

SITE FEATURES AND SURROUNDING CHARACTER

The site is known as 'Land to the South of Clearheart Lane, Kings Hill' and is located on the southern edge of Kings Hill.

The site covers approximately 7.5 hectares of land and is owned by Tregothnan Estate. The site is part occupied by ancient woodland as well as secondary woodland and scrub. There are also areas of hardstanding which formed aircraft dispersal bays associated with the former military use of the site.

The site is located in an accessible location, with a wide range of key local facilities within easy walking distance.

It is bordered to the north and west by residential dwellings, to the south by Cattering Wood and to the east by open green space.

The wider area comprises of residential and commercial development associated with King's Hill, along with agricultural land and areas of woodland. The Kings Hill settlement was developed on the former West Malling airfield which closed in 1967 and also has a range of retail, leisure and community facilities.

The site will provide an extension to the Kings Hill development, as envisaged in the Local Plan.

PROPOSED DEVELOPMENT

The proposals have had regard to the site constraints, including the ancient woodland which will be avoided, and its wider surrounding as well as the requirements set out in the Local Plan site allocation.

We will be seeking outline planning permission for up to 65 dwellings in order to confirm the principle of housing development on the site within defined parameters. The detailed design of the development, including the layout and appearance of the buildings, will be agreed at a later stage.

It is intended that the proposed development will be accessed off Clearheart Lane but will also connect with other pedestrian and cycle routes. It will be set in a landscaped framework that responds to the site's existing features and the surrounding area.

The application will be accompanied by an illustrative layout, showing how the development could be accommodated on the site.

PROPOSED INDICATIVE LAYOUT



Tregothnan Estate is seeking your views about their proposals for residential development on land south of Clearheart Lane, Kings Hill.

The site is allocated for up to 65 dwellings within the adopted Local Plan (under Policy H1(f) of the Tonbridge & Malling Development Land Allocations Development Plan Document).

Tregothnan Estate will be applying to Tonbridge & Malling Borough Council (TMBC) for outline planning permission for up to 65 dwellings, in line with the housing allocation for the site.

This consultation follows pre-application discussions with TMBC Officers, Kings Hill Parish Council and other relevant stakeholders.

SITE LOCATION PLAN



FOR MORE INFORMATION VISIT OUR WEBSITE:

www.landsouthofclearheartlane.com

for more information.

To provide your comments, please complete the enclosed feedback form which can be returned to us via freepost.

Alternatively responses or queries can be emailed to clearheartlane@lichfields.uk, or submitted via our website www.landsouthofclearheartlane.com. Comments can be received until **Friday 15 May 2020**, comments made after this date may not be able to be considered.

Nathaniel Lichfield & Partners Limited ('Lichfields') is registered with the Information Commissioners Office (registration number Z6193122). Your responses will be analysed by Lichfields on behalf of our client Tregothnan Estates. It is not envisaged that any personal data will be supplied by virtue of completion of the survey, but in the event that any personal data is supplied, it will be disregarded and deleted without undue delay. Responses to this consultation may be made publicly available.

LAND SOUTH OF CLEARHEART LANE PUBLIC CONSULTATION



Tregothnan Estate is seeking the opinion of local residents on the proposed development of up to 65 homes.

This consultation is being held remotely (via post and online) due to the current situation with COVID-19. Please see the back of the leaflet for relevant contact details.



Tregothnan