

## Dear Neighbour,

Welcome to the community newsletter for Croudace Homes' proposals for Land East of Hermitage Lane, South of Barming Station.

Croudace Homes' plans for the site will cater for a specific local housing need, as well as provide quality landscaping and open space.

Croudace Homes is excited to show their proposals to the neighbouring community, before preparing to submit an outline planning application to Tonbridge and Malling Borough Council. Further technical reports will accompany the application once submitted. As an outline application, details about the scheme's layout, scale, appearance and landscaping will be submitted for approval at a later date.

### The proposals will provide:

- A high-quality residential development that is located less than 200m from Barming Station;
- Up to 330 new homes, including 40% affordable housing;
- Carefully considered design that is in keeping with the local area;
- Green infrastructure and open space;
- Quality landscaping and biodiversity enhancement, including a Wildlife Corridor;
- An important contribution to the thriving community at Hermitage Park;
- Dedicated play space; and
- Much-needed family homes within a District which has seen a shortfall of housing in recent years.

Further information about the proposals can be found via the dedicated project website where you will also be able to submit your feedback: [www.landoffhermitagelane.com](http://www.landoffhermitagelane.com)



## The Site

The site is located on the eastern side of Hermitage Lane, which links the north-western edge of Maidstone with Aylesford to the north.

The site, which has an area of approximately 13.94 hectares, is located immediately to the north of Hermitage Park; a development of 500 dwellings with a community centre, land safeguarded for a primary school and a variety of open space. Hermitage Park is currently being successfully built out by Croudace Homes within Maidstone Borough.

Also, within 200m of the site is Barming Station and a number of bus stops offering frequent services to nearby services and facilities. Given this, the site is considered to be located within a highly sustainable location for residents.

The site is not located within the protected Green Belt, nor is it located within the Area of Outstanding Natural Beauty (AONB).

## Croudace Homes

Croudace Homes is a well-established five star housebuilder founded in 1946 and to this day remains a family run business. They are committed to building well designed and high quality homes.

Croudace Homes is currently in the process of building and selling 500 new homes at Hermitage Park, immediately adjacent to the application site, as noted above. This development is proving to be a great success, with all of Phase 1 now having been sold (legal completed or close to completion). Phase 2 has also largely been sold.

The application site therefore presents a fantastic opportunity to continue establishing the new community at Hermitage Park, utilising the same entrance off Hermitage Lane and delivering high quality new homes in proximity to existing services and facilities.

**THE DESIGN APPROACH**

The design concept for the site has been shaped by picking out key landscape features and providing a positive addition to the attractive arrival route from Hermitage Lane along Chapelfield Way.

**A SUSTAINABLE LOCATION**

The site is located in a highly sustainable location. Barming Railway Station is immediately adjacent to the north boundary of the site, and there are a number of bus stops located along Hermitage Lane.

**NEW HOMES**

The proposals represent an important opportunity to positively contribute to the district's housing needs by providing up to 330 new homes - 40% of which will be affordable. The new homes will comprise a diverse mix of housing options, ranging from 1 and 2-bedroom apartments, and 2-5 bedroom homes. 40% of all units will be affordable. The new homes will not exceed 3 storeys in height.

**LANDSCAPING**

The proposals will be accompanied by a carefully considered landscaping strategy that will seek to enhance and maximise the creation of new habitats through the wildlife corridor that dissects through the site.

**TRANSPORT AND ACCESS**

The main entrance to the site can utilise an existing access at Chapelfield Way. A new secondary access is proposed in the north-west corner of the site. Both access points have been agreed in principle by Kent County Council.

The proposals also include investment in the junctions to the south of the site, located around the A26, as part of Kent County Council's strategic junction improvement. The proposals would therefore support wider efforts to improve the local transport network, benefiting both existing and future users.

**OPEN SPACE STRATEGY**

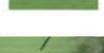
A key element of the proposals is the provision of quality open space. This will include dedicated children & young people's play areas, green space for general amenity, and open space to encourage habitat creation.

These open spaces will be connected by green corridors and will provide a natural link with Hermitage Park. It is envisaged that the community at Hermitage Park and the future school that is scheduled to be built will be able to benefit from these open spaces.

The proposals include a central arrival space off Chapelfield Way which will provide an attractive entrance to the scheme and complement the character of Hermitage Park.



**FRAMEWORK PLAN**

-  PRIMARY ROAD
-  SECONDARY ROAD
-  EXISTING / RETAINED TREES
-  PROPOSED TREES
-  FOCAL BUILDING
-  DEVELOPMENT CELLS
-  OPEN / AMENITY SPACE
-  ATTENUATION PONDS
-  WETLAND CORRIDOR
-  FOOTPATHS



## Key Benefits

- Up to 330 much-needed new homes, including 40% affordable housing;
- A highly sustainable location, with excellent bus and train links nearby;
- Dedicated children & young people's play areas accessible to all residents;
- Quality open space to be enjoyed by residents and future students of the consented school located adjacent to the site;
- Carefully designed homes that complement the local area;
- Quality landscaping and biodiversity enhancement, including a Wildlife Corridor;
- An important contribution to the thriving community at Hermitage Park;
- Investment in local highways network;
- Positively contribute to Tonbridge and Malling District Council's housing needs; and
- Financial contributions to off-site local services and facilities via a S106 Agreement, including towards education, sports & leisure, libraries, healthcare provision, youth services and bus services.

## Our Consultation Website

We hope you have found this newsletter helpful. You can find more information on the proposals via the website at:

[www.landoffhermitagelane.com](http://www.landoffhermitagelane.com)

## We Want to Hear From You

We are keen to hear your thoughts on the proposals and would welcome feedback or comments you may have.

If you would like to provide feedback, please visit [www.landoffhermitagelane.com](http://www.landoffhermitagelane.com) and click on the 'Feedback' tab on the website.

The consultation approach has been adapted given the current difficulties with COVID-19 and the need to restrict public gatherings. If you wish to get in touch or have any questions, please contact the engagement team via email or phone below.

## Contact Us

Please do not hesitate to contact us via the details below if you have any further questions about the proposals.

**Email:** [consultation@iceniprojects.com](mailto:consultation@iceniprojects.com)

**Phone:** 07741 849 398