

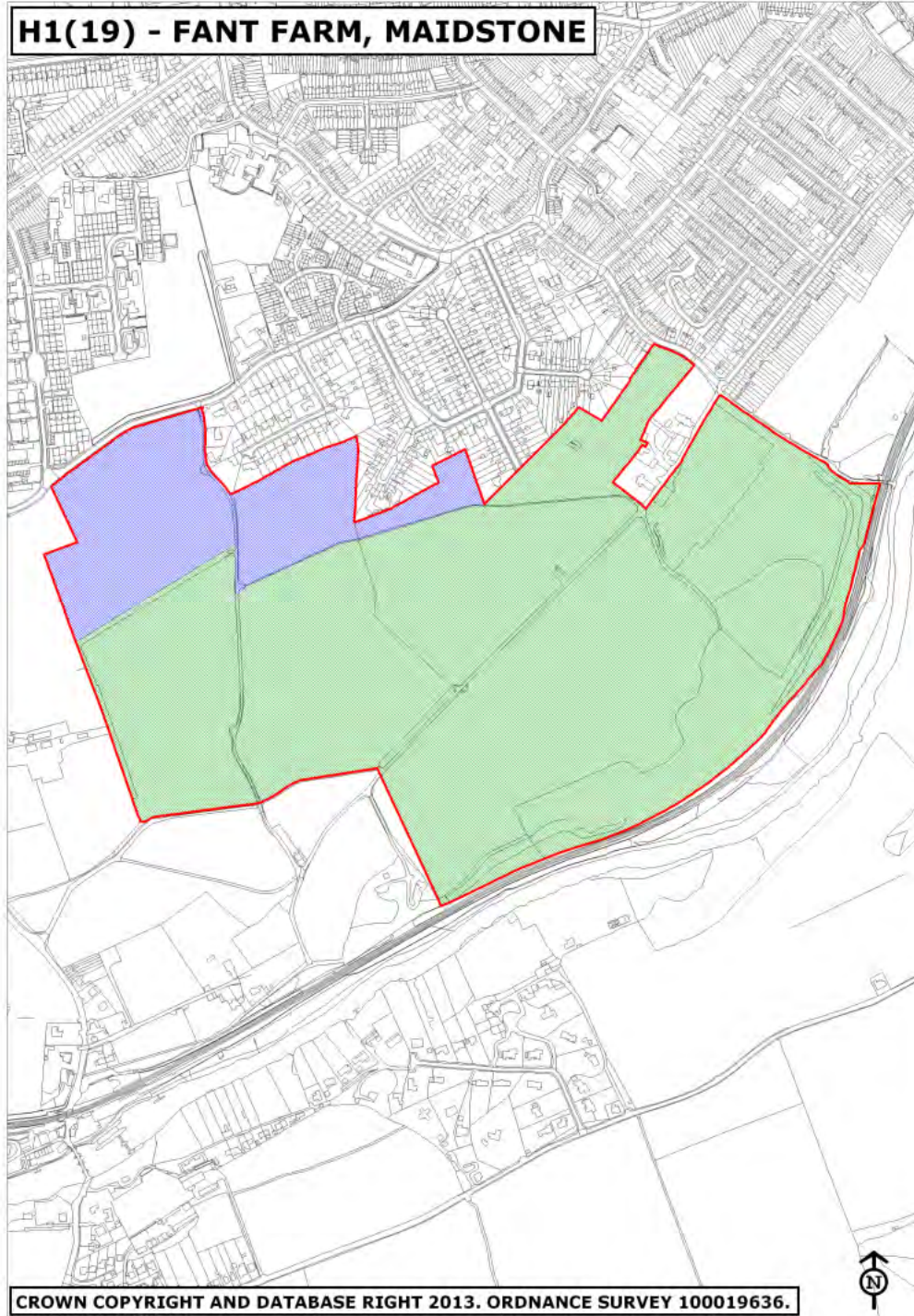
Session R2 –Alternate Sites.

No.	Issue.	Timescale.	Response.
R2.1	<p>Fant Farm, Maidstone MBC to clarify when landscape designation of Fant Farm site was altered when defining Landscape of Local Value boundary.</p>	07/12/16	<p>The Regulation 18 Draft Local Plan (March 2014) proposed four Landscapes of Local Value (LLVs) on the basis of the evidence available at the time. The Council undertook further landscape evidence work however, and the Maidstone Landscape Capacity Study: Sensitivity Assessment (January 2015) was subsequently used to help to refine the boundaries of the LLVs. This was reported to SPS&T Committee on 14 July 2015, together with a revised plan showing the new proposed boundaries of the LLVs. The Fant Farm site was identified as falling within the East Barming (Medway Valley) Orchards Character Area (much of which was already located within the LLV area) in the Sensitivity Assessment, and was proposed for inclusion within the Medway Valley LLV. The revised plan was then consulted on in the Regulation 18 Local Plan consultation (October 2015) and formed part of the Regulation 19 Local Plan Publication consultation (February 2016).</p>
R2.2	<p>Plan needed from MBC showing how appeal site differs from draft local plan allocation.</p>	07/12/16	<p>The two areas are identified separately on plans at Appendix 1 and Appendix 2 below.</p>
R2.3	<p>Henhurst Farm, Staplehurst Council to reconsider size of open space provision at this allocation i.e. whether to provide just</p>	07/12/16	<p>The Council has made a proposed amendment to the delivery of open space attributable to this site. A</p>

	for DM22 requirements for this site or whether has a role in open space provision for the rest of the village and, if so, how would that be implemented.		revised site plan identifying a reduced area of open space which now reflects the 1.22ha provision identified in Policy OS1(9) and Policy H1(51)(13) is included at Appendix 3.
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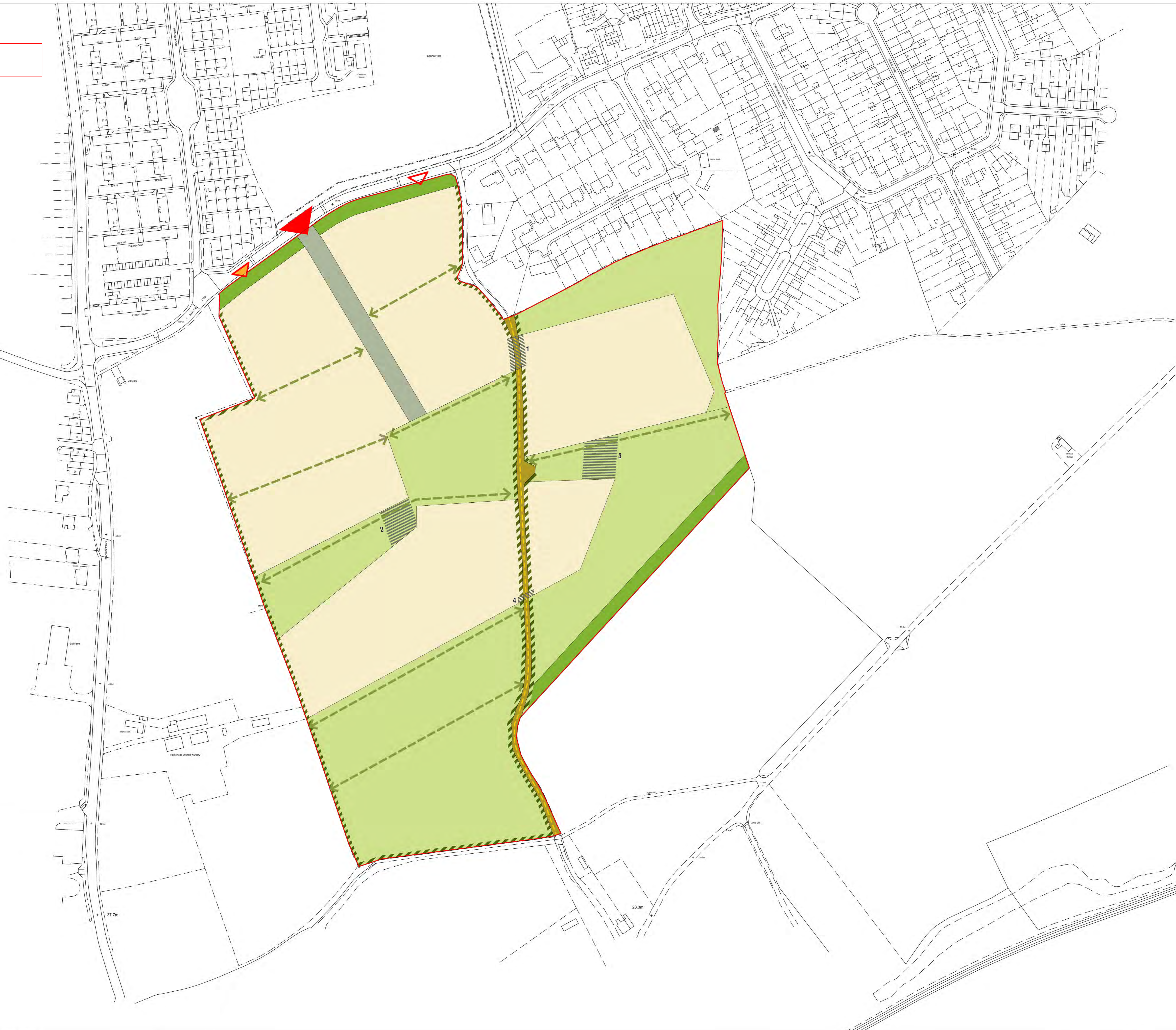
Site name, address	H1(19) - Fant Farm, Maidstone		
Ward	Fant	Parish	N/A
Current use	Orchards and agriculture		
<p>Fant Farm development criteria</p> <p>Planning permission will be granted if the following criteria are met:</p> <p>Design and layout</p> <ol style="list-style-type: none"> 1. The northern portion of this site only will be developed for housing. 2. The southern boundary of the developable area will be landscaped in order to screen the development from views from the south. 3. The housing development will be designed to encourage public access through and beyond to the new country park. <p>Access</p> <ol style="list-style-type: none"> 4. Access will be taken from Gatland Lane only. 5. 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. <p>Ecology</p> <ol style="list-style-type: none"> 6. Development will be subject to the results and recommendations of a phase one ecological survey. <p>Air quality</p> <ol style="list-style-type: none"> 7. Appropriate air quality mitigation measures will be implemented as part of the development. <p>Open space</p> <ol style="list-style-type: none"> 8. Beyond the section of the site identified for housing, a country park will be provided, in accordance with advice from the Borough Council. <p>Community infrastructure</p> <ol style="list-style-type: none"> 9. Appropriate contributions towards community infrastructure will be provided, where proven necessary. 			

Site name, address	H1(19) - Fant Farm, Maidstone		
<p>Highways</p> <p>10. 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).</p> <p>Strategic transport requirements</p> <p>11. Allocations H1(1), H1(2), H1(3), H1(4) and H1(19) are subject to strategic transport requirements as part of the north west strategic housing location. These allocations will contribute, as proven necessary, towards junction improvements (and associated approaches) at:</p> <ul style="list-style-type: none"> i. M20 junction 5 and Coldharbour roundabout (where junction 5 connects to the A20); ii. A20 London with St, Laurence Avenue (20/20 roundabout); iii. B2246 Hermitage Lane with the A20 London Road; and iv. Junctions in the vicinity of the southern end of Hermitage Lane, where it meets the A26 Tonbridge Road. <p>An individual transport assessment for each development, to be submitted to and approved by the Borough Council in consultation with Kent County Council, as the highway authority, and the Highways Agency, where appropriate, will demonstrate how proposed mitigation measures address the cumulative impacts of all the sites taken together.</p> <p>12. Proportional contributions towards a circular bus route will be sought that benefits public transport users in and around the north west strategic location; this route will run via the town centre, B2246 Hermitage Lane, Maidstone Hospital, Howard Drive and the A20 London Road.</p> <p>Sites will not be granted permission until an obligation has been completed with regard to the improvements and contributions as listed.</p>			
Gross area (ha)	47.7	Net area (ha)	10.2
Approximate density (dpha)	35	Approximate net capacity	355



The scaling of this drawing cannot be assured

Revision	Date	Drn	Cktd	
A	05.11.15	JL	CA	
B	19.11.15	JL	CA	
C	Locations of vehicular crossing	20.11.15	JL	CA
D	Widths of vehicular crossing	20.11.15	JL	CA
E	Scale Bar	04.12.15	JL	CA



Legend

	Site Boundary (14.47 Ha in total)	
	Principal Public Open Space including formal green open space, new orchards, surface water attenuation features, structural planting and vehicular crossing points in approximate locations as shown	5.97 Ha
	Structural Planted Buffers (10m wide)	0.47 Ha
	Public Right of Way and hedges either side retained, vehicular and emergency crossing points provided in approximate locations as shown, occasional further pedestrian and cycle connections to be made to proposed development	0.21 Ha
	Residential Development 2 storeys, up to 9.2m ridgeline including structural planting, private gardens, incidental open space, movement routes and parking - Net residential development: 7.24 ha - Play Areas and Structural Planting: 0.32 ha	7.56 Ha
	Access Corridor	0.26 Ha
	Total	14.47 Ha

* Note: Total developable area will be up to 7.5 ha being the sum of up to 7.24 ha from Residential Development plus 0.26 ha Access Corridor.

- Main Vehicle Access
- Pedestrian / Emergency Vehicle Access
- Pedestrian Access
- Route of Public Right of Way
- Approximate Location of Structural Tree Planting
- Offset to Hedge Boundary (3m)
- Approximate location of vehicular access route across Public Rights of Way
- Approximate location of vehicular access route across public open space
- Approximate location of emergency vehicular access route across Public Rights of Way

Project
Fant Farm
Maldstone
Drawing Title
Parameters Plan

Date: 28.10.2015
Project No: 24690

Scale: 1:1,000 (A4)
Drawing No: M-12

Drawn by: JL
Check by: CA

Revised by: E

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H1 (51) \ OS1 (9) - North of Henhurst Farm, Staplehurst

