

AMENDED

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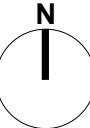
- Site Boundary 13.56 Ha
- Built Development**
- Residential Area 3.17Ha  
Up to 100 Units @ circa overall average 31.5 DPH
- Higher Density Development within Western Area
- Area for Sports Pavilion & Car Park 0.45 Ha  
(Precise location and extent of pavilion and car park not fixed)
- Proposed Vehicular Access Point off Old Ashford Road
- Proposed Primary Road  
(Precise alignment not fixed - Limits of deviation up to 10m either side of primary road)
- Potential Emergency Access
- Floating Treatment Wetlands (Not Publicly Accessible) 1.90 Ha
- Green Infrastructure**
- Proposed Public Open Space (Including The Green) 5.83Ha
- Proposed Attenuation Ponds (Location subject to engineers recommendation)
- Indicative Permanent Waterbody (Overdeepened)
- Proposed Play Area (Includes formal equipped play area) 0.21 Ha
- Proposed Trim Trail
- Proposed Structural Planting
- Proposed Sports Pitch 2.00 Ha
- Proposed Bund
- Existing Public Rights of Way
- Proposed Footpath Link
- Proposed Footpath / Cycle Link

Maidstone Borough Council - Local Plan Review (2021-2038) Policy LPRINF1: Publicly Accessible Open Space and Recreation

Green Infrastructure	Open Space Standards	Required Ha	Proposed Ha
Amenity Green Space	0.70 Ha per 1000 population	0.1624	2.00
Provision for Children and Young People	0.25 Ha per 1000 population	0.0580	0.21
Outdoor Sports	1.60 Ha per 1000 population	0.3712	2.00
Allotments and Community Gardens	0.20 Ha per 1000 population	0.0464	*Nil
Natural / Semi-natural Areas of Open Space	6.5 Ha per 1000 population	1.5080	3.83
	Total	2.1460	8.04

NB. Above calculations based on 100 dwellings @ 2.32 persons per dwelling (= 232 pop)  
\* No On-site Allotments proposals - Replaced with S106 Contribution

Note - Landscape Buffer and Floating Treatment Wetlands Area not included in open space provision calculations.



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Dean Lewis Estates Ltd  
Old Ashford Road  
Lenham

# PARAMETERS PLAN

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05 June 2025 JED / KMN  
7968-L-11 P

masterplanning  
environmental assessment  
landscape design  
urban design  
ecology  
architecture  
arboriculture

FPCR Environment and Design Ltd  
Lockington Hall  
Derby DE74 2RH  
t: 01509 672772  
e: mail@fpcr.co.uk  
w: www.fpcr.co.uk

fpcr