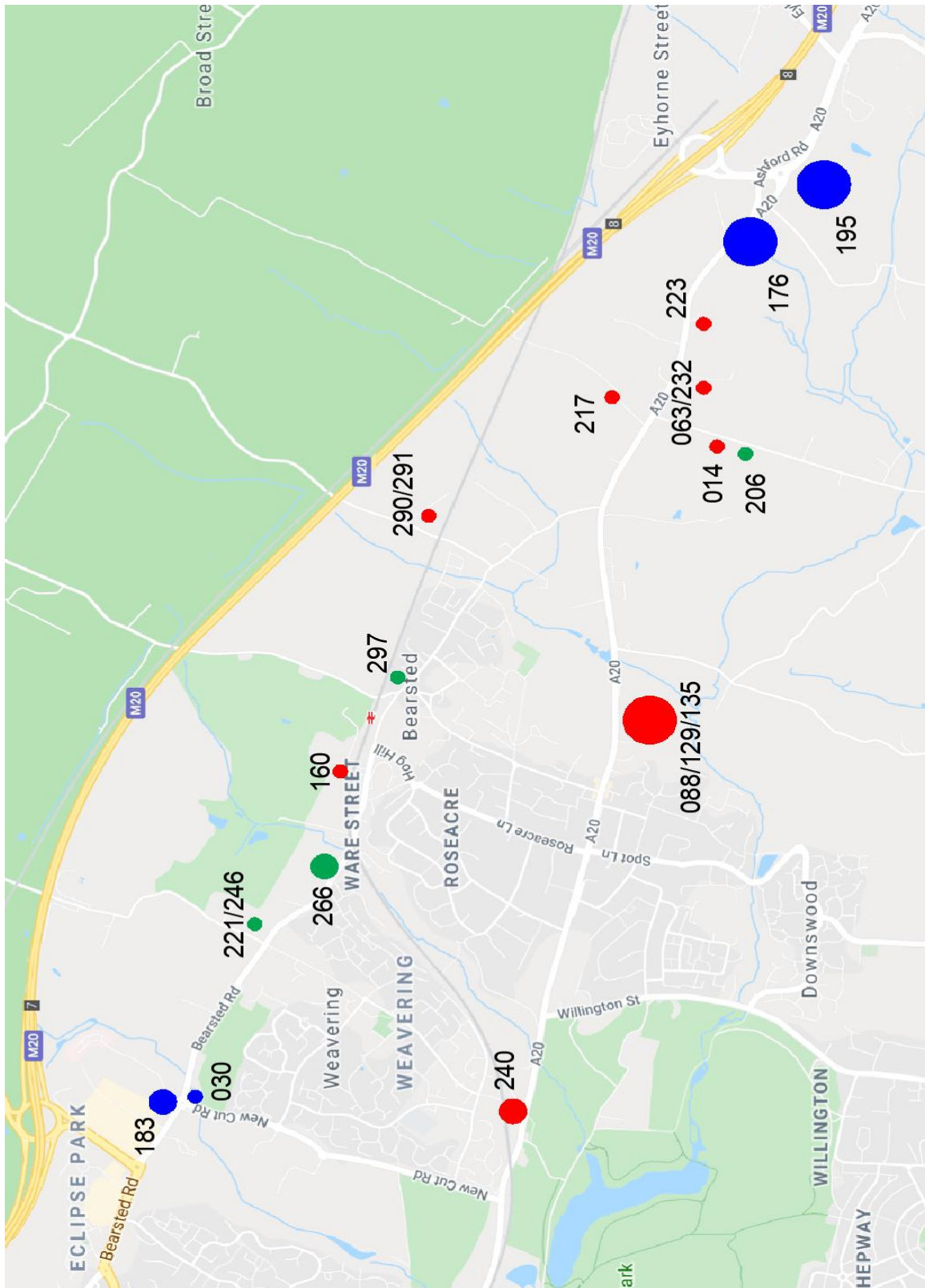


Maidstone Borough Council Local Plan Review

Call For Sites are to be discussed at the meeting of the Strategic Planning and Infrastructure Committee.
22nd September at 6.30 pm.

The map below and the information on the following pages refers to those sites previously identified by the Society as having the potential to affect the residents of the two parishes.



GREEN SITES - DETERMINED AS POTENTIALLY SUITABLE

"Just because a site is suitable does not mean that it will be allocated in the Local Plan. The individual sustainability, spatial strategy, and pattern of development across the borough remain to be tested through the identification of Reasonable Alternatives through the Sustainability Appraisal process."

Dwelling numbers

Nominated = As put forward by the landowner.

Modelled = Potential capacity as determined by MBC.

Site 206 Summer Place, Caring Lane, Thurnham

Situated on the western side of Caring Lane, adjacent to number 22.

Area 0.11 ha.

Nominated - 1

Modelled - 2

Site 246 Rear of Apple Tree House, Ware Street, Thurnham

Situated to the north of Apple Tree House and to the east of properties on Hockers Lane and Popes Wood and including proposal site 221.

Area 1.19 ha

Nominated - 20

Modelled - 25

An application for 5 houses on site 221 was refused by MBC in July 2020.

Site 266 North of Ware Street, Thurnham

Situated to the north of Ware Street opposite Averanches Road and surrounding "Fairways".

Area 4.17 ha.

Nominated - up to 100

Modelled - 67 (Reduced because of TPO's on the site)

Site 297 Bearsted Library, Bearsted

Situated on the northern side of The Street, adjacent to The Parade, and facing Bearsted Green.

Area 0.12 ha

Nominated - 6

Modelled - 1 (Reduced on heritage grounds and library use)

RED SITES - DETERMINED AS UNSUITABLE

Site 014 Puddledock, Caring Lane, Thurnham

Situated to the west of Caring Lane approximately 200 metres from its junction with the Ashford Road.

Area 1.52 ha

Nominated - 12

Site 063 Rear of 10 to 15 Caring Lane, Thurnham

Situated to the east of Caring Lane behind numbers 10 to 15 and approximately 350 metres from its junction with the Ashford Road.

Area 0.4 ha

Nominated - 5

- Site 088 South of Ashford Road, Bearsted**
Situating to the south of the Ashford Road behind numbers 172, 174a and 174b.
Area 0.4 ha
Nominated - 7 bungalows
- Site 129 South of Ashford Road, Bearsted**
To the south of properties on the Ashford Road and to the east of Bodsham Crescent.
Area 5.2 ha
Nominated - 47
- Site 135 South of Ashford Road, Bearsted**
Situating behind properties fronting Lilik Hill, Ashford Road and with its eastern boundary at The Lilik.
Area 2.11 ha.
Nominated - 20 to 40
- Site 160 Ware Street Allotments, Bearsted and Thurnham**
Situating to the north of Ware Street in the gardens of Church Cottages, 30 to 36 Ware Street, and in the allotments to the north of the railway.
Area 1.8 ha.
Nominated - 20
- Site 217 Disused Poundstore, Crismill Lane, Thurnham**
Situating to the west of Crismill Lane some 70 metres from its junction with the A20 Ashford Road.
Area 0.2 ha
Nominated - 5
An outline application for 3 dwellings on this site was approved by MBC in March 2020.
- Site 223 South of Ashford Road, Hollingbourne**
Situating to the south of the A20 Ashford Road with Firs Lane to the west and the Bearsted Caravan and Motorhome Club site to the east.
Area 3.0 ha
Nominated - 100
- Site 232 West of Firs Lane, Hollingbourne**
The site sits to the south of the A20 Ashford Road with the rear gardens of properties fronting Caring Lane to the west. The properties fronting Firs Lane are to the east.
Area 2.0 ha.
Nominated - 50
- Site 240 Banky Meadow, Bearsted and Shepway North Ward**
Situating immediately to the north of the Ashford Road and to the west of Fauchons Lane.
Area 3.39 ha.
Nominated - 70
- Site 291 Bridge Farm, Water Lane, Thurnham**
Situating to the north of the railway line the site is located to the east of Water Lane. Assessed jointly with site 290, The Lodge, Water Lane.
Area 4.07 ha.
Nominated - 60

BLUE SITES

These sites are purely commercial with the exception of site 176.

Site 030 Bearsted Road and New Cut Road, Boxley

The site is at the junction of Bearsted Road and New Cut Road to the southeast of the KIMS roundabout
Area 0.33 ha.

Nominated - 1 care home

An appeal for a care home on this site was dismissed by the Planning Inspectorate in April 2020.

Site 176 North and South of the Ashford Road, Hollingbourne

The triangle of land to the north is bounded by the A20, Ashford Road, the link road to Junction 8 of the M20 and Musket Lane. parcel to the south fronts the A20 Ashford Road with Old Mill Lane to the east and its western boundary is formed by Union Wood.

This site has two rivulets, one crossing the site and one following the line of Union Wood. These join at the southern end of Union Wood before flowing to the nearby River Len. Public footpath KH180 runs through the eastern side of the site.

Area 23.9 ha.

Nominated - Commercial to the north with 500 houses to the south.

As 500 houses have been nominated for this site it has been included in a separate document which relates to 4 potential Garden Settlements. It forms part of a collection of disparate sites running south from J8 of the M20 through Leeds and Langley. The final draft report concludes that *"Following early discussion about the Leeds Langley Corridor it was agreed by land promoters in the area that while there may be merit in exploring the potential of a new Garden Community as a part of the options appraisal of the corridor, there was unlikely to be a specific, worked up, garden settlement proposal available for analysis at the current time. As such this site will be considered as a potential Broad Location by the Council for inclusion within the Plan, and is not assessed in this report."*

Site 183 Kent Medical Campus and Shopping Village, Boxley

Situated to the north of Bearsted Road and to the west of Newnham Court Way.

Area 3.32 ha.

Nominated - Retail and leisure

Site 195 Waterside Park, Ashford Road, Hollingbourne

The site is situated to the south of the A20 Ashford Road adjacent to the roundabout serving the link road to Junction 8 of the M20.

Area 16.91 ha.

Nominated - Commercial