Sole Downs
- 3. Bredhurst Dry Valleys
- 4. Friningham Downs
- 5. Hucking Dry Valleys
- 6. Bicknor and Hazel Street Orchards
- 7. Wormshill, Frinstead and Otterden Downs and Dry Valleys

Chalk Scarp Landscapes

- 9. Boxley Scarp
- 10. Thurnham, Hollingbourne and Harrietsham Scarp
- 11. Lenham Scarp

Gault Clay Vale

- 12. Sandling Vale
- 13. Boxley Vale
- 14. Thurnham Vale
- 15. Eyhorne Vale
- 16. Harrietsham to Lenham Vale
- 17. East Lenham Vale

Greensand Orchards and Mixed Farmlands

- 18. Barming Greensand Fruit Belt

Greensand Ridge

- 19. Barming Heath Arable Land
- 20. Oaken Wood
- 21. Teston Valley Side
- 22. Nettlestead Wooded Farmlands
- 23. Nettlestead Valley Side
- 24. East Barming Orchards (locally known as Medway Valley Orchards)
- 25. Oakwood Park
- 26. Invicta Park
- 27. Farleigh Greensand Fruit Belt
- 28. Coxheath Plateau
- 29. Boughton Monchelsea to Chart Sutton Plateau
- 30. Langley Heath Undulating Farmlands
- 31. Kingswood Plateau
- 32. Broomfield Undulating Farmlands
- 33. Lenham Heathy Farmlands
- 34. Linton Greensand Ridge
- 35. Sutton Valence Greensand Ridge

Low Weald

- 36. Nettlestead Woodlands
- 37. Nettlestead Green Farmlands
- 38. Yalding Farmlands
- 39. Laddingford Low Weald
- 40. Beltringe Grasslands
- 41. Linton Park and Farmlands

Valleys

- 42. Ulcombe Mixed Farmlands
- 43. Headcorn Pasturelands
- 44. Staplehurst Low Weald
- 45. Sherenden Wooded Hills
- 46. Knoxbridge Arable Lowlands
- 47. Waterman Quarter Low Weald
- 48. Medway Valley Allington
- 49. Leeds Castle Parklands
- 50. Harrietsham Vale
- 51. Chilston Parklands
- 52. Medway Valley - Maidstone to Wateringbury

- 53. Medway Valley Yalding
- 54. Mote Park
- 55. Vinters Park
- 56. Fauchon's Valley (locally known as Banky Meadow)
- 57. Teise Valley
- 58. Beult Valley

Figure 12 Borough Wide Landscape Character Areas

Views and visibility

intervisibility
between the
wider village
and the
countryside is
low



Views and visibility

From the valley, development is only seen against the mass of Yalding Hill

10m

River Valley

Yalding

the site

105m

Although the southern edge of the site abuts the village, from the site filtered views of residential development, including Hill Farm, are visible on all sides.

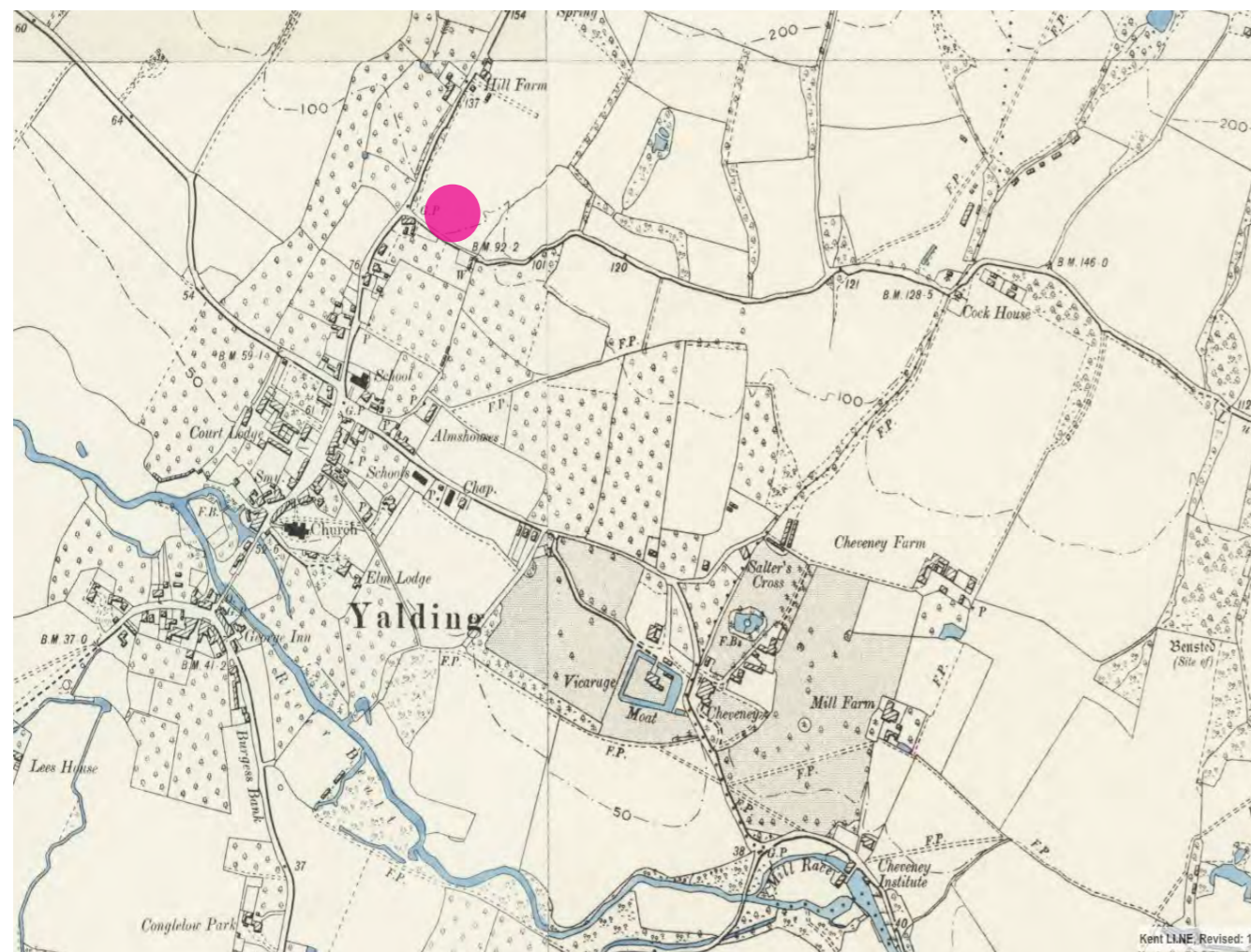
Intervisibility between the site, the village and the wider countryside is low.

History and heritage

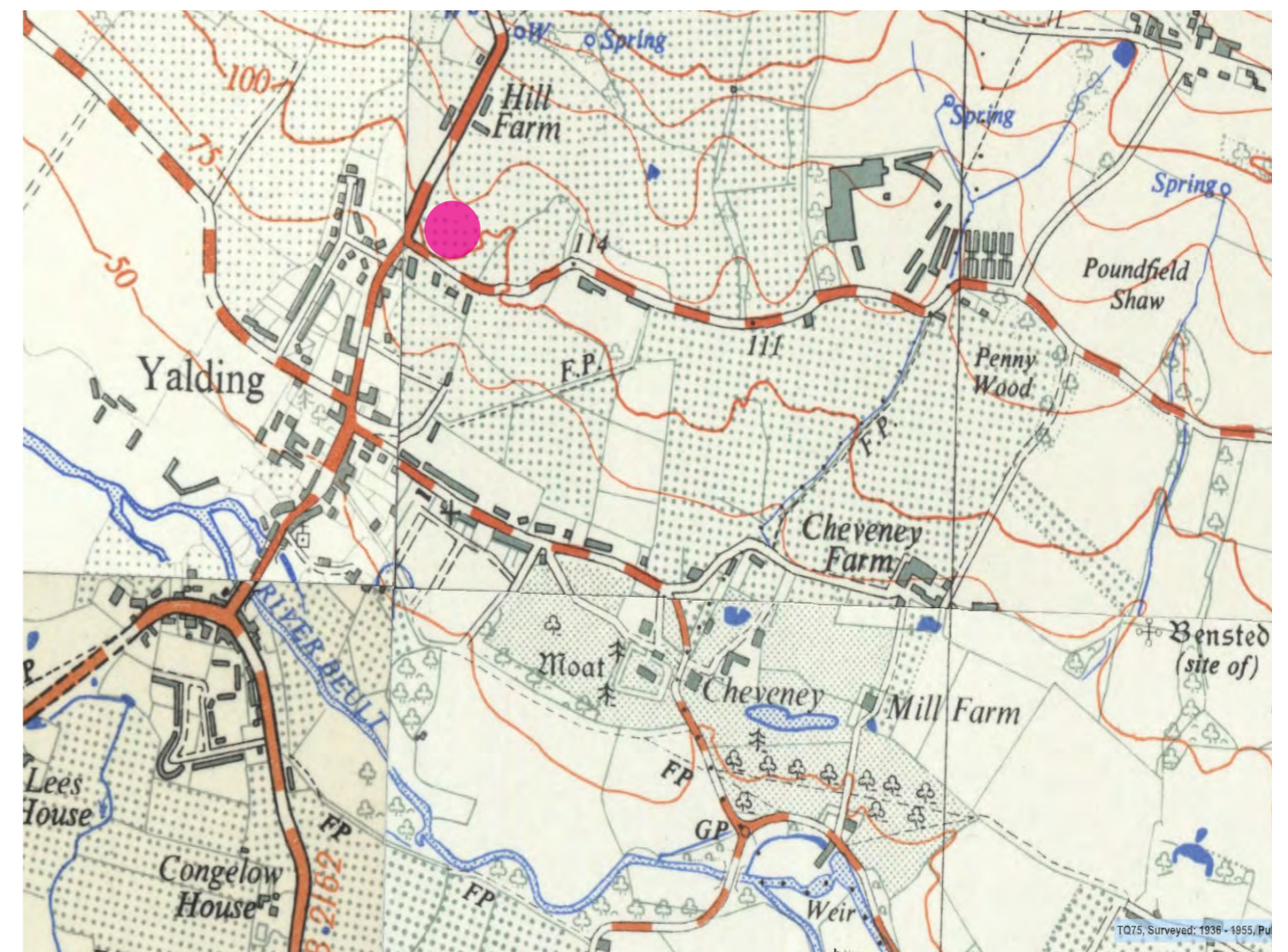
The economic fortunes of the area have ebbed and flowed and the landscape reflects this. In 1895 there was much less orchard surrounding the site than in 1955 and there was no orchard on the site itself. Nowadays the orchard which formed the site is derelict with no obvious horticultural use.

There is a Grade II listed dwelling (Hillside Cottages) to the south, and the site itself is listed on the Priority Habitat Inventory as Traditional Orchards, although these are in a state of great neglect.

There is Ancient Woodland to the north, approximately 300 m away and separated by arable land, which will have to be taken into account in proposals, though its distance means this is not a major concern.

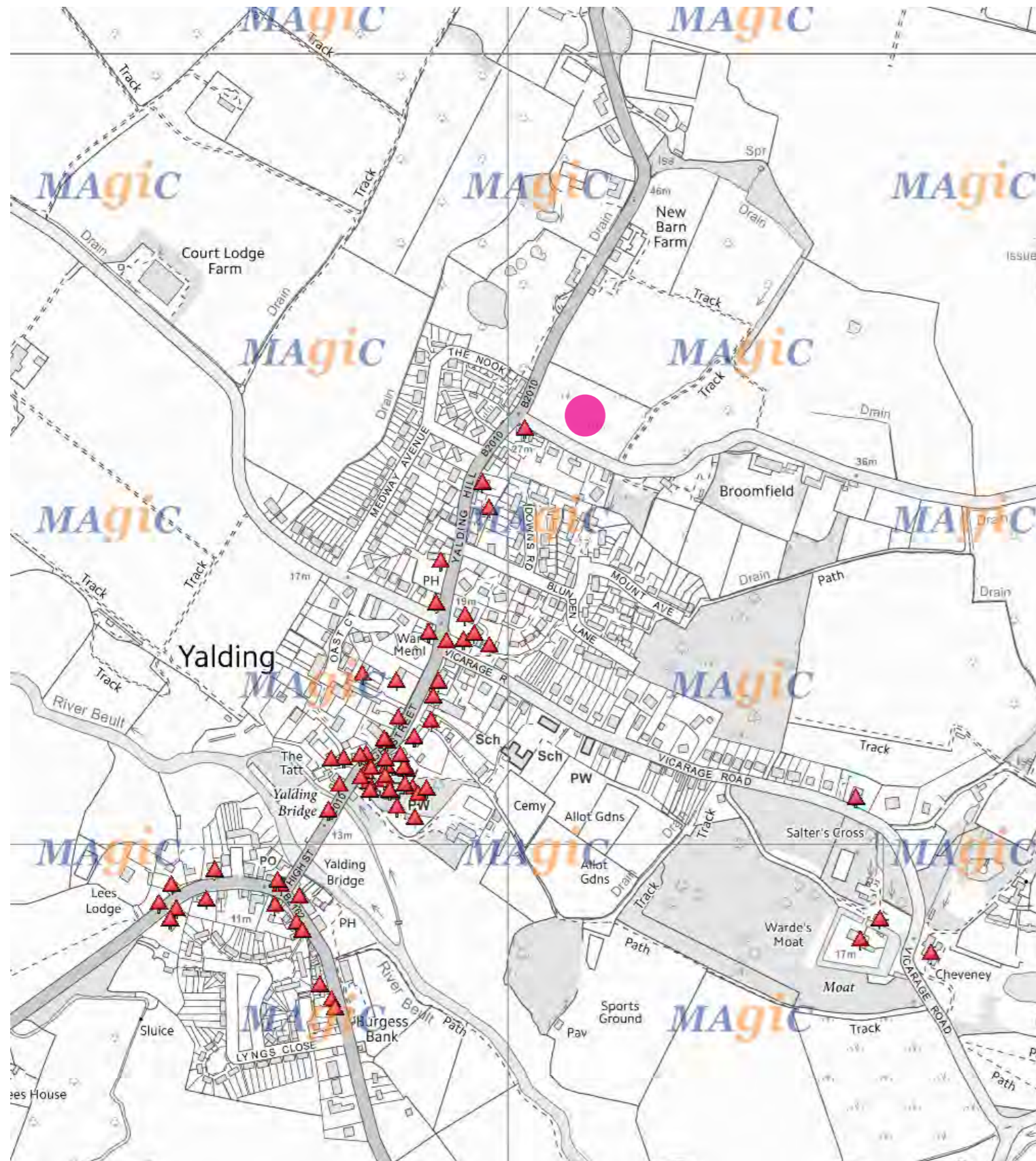


1895



1935 to 1955

History and heritage



Listed buildings adjacent to the site include the Grade II listed cottages at the junction of Lughorse Lane and Yalding Hill, B2010.

Ecology

Ecological appraisal

A Phase 1 walkover survey was undertaken of the site in May 2016. A desk study exercise was also undertaken to inform the initial site appraisal which included information from Kent and Medway Biological Records Centre (KMBRC). The following summarises key points:

Habitats and faunal species

- the site is dominated by dense scrub and bounded by trees/hedgerows on all sides, KMBRC noting no reference to rare/notable plants
- the site is listed as a UK BAP habitat Traditional Orchard but the extent of fruit trees not determined due to the dense nature of the scrub and that any Orchard habitat (if present at all) is significantly degraded
- no evidence of badgers on the site - nearest record is 700m from the site (2012)
- no potential bat roosting sites were identified, with no buildings present on site
- no water bodies on site, the nearest water feature being a wet flush located to the south east corner of the site within an adjacent site
- no GCN habitats with connectivity to the site recorded
- due to heavily scrubbed nature of the site, considered unlikely that reptile populations would be present

Designated sites

- the site lies in relative proximity to the River Beult SSSI
- nearest internationally designated site is North Downs Woodlands SAC, located over 10km north of the site
- several areas of ancient woodland, nearest being 300m north of the site
- the scale of any proposals in tandem with the distance involved precludes adverse impact on any designated sites

Conclusions

- from the 2016 survey work, it is considered that there will be ample opportunities to mitigate any impacts and enhance the site for biodiversity within any development proposals
- with reference to the UK BAP habitat Traditional Orchard, detailed surveys will confirm the precise extent of any fruit tree presence. Proposals would seek to retain existing Traditional Orchard, where possible, and compensatory planting would be undertaken, for example at the site boundary and within any public realm areas. This would be based around those species and cultivars present at the site and/or those known from the local area.

Any proposals which come forward can fully conform to the relevant legislative and planning policy framework pursuant to ecology and nature conservation



The site is invaded by extensive bramble growth, and indigenous trees, in contrast to the pasture to the east.

Transport

Vehicular access to the site would be from Lughorse Lane, which would include some local carriageway improvements, between the junction with Yalding Hill (B2010) and the proposed site access. Visibility from the new access would confirm to standards with a 2.4m set back and 43m vision splays. It is anticipated that the provision of new development would lead to an extension of the 30mph further north along Yalding Hill and to the eastern side of the site access on Lughorse Lane. This would also benefit existing residents of the lane.

Pedestrian access would be provided from the site to just north of the junction of Yalding Hill and Lughorse Lane. From this location pedestrians can safely cross the road onto the existing footway running along the western side of Yalding Hill and continue into Yalding or access the local bus stops just south of the Lughorse Lane junction.

Yalding is served by a regular bus services provided by Nu-Venture. Bus route 23 provides a hourly service between Maidstone and Laddingford and bus route 26 provides a two-hourly service between Maidstone and Goudhurst.

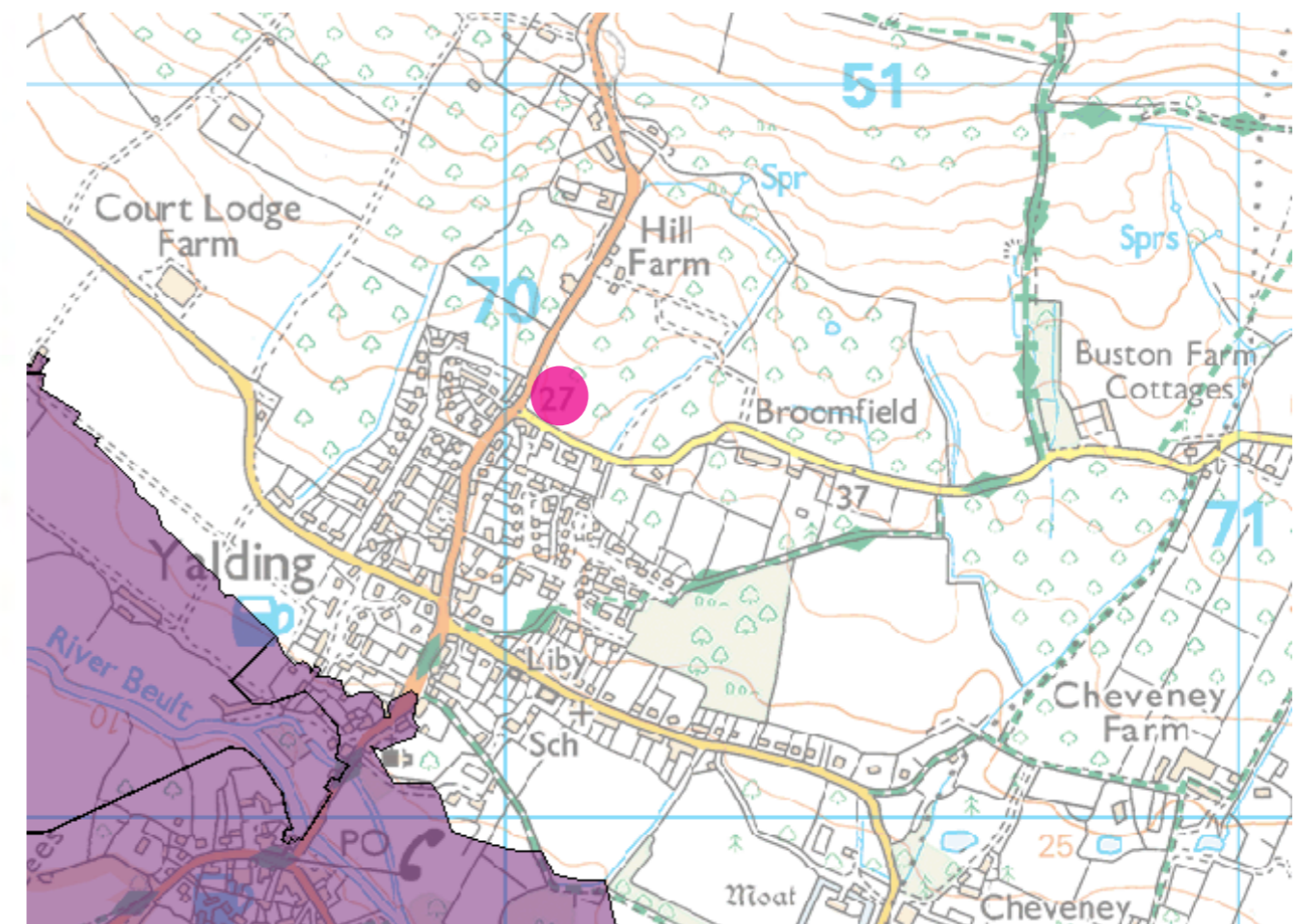
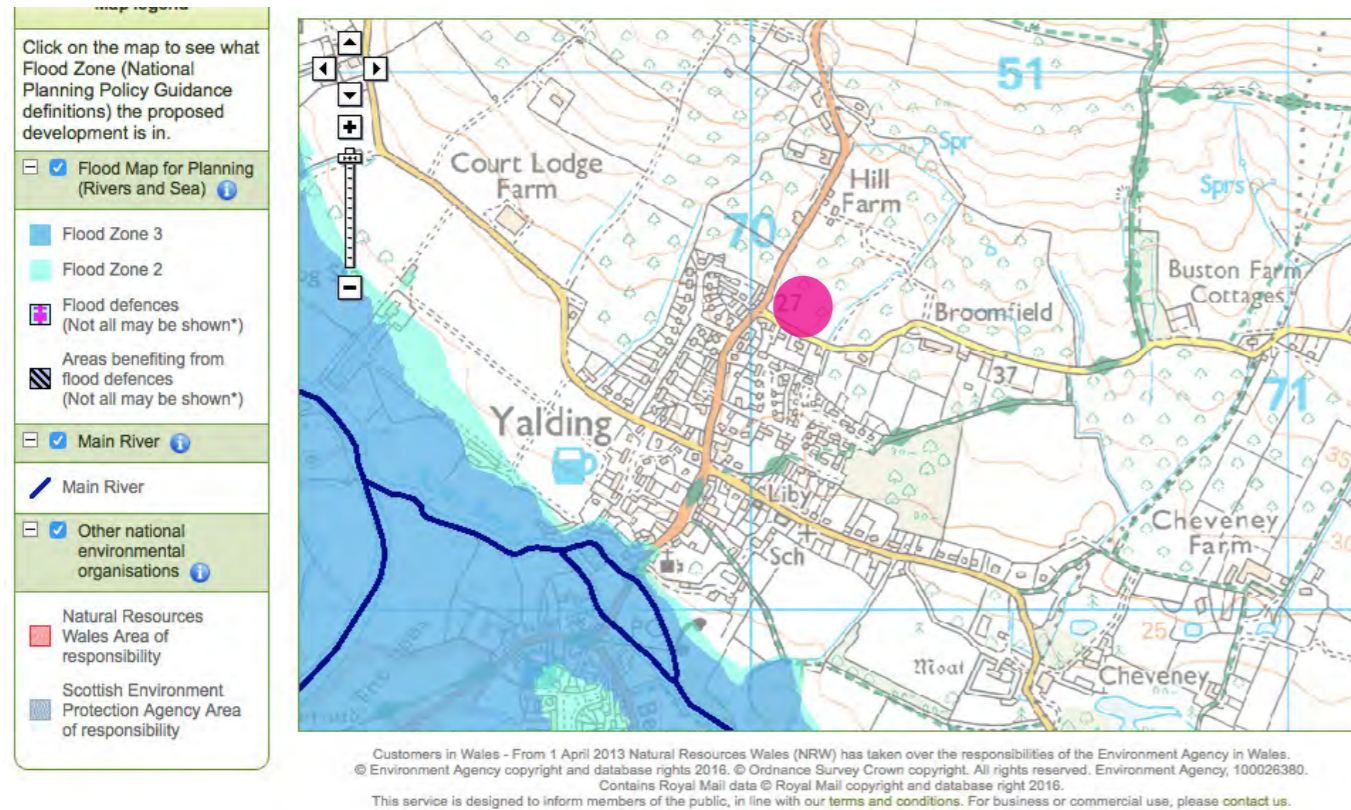
Yalding station is circa 1.5 miles from the site and provide a good regular (hourly outside of peak times and 2-3 per hour in peak times) service to London and wider Kent towns and villages, including Maidstone, Tonbridge, Paddock Wood and the Medway Towns.



The site served by buses

Hydrology

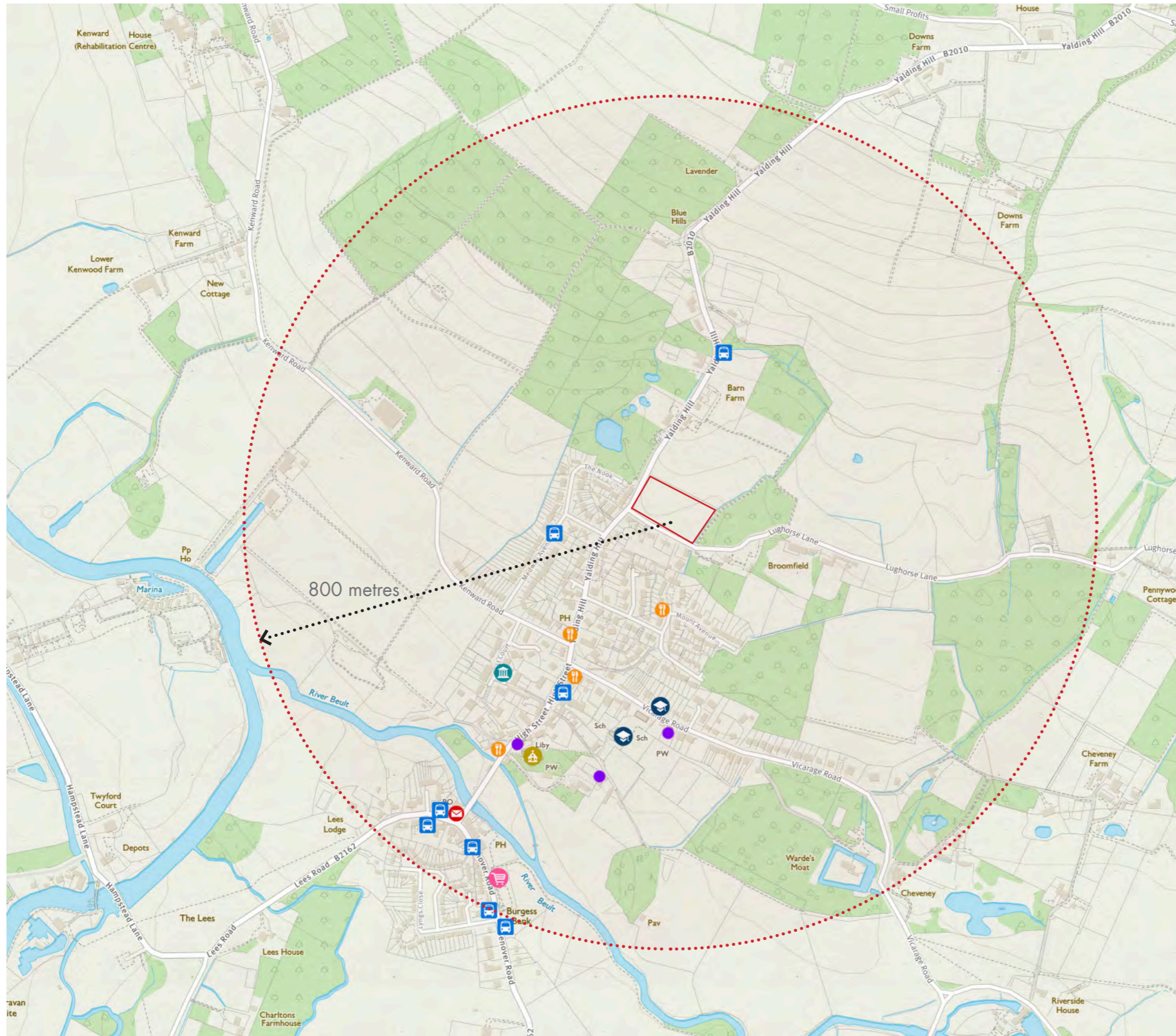
The site is within Flood Zone 1. There is a pond to the immediate east of the site and it is assumed that the site will need to provide its own attenuation through SUDS systems or other, depending on local geology and hydrology.











Environment Agency flood warning areas

Amenities

Major amenities are available within 800 metres.



-  Church
-  Schools
-  Council
-  Grocery
-  Post Office
-  Pub & restaurants
-  Community & recreation
-  Bus stops

Sketch layout

Hill Farm



Yalding

21-1m

Lughorse Lane

pond

Lughorse Lane

31-1.

long view

Rummey design



Indicative schedule and housing mix

	Dwellings	Affordable
5 bed	3	x
4 bed	10	x
3 bed	7	3
2 bed	1	8
1 bed	x	4
	21	15
Total dwellings	36	

The sketch layout demonstrates that the site can accommodate 36 dwellings at low density within the known constraints. It will be well contained by perimeter trees and woodland, producing limited but carefully controlled views south from the scheme but with very limited views into the scheme from the surrounding areas. Vehicular access is shown from Lughorse Lane. A pedestrian route will also need to be provided on to Yalding Hill for access to the bus stop and the village without impacting the curtilage of the Grade II listed cottages at the junction.





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RD1664-D6-161110

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