



DESIGN & ACCESS STATEMENT

EYHORNE STREET, HOLLINGBOURNE
MAIDSTONE
NOVEMBER 2025
Rev: B

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PROJECT TEAM

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NOISE, AIR AND DRAINAGE CONSULTANTS
GTA Civils and Transport



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DHA Transport
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01 Eyhorne Street, Hollingbourne INTRODUCTION

1.0 INTRODUCTION

This Design and Access Statement has been prepared by gdm Architects on behalf of Cantium Land Development Ltd in support of a proposed residential development at Eyhorne Street, Hollingbourne (the Site). The Site is located within the jurisdiction of Maidstone Borough Council (MBC).

This document sets out the key site constraints and opportunities, an assessment of the site's suitability for residential use and outlines how the proposed development can integrate sensitively with the existing built environment and natural context of the surrounding area of Hollingbourne.

Covering an area of approximately 1.18 hectares, the Site is situated near the centre of Hollingbourne, around 8 kilometers from Maidstone Town Centre. This planning application seeks approval for a high-quality, sustainable residential scheme comprising of:

- 17 new homes
- A new proposed pedestrian and vehicle access arrangement
- A mixture of house types and sizes with both affordable and private tenure
- Areas of soft landscaping, SuDS and improved BNG

This document presents a clear and strategic approach to the redevelopment of the land off Eyhorne Street and it seeks to deliver a high-quality, sustainable living environment that responds to local housing needs while balancing environmental considerations. The proposal aims to make a positive contribution to the area, aligning with principles of responsible, well-designed residential development.



1.1 NPPF & MAIDSTONE BOROUGH COUNCIL LOCAL PLAN

The design of the proposed development has been informed by Policies of the Maidstone Borough Council Local Plan Review. Policy LPRSP15 sets out the principles of good design with an extensive list of criteria which has been carefully considered throughout the design evolution of the scheme. In addition, Policy LPRDQ1 (sustainable design) ensures that sustainability measures have been incorporated into the design of the dwellings. The overall layout of the proposal has also taken into account Policies LPRHOU (density of residential development), Policy LPRQD6 (technical standards) and LPRQD7 (private amenity space standards).

- National Planning Policy Framework (NPPF), (2023), Ministry of Housing Communities and Local Government;
- Planning Practice Guidance (PPG), Ministry of Housing, Communities and Local Government;
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government, 2014;
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government;
- Building for a Healthy life (BfHL), (July 2020); and
- Living with Beauty (January 2020).

Specifically, the NPPF attaches importance to good design, which is considered synonymous with sustainable development and creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 seeks to ensure that developments:

- Function well and add to the quality of an area;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Respond to local character and history;
- Establish or maintain a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience.

The NPPF advises that trees make an important contribution to the character and quality of urban environments and developments should ensure that new streets are tree lined and that steps are taken to incorporate trees elsewhere across the site.

Paragraph 137 states design quality should be considered throughout the evolution and assessment of individual proposals and paragraph 139 adds that developments that are not well designed should be refused.

Maidstone Borough Council

LOCAL PLAN REVIEW

2021 - 2038

Adopted: 20 March 2024




Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

December 2024

02 Eyhorne Street, Hollingbourne SITE ASSESSMENT

2.0 THE SITE

SITE DESCRIPTION

Positioned along Eyhorne Street, it is well concealed by the dense tree-lined road and further shielded by mature trees and plantings on the boundary of the site. A railway line runs through Hollingbourne to the north of the site providing key connections to Maidstone.

A development off Eyhorne Street (Allocation H1(61), Brickfield's Close) was allocated for approximately 10 dwellings to the south-west of the site and a development south of Brickfield's Close (Allocation LPRSA204), has since been built-out. It is allocated for approximately 9 dwellings, which is subject to an application that is awaiting decision (ref.25/502901/HYBRID). Godfrey Meadow, opposite the H1(61) Allocation site, is also a recent development of 14 dwellings. The site benefits from its proximity to Hollingbourne Station, Hollingbourne Primary School and the amenities which the village provides, including a village hall and Community Trust land.

CURRENT LAND USE AND FEATURES

The site is currently a broadly level agricultural field bordered by trees to all boundaries other than the south east, which has a hedge boundary to Hollingbourne Meadows. There is a screened railway line behind the trees at the northern boundary.

TOPOGRAPHY AND LANDSCAPE

The site features a relatively flat landscape, though there is a level change with a bank from Eyhorne Street into the site. Along the western boundary, the site is neighboured by a residential property located off from Eyhorne Street which is well screened by mature trees.

ELEVATION AND VIEWS

Views into the site are minimal as there is existing planting bordering the site. The open fields to the south could provide scenic views from within the development. The site is shielded from the railway line with the extensive planting along the north/north east boundary.



2.1 SITE PHOTOGRAPHS

These site photographs show views from within the site boundary, looking at the site itself and the surrounding landscape / natural screening of the perimeter.

The photographs also show views from the site, out towards the open land to the south-east of the site, as there is less natural screening in this corner.

Key Plan



①



②



③



④



⑤



⑥

2.2 SITE HISTORY

There have been very few changes to the site over the last 100 years, the most significant changes being the increase in residential developments both to the south and the north of the railway line.

1900

The surrounding area of the site is primarily open fields/farmland in the early 20th Century, with residential developments to the south along the beginning of Eyhorne Street and minimal development to the north of the railway.

1960

Towards the later 20th Century, residential development becomes more concentrated to the south and new developments are placed to the north of the railway.

PRESENT DAY

The present day aerial of the site and its surroundings shows another increase in residential development directly adjacent to the site including key sites such as Brickfields Close and Godfrey Meadow. In line with the trend of the last 100 years within Hollingbourne, Eyhorne Street has become a key location for a significant number of new, small scale residential developments.



year - 1900

Historical Maps @Digimaps

year - 1960



Historical Maps @Digimaps



PRESENT DAY

2.3 LOCAL FACILITIES

The site is located in the centre of Hollingbourne, and its immediate surroundings retain a semi-rural character. Its proximity to Maidstone Town Centre ensures that a wide range of amenities and services are easily accessible by road, rail bus and cycle.

LOCAL AMENITIES IN HOLLINGBOURNE

Hollingbourne offers a range of local amenities that support both residents and visitors. The village has a village hall that hosts community events and a primary school north of the site. There are several traditional pubs such as The Windmill and the Sugar Loaves. Hollingbourne Meadows, an area of community trust land, sits adjacent to the southern and eastern boundary of the site.

TRANSPORT AND CONNECTIVITY

Hollingbourne benefits from a mainline railway station which is 450 m from the site and provides direct access to London and Ashford, making it a convenient base for commuters. Maidstone Town Centre is 8 km away which offers broader shopping and healthcare services. The site is surrounded by countryside which makes the village a hub for walkers and cyclists. The site is in close proximity to the M20 and A20 which provide connections to London and Folkestone. The A20 also provides a route from the site to other services and amenities.

SUMMARY

Hollingbourne presents a rural setting while offering practical amenities for everyday life, making it a suitable site for residential development and elevate its sustainable transport options.

Key:

- | | |
|--------------------------------|------------------------|
| ① Railway Station | ⑨ Loc8 Business Park |
| ② Hollingbourne Primary School | ⑩ Community Trust Land |
| ③ Village Hall | ⑪ Allocation H1(61) |
| ④ All Saints Church | ⑫ Allocation LPRSA204 |
| ⑤ Hollingbourne Play Park | — M20 |
| ⑥ The Windmill pub | - - - A20 |
| ⑦ Sugar Loaves pub | ••••• Railway |
| ⑧ Petrol Station | |



2.4 LOCAL VERNACULAR

An analysis of the architecture in the immediate surroundings of the site—primarily residential—reveals a notable degree of variation in materials, styles, and building typologies. Despite this diversity, certain consistent materials and architectural features are present throughout the area, contributing to a cohesive local character. These features reflect the traditional village aesthetic, as Eyhorne Street specifically features a collection of well-preserved period homes and blends historic and vernacular elements with more contemporary residential forms.

RESIDENTIAL TYPOLOGIES

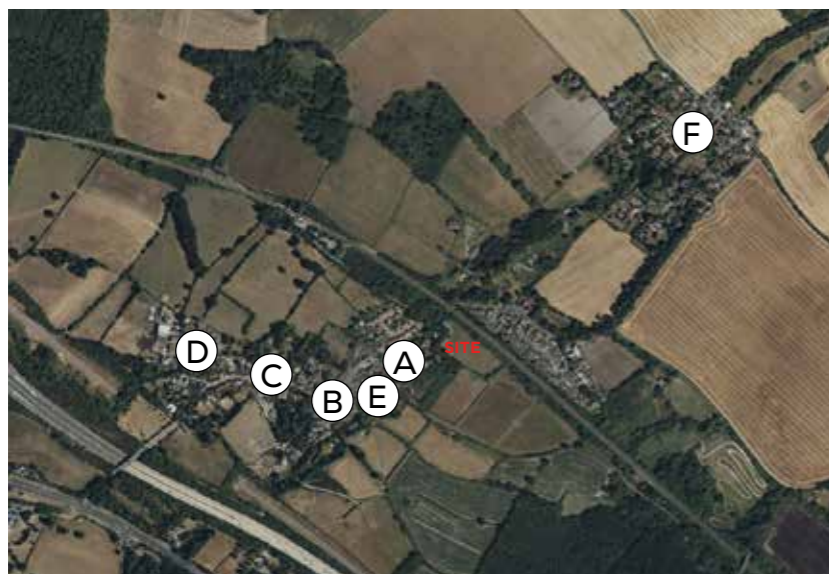
The surrounding built environment is characterised by a mixture of detached, semi-detached and terraced homes arranged in an organic pattern which is typical of village developments. The homes vary in scale and orientation.

CONSISTENTLY USED MATERIALS AND FEATURES

The following materials and architectural details have been observed:

- Red multi brick facades
- White render facades
- Clay hanging tile facades
- Brown weatherboard
- White framed glazing
- Dormer windows
- Gabled roof forms
- Brick chimney
- Clay and slate tile roofs

Key Plan



PRECEDENT A
100 Eyhorne St



PRECEDENT B
82 Eyhorne St



PRECEDENT C
77 Eyhorne St



PRECEDENT D
1 Athelstan Grn



PRECEDENT E
12 Tile Fields



PRECEDENT F
15 Upper St



2.5 RECENT LOCAL DEVELOPMENT

A recent development (Brickfields Close, 16/508640/FULL) within allocation site H1(61) has utilised materials appropriate to the area and type of development to produce a scheme which has a high quality traditional material palette of red multi brick, red clay hanging tiles, gable roof details and traditional red/brown clay roof tiles.

Features such as brick detailing (soldier coursing and brick banding) and white framed glazing bars have been incorporated into the design of the dwellings to further reflect the typologies of the neighbouring properties on Eyhorne Street as well as throughout Hollingbourne.

A second development (Godfrey Meadow, 14/0475) off from Eyhorne Street also employs a traditional material palette and style of red multi brick, white render and red/brown clay roof tiles. Features such as gable roof details and hipped roof forms, along with the material palette, reflect neighbouring properties and developments.

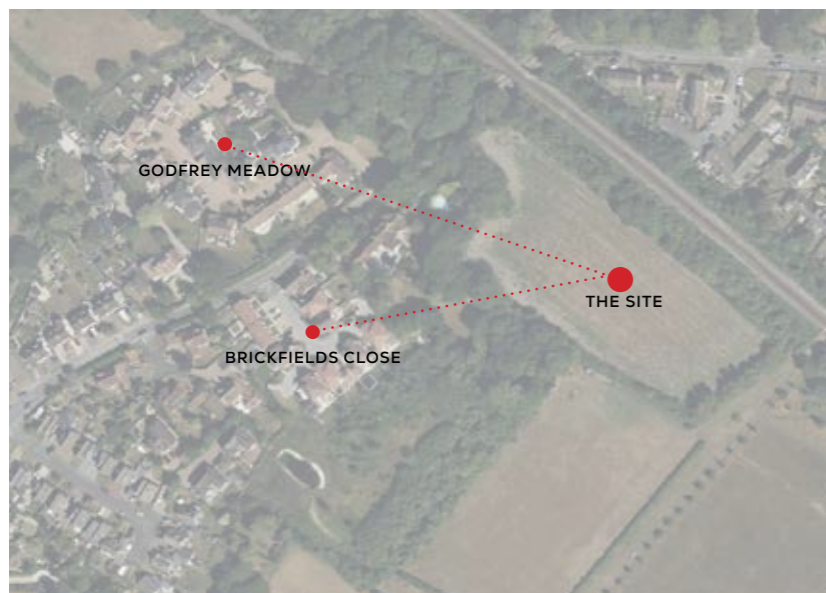
Both developments successfully apply the context of Hollingbourne to their design through their traditional materials and features as well as their arrangement of gardens which back onto the boundaries of both sites.



(16/508640/FULL)



Key Plan

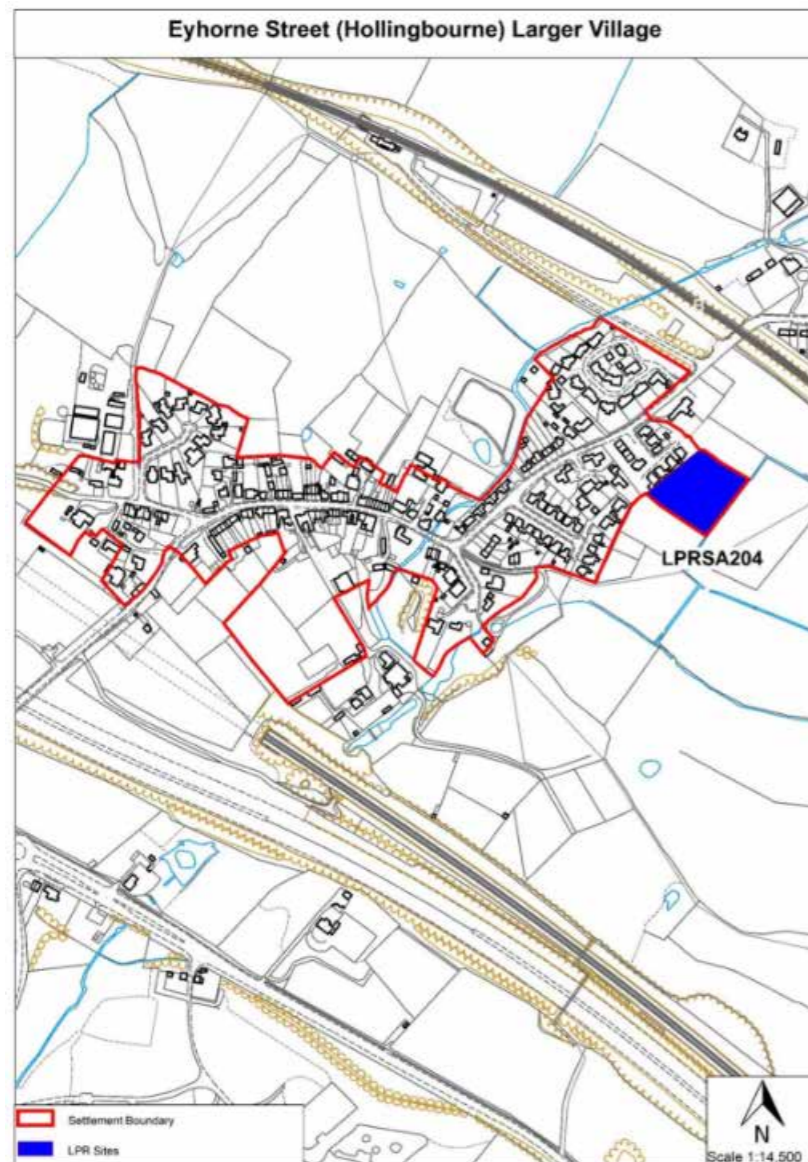


(14/0475)



2.6 RECENT LOCAL DEVELOPMENT CONT.

Site Allocation Policy LPRSA204 (Land South East of Brickfield's Close, Eyhorne Street, Hollingbourne) is allocated for the development of approximately 9 dwellings and sits just south-west of the site. Access to the site is provided from Brickfields Close (another allocation site H1(61)).



2.7 LOCAL DEVELOPMENT PATTERNS & TYPOLOGIES

To help inform the layout of the development, further assessment of local development characteristics has been undertaken. The study highlights the various patterns and typologies and have helped to inform the proposal and ensure that the proposal is reflective of the site's locality.

IDENTIFIED PATTERNS AND TYPOLOGIES

- Back-to-back gardens
- Tandem parking
- Housing with carports
- Green buffer to open space

The proposal will aim to reflect the local development patterns and typologies outlined in this study, to allow for the development to blend in with the surrounding context of Hollingbourne.



1. GODFREY MEADOW

Back-to-back gardens

<200m from Site



2. BRICKFIELDS CLOSE

Tandem parking

<150m from Site



3. CLAYGATE

Houses with carports

<250m from Site



4. EYHORNE STREET

Green buffer to open space

<300m from Site

Key Plan



2.9 OPPORTUNITIES & CONSTRAINTS

The development site presents a number of considerations that shape its suitability for residential use. These include both constraints to be managed and opportunities to be maximised.















CONSTRAINTS

- Semi-rural character: The setting encourages low-density development that is in keeping with surrounding properties in scale and appearance
- Existing vegetation: Mature trees and hedgerows are to be retained for ecological value and natural screening
- Adjacent dwelling: The layout must respect the amenity and privacy of a property along the south-western boundary
- Grade II* listed building: Adjacent dwelling (Godfrey House) along the south-western boundary is a listed building which would result in stepping the development away from the property
- Topography and levels: Determine a SuDS solution towards the south-west boundary

OPPORTUNITIES

- Level topography: the relatively flat terrain supports straightforward construction and good site accessibility
- Transport links: Close proximity to Hollingbourne train station with direct connections to London makes the site ideal for commuters
- Views to open space: Attractive views to the south-east provide strong visual connections to the surrounding countryside
- Green Buffer: The natural buffer that exists already provides effective screening to the site and promotes biodiversity
- Pedestrian links: Linkage through the site to connect to Hollingbourne Station

KEY

- | | | | |
|---|--|---|-------------------------------------|
|  | Neighbouring property |  | SuDS |
|  | Access |  | Play space |
|  | Potential views to open space |  | Existing footpath |
|  | Existing trees and hedge line |  | Potential footpath through the site |
|  | Root protection area |  | Allocation site LPRSA204 |
|  | Tree shadow | | |
|  | Godfrey House, Grade II* listed building | | |
|  | Contour lines | | |
|  | Residential Development | | |






HOLLINGBOURNE STATION



03 Eyhorne Street, Hollingbourne DESIGN EVOLUTION & CONSULTATION

3.0 DESIGN EVOLUTION

Following an exercise outlining the constraints and opportunities presented on site, a framework layout was produced which illustrates how the proposal can respond to the constraints of the site whilst allowing for the opportunities to be developed. This informed the initial site layouts which considered and included the following key features:

- KEY**
-  Residential development
 -  Existing retained trees / hedgerows
 -  New proposed trees
 -  Green space
 -  SuDS



Layout 1


- Vehicle access into the site
- Tandem parking
- Proposed pedestrian access at the eastern boundary
- Parcel arrangement with back-to-back gardens
- A mixture of detached and semi-detached housing
- An open space to the south-east and south west boundary
- 20 plots



Layout 2

- Vehicle access into the site
- Tandem and front of plot parking
- Proposed pedestrian access at the eastern boundary
- Parcel arrangement with back-to-back gardens
- A mixture of detached, semi-detached and terraced housing
- A larger open space to the south-east boundary
- Plots to the north set back to provide space for front of plot parking and new tree planting
- 20 plots

3.1 DESIGN EVOLUTION CONT.


Hollingbourne Parish Council Meeting
 To be held on Monday, 14th July 2025 - At the Cardwell Pavilion, at 7.30 pm.

AGENDA

Serial	Item	Lead	Time	Time	Notes/Specific Items
(a)	(b)	(c)	(m)	(run)	(d)
1.	Welcome and apologies for absence	Chair/All	1 min	7.30-7.31	
2.	Declarations, dispensations and interests: - Changes to the Register of Interests - Declaration of Interest in items on the agenda - Requests for Dispensations	Chair/All	1 min	7.32-7.33	
3.	Approval of Minutes of previous meeting	Chair/All	4 min	7.34-7.38	Circulated prior to meeting
4.	Matters Arising/Actions		3 min	7.41-7.44	Not covered elsewhere on agenda
Open Forum for members of the public to speak (10 Mins)					
6.	Chairman's report	Chair	10 m	7.54-8.04	SID Memorandum of Understanding
7.	Parish Councillor Vacancy	Chair / All	3 m	8.05-8.08	
8.	Parish Council Website	Cllr Cooper	5 m	8.09-8.14	Updates to the website; gov.uk email
9.	Funding and Grants Update	Cllr Ware	5 m	8.15-8.20	Update on grants available
10.	Clerk's Report	Clerk	5 m	8.21-8.26	The post-box upon the Eyhorne Green; Extra benches in village; Brickwork quotes
11.	County Councillor's Report	Cllr Emberson	8 m	8.27-8.35	
12.	Borough Councillor's Report	Cllr Cox / Cllrs Sams	8 m	8.36-8.44	
13.	Parish Plan / Conservation Management Plan	Cllr O'Meara / Cllr Marshall	4 m	8.45-8.49	Update on proceedings
14.	Planning Committee Report -	Planning Com.	5 m	8.50-8.55	
15.	Highways and Infrastructure Committee Report	Highways Committee	6 m	8.56-9.02	Roundabout markings update; Speedwatch; Mounting of kerbs in village - wooden post outside Sugar Loaves PH
16.	Police and Crime Report & Neighbourhood Watch Group	Cllr Marshall	5 m	9.03-9.08	
17.	Environmental / Parks Committee Report	Environmental Committee	5 m	9.09-9.14	Public rights of way update; Notice-boards; Duckhouse update; Millennium Green updates
18.	Finance Committee Report	Finance Com.	5 m	9.15-9.20	
19.	Community Events and Engagement	Community Events Comm.	4 m	9.21-9.25	
20.	Items for Info. / Any other business	All	3 m	9.26-9.29	
21.	Date of next meeting		1 m	9.29-9.30	8 th September 2025

Date of Next Meeting: 8th September 2025

Hollingbourne Parish Council meeting - July 2025

- Hollingbourne Parish Council meeting took place in July 2025 where the draft scheme was presented to the parish and the local residents, and an open floor allowed all comments and queries to be asked. This allowed for feedback on the proposal to inform the later iterations of the proposal as shown to the right.

- Residential development
- Existing retained trees / hedgerows
- New proposed trees
- Green space
- SuDS

Seeking views: Proposed residential development at
Land off Eyhorne Street, Hollingbourne, Kent



Proposed Development

- Low density, landscape-led scheme of 18 houses with gardens and associated parking comprising a mix of 2, 3 and 4 bed homes
- Affordable housing for local people to be provided (7 out of the 18 houses)
- Well positioned with close proximity to Hollingbourne Primary School and Hollingbourne railway station
- Potential new footway through the site to Hollingbourne Meadows with additional landscape buffers providing a link to Culpepper Close
- Circular walk designed within the scheme
- All existing trees and hedges to be retained and enhanced
- New landscaping and attenuation pond providing ecological enhancements with the proposal to deliver a net gain in biodiversity
- Road narrowing proposed at Eyhorne Street to help reduce speeds within the 20mph zone as part of the new access
- Electric vehicle points provided for each house



Public consultation - July 2025

- A public consultation took place during July 2025 following the parish council meeting to raise awareness of the planning application that will be submitted. This was via a leaflet drop to local residents to allow for their input and queries that they may have on the proposal.



Layout 3 (Consultation response)

- Vehicle access into the site
- Tandem parking
- Proposed pedestrian access at the eastern boundary
- Parcel arrangement with back-to-back gardens
- A mixture of detached and semi-detached housing
- Larger four-bed dwellings
- An open space to the south-east boundary
- SuDS basin to the south-west boundary
- Pedestrian footpath which provides routes around the SuDS basin, open space to the south-east and directly to the properties to the north
- 18 plots

3.2 DESIGN EVOLUTION CONT.

A pre-application meeting took place, on site, in August 2025. A pre-application response was drafted to address the potential concerns regarding the previous design proposal.



Pre-application meeting - August 2025

- Photograph taken from the on-site pre-application meeting, where two case officers attended to provide feedback on the scheme. View from the entrance of the site, looking south-east.

Mr A. Payne
DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone, ME14 3EN
alexander.payne@dhaplanning.co.uk

27th August 2025
25/502863/PAMEET

Dear Alex

LOCATION: South of Eyhorne St, Hollingbourne, ME17 1XA
PROPOSAL: Erection of 18 dwellings including new access

In reference to your request for pre-app advice regarding the above location and our site meeting, with Rob Jarman (Head of Development Management) on 20th August 2025, your proposal has been considered and the following advice is given:

SUMMARY:

For the purposes of the Local Plan Review the application site is within the designated countryside that falls within the setting of the Kent Downs National Landscape. In this respect policy LPRS9 is considered to be of most relevance where it states (inter alia):

- Development proposals in the countryside will not be permitted unless they accord with other policies in this plan and will not result in significant harm to the rural character and appearance of the area.
- Proposals should not have a significant adverse impact on settings of Kent Downs National Landscape.

In terms of legislation, the Levelling-Up and Regeneration Act 2023 has amended Section 85 of the Countryside and Rights of Way Act 2000, inserting: 'In exercising or performing any functions in relation to, or so as to affect, land in an AONB in England, a relevant authority...must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'.

As this response will set out, there is no Local Plan Review policy support for the proposal; and based on the information available to me at this time, I am of the view that the development would cause significant harm to the character and appearance of the area. This includes my concerns in terms of how the proposal would further the purpose of conserving and enhancing the Kent Downs National Landscape.

Notwithstanding this view, the Council has published its housing land supply position as of 1st April 2025 which shows a 4.5yr housing supply and so does not have a 5yr housing land supply. As such, paragraph 11(d) footnote 8 of the NPPF ('the tilted balance') comes into effect and the lack of a 5yr housing land supply means that for housing applications, permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Whilst this is a material planning consideration in the determination of any application, NPPF paragraph 11 makes it clear that proposals can still be refused where the application of NPPF policies, that protect areas or assets of particular importance, provides a strong reason for refusal. This includes NPPF paragraph 189, where new development within the setting of a National Landscape should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. I would also reiterate legislative requirements for new development to further the purpose of conserving and enhancing its natural beauty.



Pre-application response - August 2025

LOCATION / CONNECTIVITY

- Concerns for visibility for pedestrians as they need to cross the road from the site entrance to reach the pavement
- There is a railway bridge and bend in the road which could affect visibility

IMPACT UPON CHARACTER AND APPEARANCE OF COUNTRYSIDE

- There will be short-term views of the development from the south of the site where existing natural screening is limited
- More breathing space needed for corner plots

HERITAGE IMPACT

- Concerns regarding the placement of the SuDS basin and footpath, and its proximity to Godfrey House, a Grade II* listed building.

RESIDENTIAL AMENITY

- All plots should have external access to the rear gardens
- The relationship some of the dwellings appears cramped

HIGHWAY SAFETY

- 4 bed dwellings are expected to have 3 onsite parking spaces

AFFORDABLE HOUSING PROVISION

- There is a requirement to provide 40% of affordable dwellings within the proposal

3.3 PRE-APPLICATION DESIGN RESPONSE

The following parameter plan has been proposed to address the concerns laid out within the pre-application design response.

LOCATION / CONNECTIVITY

- Works to the highway are proposed to help reduce speeds close to the current 20mph speed limit.

IMPACT UPON CHARACTER AND APPEARANCE OF COUNTRYSIDE

- Density of the development has been decreased. The removal of a plot from 18 dwellings down to 17 dwellings, has allowed for corner plots to be angled, and all plots to have squared gardens.

HERITAGE IMPACT

- The SuDS basin has been carefully designed to ensure that there will be no impact on the adjacent Grade II* listed dwelling along the western boundary of the site.

RESIDENTIAL AMENITY

- All plots have external access to their gardens.
- The removal of a plot has allowed for more garden space of regular shapes.
- A play space has been introduced along the south-eastern boundary.

HIGHWAY SAFETY

- 9 visitor spaces have been provided within the development, significantly above the required amount of 4 spaces.

AFFORDABLE HOUSING PROVISION

- 40% of the dwellings are provided as affordable.



04 Eyhorne Street, Hollingbourne THE PROPOSAL

4.0 DESIGN PRINCIPLES - WORKING WITH NATURE

TOPOGRAPHY

The site is characterised by a gradual slope to the south-western boundary. The development area and SuDS solution are aligned to follow the natural topography of the site.

SUDS BASIN

The SuDS basin sits along the south-western boundary of the site, and is arranged in response to the natural topography of the site.

EXISTING LANDSCAPING

There is already significant natural screening along the boundaries of the site, with an opening to the south-eastern corner. The existing landscaping along the northern boundary provides necessary screening from the adjacent railway.

KEY

-  Open Green Space
-  Existing Landscaping
-  Development Area
-  Proposed Trees
-  SuDS Basin
-  Play Space



4.1 DESIGN PRINCIPLES - NETWORK OF ROUTES







KEY CONNECTIONS

The scheme has been designed to ensure connectivity with its surroundings, as the proposed footpath provides an essential link to Hollingbourne Station to the north-west of the site.

VEHICULAR ENTRANCE

The vehicular entrance is off from Eyhorne Street, and provides access to all dwellings within the development.

KEY

-  Existing Landscaping
-  Development Area
-  Roads
-  Frontages
-  SuDS Basin and Play Space
-  Pathway



4.2 DESIGN PRINCIPLES - CONTEXT RESPONSIVE

PROPOSED FRONTAGES

The development has been designed to create attractive and well-considered frontages. Corner plots are carefully angled to address principal corners, creating a sense of place at key junctions. The overall arrangement allows for back-to-back gardens.







SMALL GREENS

Small pockets of green are integrated throughout the development and are positioned at key junctions. They soften the streetscape and encourage biodiversity.

BUILDING TYPOLOGIES

The development will incorporate a variety of building typologies reflective of the surrounding development of Hollingbourne.

KEY

-  Open Green Space
-  Existing Landscaping
-  Development Area
-  Small greens
-  Frontages
-  SuDS Basin and Play Space
-  Proposed Trees










4.3 FIGURE GROUND DIAGRAM

This figure ground diagram shows the area of Hollingbourne, its residential developments, open green space, denser woodland areas, the allocation site LPRSA204 and our proposed development in relation to the surrounding context. The main roads and railway are also noted on the diagram to show the various connections throughout Hollingbourne.

There are three primary areas of development throughout Hollingbourne, the larger development sitting below the railway, and the others sitting north of the railway. Our development site sits south of the railway line and north of the main development area of Hollingbourne.

The site sits at circa 10.2 dph for 17 units. Brickfields Close (16/508640/ FULT), sits at circa 21.4 dph for 12 units and Godrey Meadows (14/0475), sits at circa 12.3 dph for 14 units.

KEY

-  Residential developments
-  Open green space
-  Denser landscaping
-  Allocation site LPRSA204
-  Buildings / dwellings
-  Railway
-  Roads



4.4 CONTEXTUAL SITE PLAN

This plan shows the proposal as well as the recent development of Brickfields Close (Fernham Homes) within allocation site H1(61) and Godfrey Meadow (Wealden Homes) within the context of Hollingbourne. An allocation site south of Brickfields Close (LPRSA204) is also shown on the plan. The developments are in close proximity to one another, and where Brickfields Close and Godfrey Meadow have separate access routes off from Eyhorne Street, allocation LPRSA204 has a proposed access off from Brickfields Close.



4.5 PROPOSED SITE LAYOUT

The proposed site plan outlines the development of 17 high-quality residential units, comprising of a mix of two-bedroom, three-bedroom and four-bedroom dwellings. Each unit has been carefully designed to include dedicated parking allocations appropriate to its size and intended occupancy, ensuring functionality and convenience for future residents.

ACCESS AND PARKING

The existing site has a gated access which will be developed into a vehicular access route into the site, and will serve all 17 properties. In addition to private parking provisions for each dwelling, 9 visitor parking spaces have been integrated into the layout to accommodate occasional guests and prevent congestion. The four-bedroom homes are further enhanced with car barns which are positioned to maximise ease of access. Two and three-bedroom homes are served by private driveways offering independent parking spaces, in keeping with modern planning guidelines.

LANDSCAPE AND GREEN SPACE INTEGRATION

The design of the site places a strong emphasis on preserving and enhancing the existing natural features. Each dwelling is afforded front garden space and gardens which back onto other gardens to promote the integration of the existing green buffer along the boundary. A significantly sized SuDS basin helps to mitigate any flood risk and provides scenic views to the south-west.

Existing hedgerows and mature trees around the site's perimeter are to be preserved wherever possible, maintaining natural screening and contributing to the rural character of the location.

DESIGN AND CHARACTER

The architectural style of the proposed dwellings seeks to reflect and compliment the character of the surrounding area. Traditional forms and materials will be employed to ensure that the new homes are in keeping with local vernacular styles, while contemporary design features and internal layouts will deliver modern, energy-efficient living spaces. This approach aims to provide residents with the best of both worlds: homes that blend into their context yet meet current standards of comfort, sustainability and design quality.



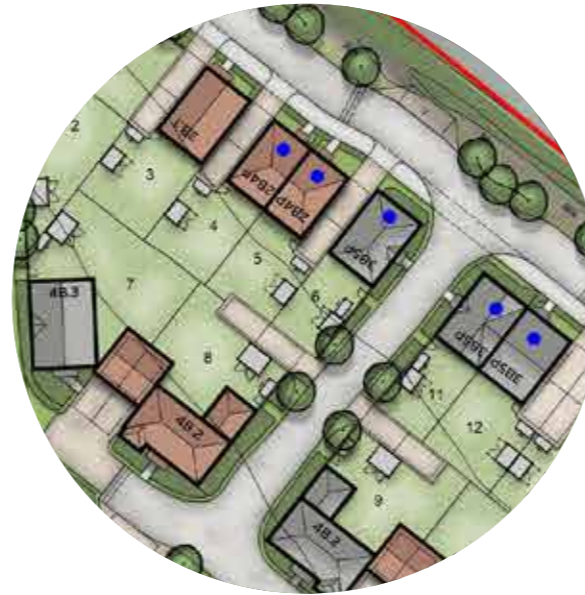
Proposed Site Layout Plan

4.6 REFLECTING LOCAL DEVELOPMENT PATTERNS & TYPOLOGIES

The proposal also reflects the findings of the development patterns and typologies study previously highlighted on page 11.

INCORPORATED PATTERNS AND TYPOLOGIES

- Corner turning dwellings address the street corner
- Tandem parking
- Housing with car barns
- Green buffer to open space



Corner turning dwellings address the street corner



Tandem parking

Key Plan



Housing with car barns



Green buffer to open space

4.7 MATERIALS PALETTE

The proposed material palette has been carefully selected to ensure the scheme integrates sensitively with the established character of Hollingbourne. By drawing inspiration from architectural elements and materials found in neighbouring properties, the design seeks to enhance the local vernacular while delivering a cohesive and high-quality aesthetic.

MATERIALS

- **Primary Material – Red Multi Brick**

A traditional red multi brick has been chosen as the dominant material to reflect the historic masonry commonly seen throughout the area. Its varied tones add visual interest and help the buildings sit comfortably within their context.

- **Secondary Materials – Red Clay Hanging Tile and Natural Timber Weatherboarding**

Complementing the brickwork, red clay hanging tile and natural timber weatherboarding is proposed as secondary materials. This reference to local residential buildings introduces texture and reinforces the rural character of the surroundings

- **Roofing – Slate / Clay Roof Tile**

Slate / clay roof tiles are proposed in keeping with the traditional roofing styles found in Hollingbourne. These tiles provide a contrast in colour, echoing the roofing materials of nearby homes.

ARCHITECTURAL FEATURES

To further embed the development within its context, the following architectural details and finishes are proposed:

- **White-framed windows with glazing bars**, offering a contemporary interpretation of traditional sash and cottage-style windows.
- **White rainwater goods**, including gutters and downpipes, to match window frames and unify the external finishes.
- **Gabled roof forms**, adding a distinctive and traditional architectural element to the roofline.
- **Front door canopy**, to provide cover while adding a protruding element to the facade
- **Hipped roof**, an alternative roof design
- **Exposed rafters**, roof overhanging at the eave

Overall, the material choices and architectural details are intended to reinforce a strong sense of place, creating a development that is both respectful of its setting and visually appealing.



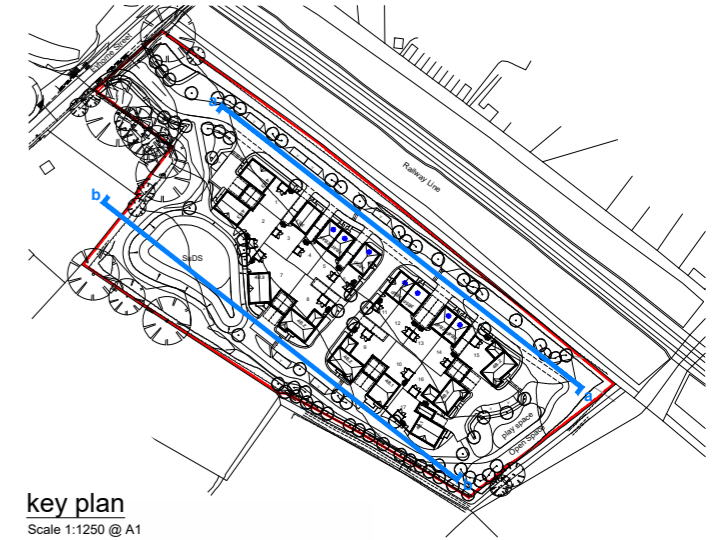
4.8 STREET SCENE ELEVATIONS

EYHORNE INTERFACE

Eyhorne Interface serves as the primary street within the development, extending from the main access entrance as an interface with Eyhorne Street. The architectural character is defined by a diverse palette of roof and facade materials, featuring a combination of tile hanging, red brickwork slate and clay roof tiles. All dwellings are orientated to front the street with a mix of semi detached and detached dwellings.

MEADOWS CORRIDOR

The dwellings along Meadows Corridor benefit from views across open space and a generously proportioned SuDS basin acting as a transition between the meadow and development, and adopt the same high-quality material palette with the use of natural timber in focal areas with plots strategically orientated to address the SuDS feature and define key areas of proposed and existing green infrastructure. Due to the softer character of the area the Meadows character is low density and comprise of detached dwellings spaced with carports to provide uninterrupted frontage over the meadow.



Section a-a - Eyhorne Interface



Section b-b - Meadows Corridor

4.9 PERSPECTIVE VIEW 01 - EYHORNE INTERFACE



Key Plan

4.10 PERSPECTIVE VIEW 02 - MEADOWS CORRIDOR



05 Eyhorne, Hollingbourne LANDSCAPE

5.0 LVIA

The Site lies immediately adjacent to the established settlement of Hollingbourne, which lies approximately 3km to the east of Maidstone. The Site is located adjacent to the more contemporary part of the settlement, away from the two historic cores which lie at either end of the settlement.

The Site comprises an enclosed, broadly rectangular parcel of arable land, which extends to the south east of Eyhorne Street. The railway line lies to the north east of the Site, while Hollingbourne Meadows community woodland lies to the south east. Godfrey House, a Grade II* listed property lies to the south west of the Site, set within a mature landscaped plot. To the rear of the property, a paddock extends to the south east and abuts the southern extent of the Sites south western boundary.

The Site is broadly flat with mature hedgerows defining the north western and south eastern boundaries. The well-vegetated embankments of the railway define the north eastern edge of the Site. The south western boundary is defined by a mix of mature tree planting associated with the grounds of Godfrey House, and a length of post and wire fencing with some scattered scrub. The Site is not publicly accessible, although it is noted that Footpath KH198/1 lies just to the south of the Site, crossing the paddock, between Culpepper Close and Eyhorne Street.

The Site is not subject to any qualitative landscape designations. However, the Kent Downs National Landscape designation washes over the landscape to the north of the railway line. The transport corridor forms a defensible boundary to the designation which extends north across the scarp slope of the Kent Downs, towards the prominent ridge. While the Site lies outside of this designation, the setting of the National Landscape must be considered.

EFFECT UPON LANDSCAPE CHARACTER

The Site lies within a well-enclosed parcel of land immediately adjacent to the established settlement of Hollingbourne. The mature vegetation cover associated with the boundaries, together with the presence of the built up areas extending to the south north, north east, south west and west, and the defensible boundaries of Eyhorne Street, the railway line and Godfrey House, ensure that the proposals would not be perceived as extending the settlement out into the wider rural landscape. The well-vegetated, elevated railway corridor also physically and visually separates the Site from the Kent Downs National Landscape which extends to the north. The well-vegetated setting of the settlement, sat at the foot of the scarp slope, ensures that it is not prominent, with the built environment nestled amongst the mature treescape. The proposals would be introduced into a mature landscaped context from the outset and would maintain the



character of the surrounding settlement.

The proposals have adopted a sympathetic layout, design and palette of materials to ensure that they reflect the wider settlement, nestled within a well-vegetated setting. The proposals comprise a comprehensive landscape scheme which presents opportunities for localised enhancements to the well-vegetated, enclosed character and to local biodiversity. The proposals would not affect the public's ability to access the designated landscape from the wider setting and would not introduce any new or alien components into the approaches to the designation, which are already characterised by residential built form on either side of the railway line.

As set out within the LVIA, the proposals would conserve the key characteristics and distinctive features that define the landscape setting of the Site, as identified by the various published assessments. The proposals adopt a sympathetic and high quality approach to the layout and would include a comprehensive scheme of landscaping which contributes positively to landscape character and biodiversity. It is concluded that the proposals can be integrated in this location without any long term, notable adverse effects upon the "Wealden Greensand" NCA, "Eyhorne Vale" LCA or immediate landscape setting.

EFFECT UPON VISUAL ENVIRONMENT

The visual assessment demonstrates that the well-vegetated setting of the Site, when combined with the gently undulating landscape and the

presence of development to the north and south west, reduces intervisibility and means that views of the proposed development would be localised.

As set out within the LVIA, while the proposals would result in some short term, notable adverse effects, the enclosed character of the Site's setting ensures that these would be highly localised and limited to the immediate setting. The proposals would not give rise to any notable effects upon views from the wider setting and would not affect views towards or from the Kent Downs National Landscape. Furthermore, the sympathetic design and inclusion of a comprehensive scheme of landscaping would ensure that any initial adverse effects are tempered and it is concluded that the proposals would not result in any long term, notable adverse visual effects.

EFFECT UPON LANDSCAPE RELATED POLICY

National and local policy seek to achieve high quality and sustainable development. As set out within this assessment, it is considered that the proposals could be integrated into the receiving landscape without any notable adverse effects upon the character and appearance of the area. Furthermore, as set out within the LVIA, it is concluded that the proposed development could be integrated without detriment to the setting of the Kent Downs National Landscape. It is concluded that the proposals comply with the aims and objectives set out within the national and local planning policy framework from a landscape and visual perspective.

CONCLUSION

The LVIA concludes that the proposals could be integrated in this location without long term adverse effects upon the receiving landscape character and visual environment. It is concluded that the proposals are supportable from a landscape and visual perspective.

5.1 LANDSCAPE APPROACH

LANDSCAPE DESIGN













The proposals have been informed by the landscape and arboricultural assessments to ensure that appropriate offsets from the well-vegetated boundaries are achieved, with the development adopting a positive outward looking layout. The retention of the boundary planting ensures that the proposals would be introduced into a mature landscaped context from the outset, assisting their assimilation into the setting of the wider Kent Downs National Landscape and ensuring that a robust and defensible buffer between the proposed development and Godfrey House is maintained. The boundary planting would be reinforced with a scheme of native tree and hedgerow planting to ensure the long term vegetated setting of the Site. The species selected would complement the existing vegetation associated with the LCA to ensure that the proposals complement and reinforce the existing vegetated character.

An area of multi-functional green space envelops the development, providing opportunities for play, informal recreation, SUDS and habitat creation. A gently meandering footpath runs through this space providing opportunities for informal recreation and play. The open spaces would incorporate a variety of landscaping, with more naturalised, native planting to the outer edges to create a high quality transition with the neighbouring land uses, and ornamental planting within the loop to create a high quality setting for the dwellings and a pleasant environment in which to live and play.

The landscape proposals have been developed in co-ordination with the project ecologists, Adonis Blue, to ensure that the proposed planting contributes positively to the creation of habitats and biodiversity. The arable nature of the current Site ensures that there are significant opportunities here to deliver notable enhancements in terms of biodiversity. Such enhancements would include species-rich, neutral grassland, seasonal wetland and native scrub planting to ensure an appropriate transition between the development and Hollingbourne Meadows. The landscape proposals would ensure that the 20% net gain required by the Maidstone Local Plan Review is exceeded.

The proposals have been informed by the localise townscape which is characterised by a variety of traditional and more contemporary properties and adopted a sympathetic appearance to ensure that they can be successfully integrated into the receiving landscape and visual environment.



 Site Boundary	 Proposed Native Shrub
 Existing Vegetation	 Proposed Ornamental Shrub
 Proposed Trees	 Proposed Bioswale
 Proposed Native Hedge	 Proposed Wildflower Grassland
 Proposed Ornamental Hedge	 Proposed Flowering Lawn
 Proposed Lawns	
 Proposed Wet Meadow	
 Proposed Play Area	

Planting Plan

5.2 ECOLOGY & BIODIVERSITY NET GAIN

INTRODUCTION

Adonis Blue Environmental Consultants (ABEC) was commissioned by Cantium Land and Development Ltd to undertake a Biodiversity Net Gain (BNG) Assessment at Land at Eyhorne Street, Hollingbourne, Maidstone, ME17 1UB. The field survey was undertaken in March 2025 by ABEC.

The details of the landscaping proposals and above assumptions, together with expected after-use of the site result in a biodiversity net gain of 1.68 habitat units (+21.16%) and 1.40 hedgerow units (+676.61%).

IMPORTANT ECOLOGICAL FEATURES / PROPOSED DESIGNS

The site comprises almost entirely of cropland with a small area of bramble scrub. There are six individual trees scattered throughout the site, and two lines of trees along its borders.

All habitats will be lost except for the individual trees which will be retained. The line of trees along the road (LOT03) will be lost and the remaining line of trees (LOT02) will be retained and enhanced.

The development will see the creation of buildings with associated gardens, parking and access. However, the main contributions to biodiversity net gain will be in the species rich grassland (other neutral grassland), the mixed scrub and the SuDS pond.

INTRODUCTION

Adonis Blue Environmental Consultants (ABEC) was commissioned by Cantium Land and Development Ltd to carry out a Preliminary Ecological Appraisal (PEA), on Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UB. The field survey was undertaken in March 2025 by ABEC.

BASELINE ECOLOGICAL CONDITIONS

There are no statutory sites located within 1km of the proposed development site. No further assessment or mitigation is required for statutory sites of national or international importance.

There are two non-statutory local wildlife sites found within 1km of the proposed development site. Warren Wood lies northeast of the site and All Saints Churchyard Hollingbourne north of the site.

There are areas of ancient Woodland found within 500m of the site. These include Coombe wood and Warren Wood, However, the proposal is unlikely to affect the ancient Woodlands. No further assessment or mitigation is needed for ancient Woodland.

There are no habitats of principal importance within the site.

The habitats on site were assessed for their likelihood to support protected species. The site offers negligible opportunities for hedgehog, bats, badger, great crested newt and dormice. However, the trees, scrub and hedgerow do provide suitable habitat for nesting birds, therefore, mitigation measures will be required during construction. i.e. if any of the above are discovered before or during the construction period, works must stop immediately and a licenced ecologist contact for advice.

Suitable ecological enhancements that could be instigated throughout the site can include, bird nest boxes, bat roost boxes, and bug/bee hotels. Where possible, the use of integrated bird bricks should be considered.



BNG Post Intervention Habitats










5.3 DRAINAGE

FOUL WATER

- Foul water from the site will be discharged to the existing Southern Water sewer under Eyhorne Street, subject to S106 consent.

KEY

	EXISTING FOUL WATER SEWER
	PROPOSED SURFACE WATER SEWER
	PROPOSED FOUL WATER SEWER
	PROPOSED FOUL WATER SEWER
	PROPOSED ATTENUATION BASIN
	FLOW CONTROL
	DIRECTION OF FLOW



SuDS Drainage Exrtact

06 Eyhorne, Hollingbourne HIGHWAYS & STRATEGY

6.0 HIGHWAYS AND ACCESS

The site is located in a sustainable location with existing transport infrastructure within close proximity. Bus stops are located within 150m of the site and Hollingbourne Railway Station is located 450m to the north-west, where regular services to London, Ashford and Ramsgate can be accessed. A range of services and facilities are also located within a suitable walking distance. The site benefits from close access to a number of Public Rights of Way (PRoWs) and National Cycle Route (NCR) 1.

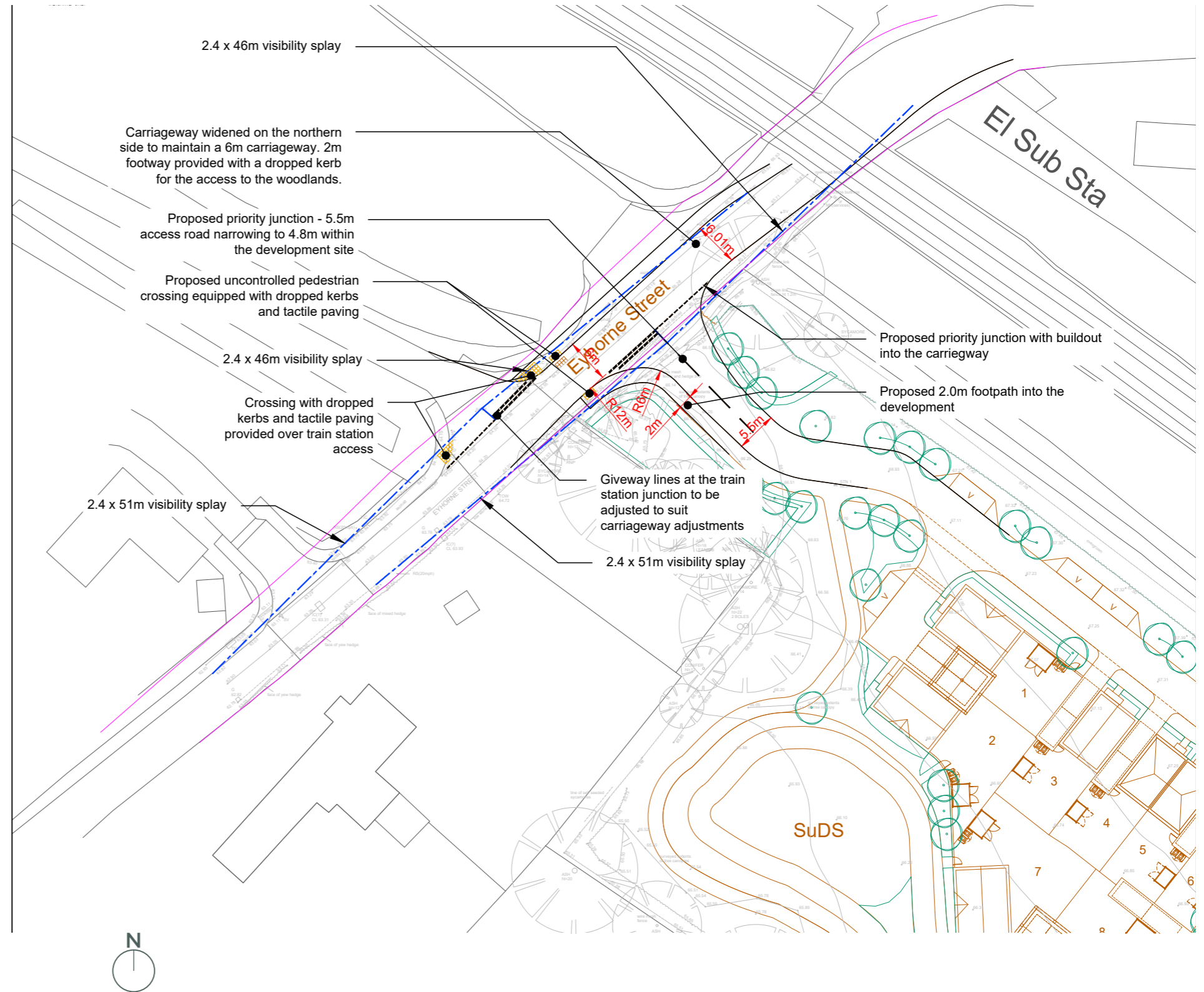
Vehicular access is proposed from Eyhorne Street in the form of a priority junction arrangement. Suitable visibility splays of 2.4 x 46m to the north and 2.4 x 51m to the south will be provided in accordance with Manual for Streets guidance, and the access will measure 6.0m in width before narrowing to 4.8m within the site.

Pedestrian access to the site will be achieved via a 2.0m wide footway that will connect to the existing infrastructure on Eyhorne Street. An uncontrolled pedestrian crossing with dropped kerbs and tactile paving is proposed on Eyhorne Street to enable pedestrians to cross.

A total of 43 vehicle parking spaces will be provided on-site, including nine spaces for visitors with reference to Kent County Council parking standards for a suburban location. Each 2-bed dwelling will be provided with two parking spaces to reflect the semi-rural location of the site. Cycle parking will be provided at a rate of one space per bedroom in the form of secure storage within the curtilage of each dwelling. Electric vehicle charging infrastructure will be provided in line with Building Regulations standards, with one 'active' charging point per dwelling.

Refuse will be collected internally, with refuse vehicles capable of accessing and egressing the site in a forward gear.

The development has the potential to generate approximately nine vehicle trips during the weekday AM and PM peak hours and 72 trips across the 12-hour weekday period, equating to approximately six trips an hour on average. This is not considered to give-rise to a residual impact on the operation of the local highway network with reference to Paragraph 116 of the NPPF.



Access Arrangement Plan

6.1 ROAD HIERARCHY

There are three road types present within the development, primary, secondary and private. The primary street serves as the principal access corridor into the site, providing a clear and legible spine that supports movement and connectivity. From this central route, secondary streets and private drives extend, facilitating access to various parts of the development. Private drives provide the termination point off from the primary and secondary streets, and are in the form of private, shared-surface roads.

KEY

- Primary Street
- Secondary Street
- Private Drives
- Section Cut Line



6.2 ROAD TYPES

PRIMARY STREET

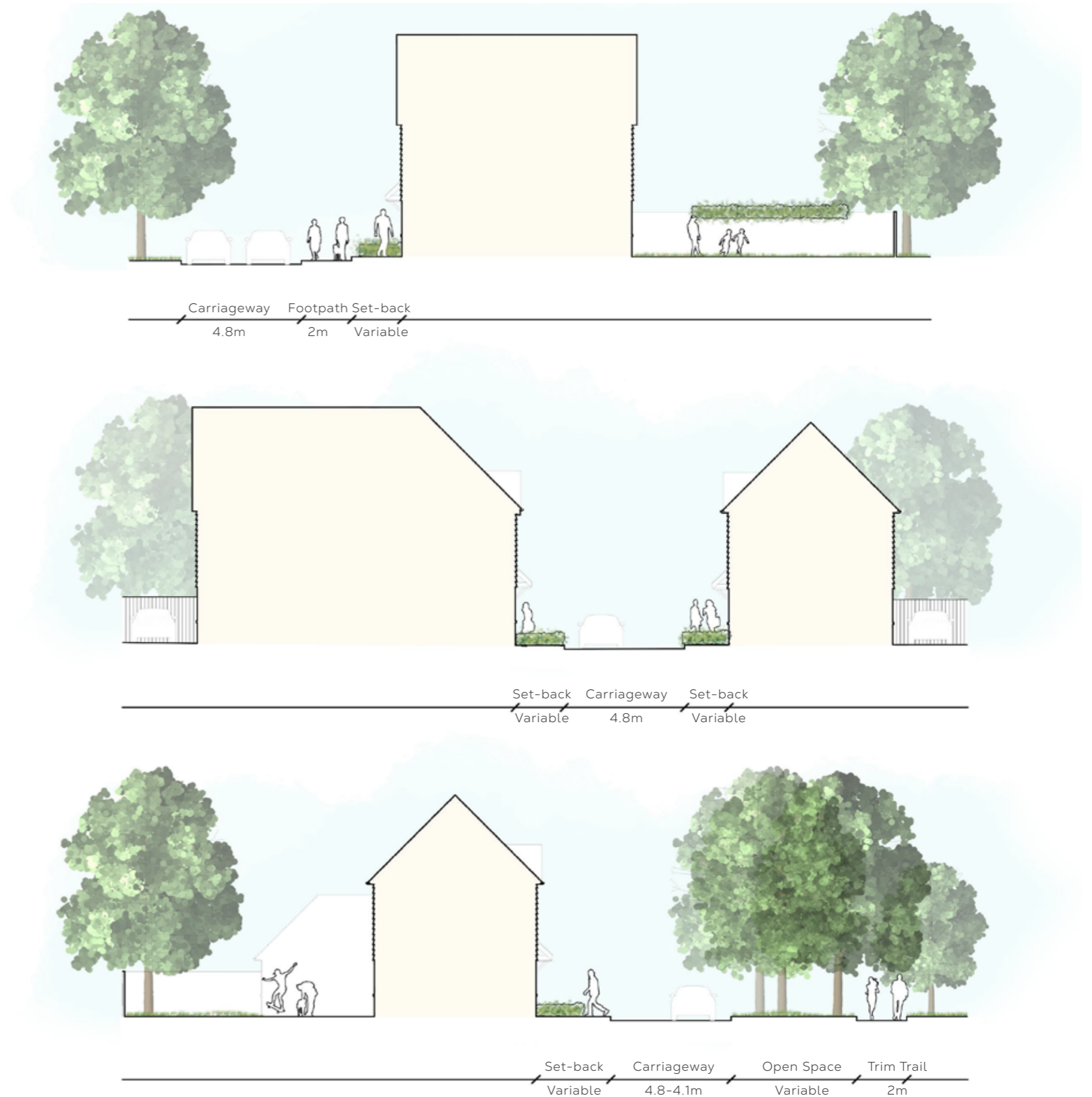
The primary street functions as the principal access corridor, connecting all secondary and private drives within the development. It is designed with a 4.8m carriageway to accommodate vehicular movement, as well as a 2m pedestrian footpath. A setback is provided between the footpath and the residential frontages.

SECONDARY STREET

The secondary street branches from the main primary street, serving a collection of front-facing dwellings arranged to enhance street presence and neighbourhood character. The street design includes a 4.8m carriageway and features variable setbacks between the dwellings and the road.

PRIVATE DRIVES

The private drives form the termination points of the road network, providing direct access to adjacent dwellings as well as convenient connections to the adjoining open space and trim trail. These areas comprise carriageways ranging from 4.1-4.8m in width and incorporate variable setbacks to dwellings.



6.3 PARKING PLAN

Each property is designed with an allocation of two dedicated parking spaces, with four-bedroom dwellings having access to car barns where one of the two spaces is provided. The majority of plots have tandem parking with plots 6 and 11 parking to the rear of their gardens. This allows parking to be screened from view to reduce the impact on the street scene.

Nine visitor parking spaces have been provided within the development, which is over the minimum standard for Maidstone Borough Council and cycle parking has been provided for each dwelling.

The provisions aligns with contemporary planning standards and ensures sufficient parking capacity for residents, while maintaining efficient use of land.

KEY

- Private allocated parking
- Visitor parking
- Car barns
- Cycle parking
- Allocation site LPRSA204



Proposed Parking Plan

6.4 SECURED BY DESIGN

The development aligns with Planning Permission and Local Policy, fostering a strong sense of enclosure with clear uses. The proposal features open spaces and well-proportioned rear amenity areas. The development includes a mix of detached and semi-detached homes throughout the site.

The layout consists of two outwards-facing parcels which supports the natural surveillance of public paths and spaces and the prevention of visual intrusion into private areas. The spacing between dwellings, the interfaces between rear and side elevations, and front-to-front distances are thoughtfully designed to provide residents with adequate private amenity space.

FRONT BOUNDARIES

Front boundaries are defined by landscaping and changes in materials. Low-level hedges are used to define public and private spaces.

REAR ACCESS & SECURITY

Each property has individual access to its rear garden, providing direct control over the private domain. This enhances security and allows for waste and recycling provisions to be kept out of site from the street.

CAR PARKING

Car parking is provided within the curtilage and view of the car owner's homes in the form of tandem parking.

CYCLE STORAGE

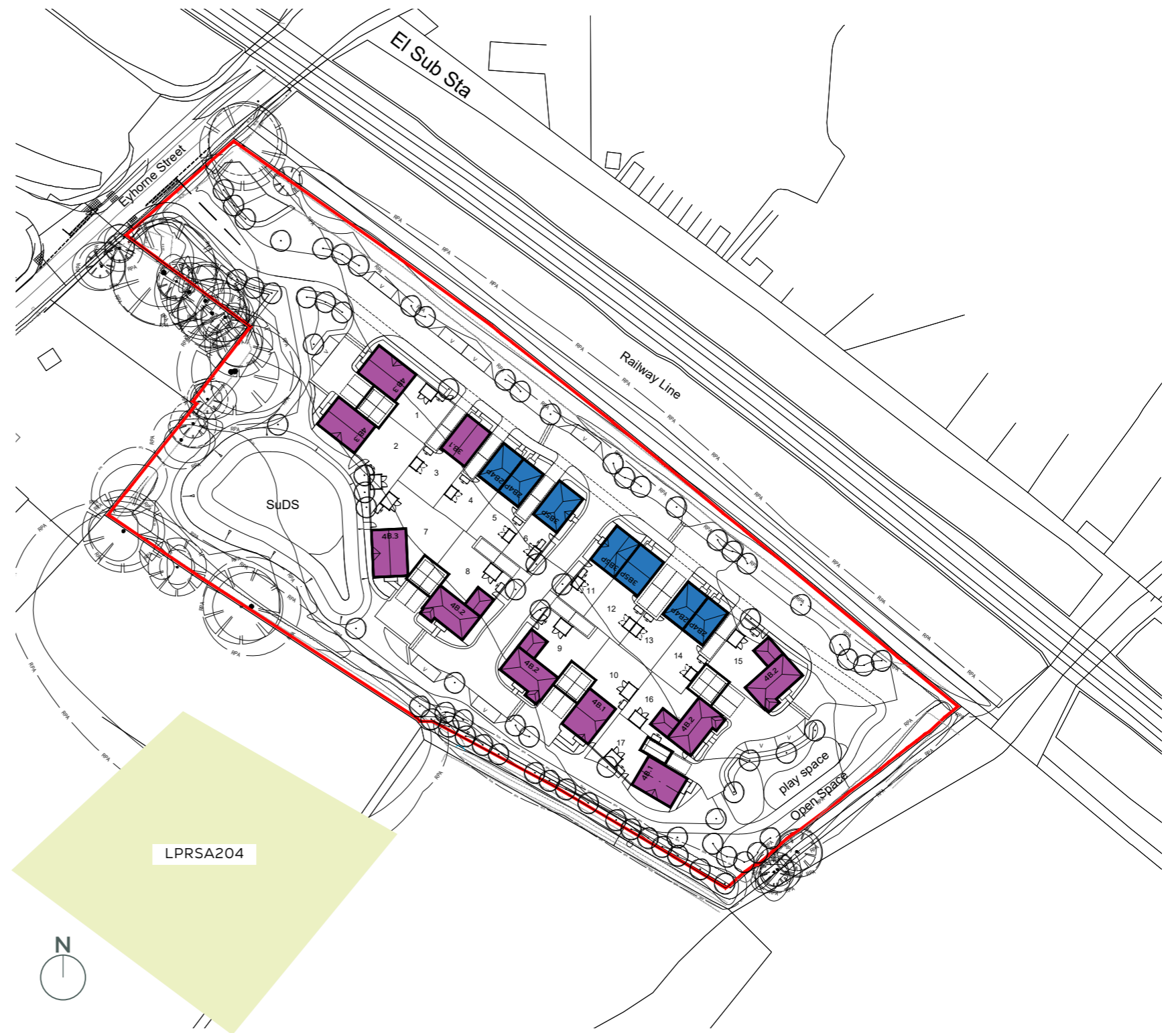
Cycle storage is provided to all dwellings within cycling sheds located within rear gardens.

6.5 TENURE STRATEGY

40% of the proposed housing will be provided as affordable with 60% private dwellings. The affordable homes are positioned to the centre of the site and consist of both detached and semi-detached properties of two and three bedroom dwellings. The private homes are all detached three and four bedroom dwellings with car barns.

KEY

- Private (60%)
- Affordable (40%)
- Allocation site LPRSA204







Proposed Tenure Plan

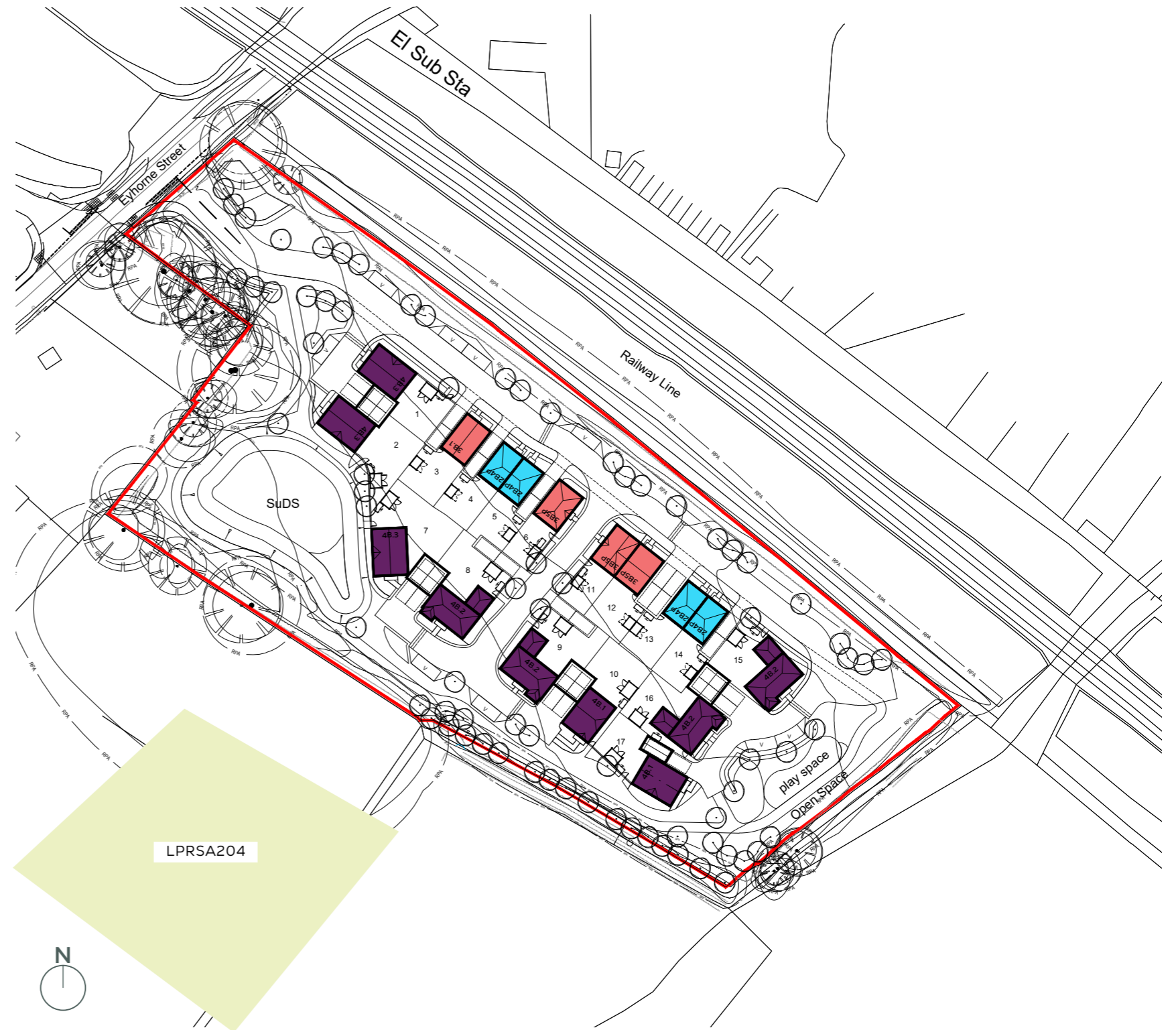
6.6 HOUSE TYPES / SIZES

As illustrated, the development consists of a mixture of house types and sizes in order to reflect its local context, comprising a balanced mix of two-bedroom, three-bedroom and four-bedroom dwellings. The scheme includes a total of 17 residential units, designed to cater to a range of family sizes and preferences. These units are configured as a combination of detached and semi-detached properties.

Of the 17 units planned, nine are four-bedroom homes, four are three-bedroom homes and four are two-bedroom homes. The total combined gross internal floor area of all units is approximately 19985 square feet, ensuring ample living space across the development.

KEY

-  2 Bed
-  3 Bed
-  4 Bed
-  Allocation site LPRSA204



Proposed Housing Mix Plan

6.7 SUSTAINABILITY

The use of recycled, responsibly sourced and sustainably manufactured building materials for the main building elements, ensure materials are sourced locally wherever practicable and that most of the key construction materials have been specified to have a low environmental impact throughout their life-cycle.

Electric Vehicle (EV) Charging points will be installed across the development. The EV charging strategy will be in accordance with the requirements of Building Regulations Approved Document S (infrastructure for charging electric vehicles). Each dwelling is also equipped with PV panels on the roof and a water butt.

Overall, the proposal for the development maximises the site's assets and layout in relation to sustainable design, creating an attractive and environmentally sound development.

KEY

- EV Charging point
- Water Butt
- PV Panel



Proposed EV Charging plan

07 Eyhorne, Hollingbourne CONCLUSION

7.0 CONCLUSION

This design and access statement provides a comprehensive overview of the development principles proposed for the land off Eyhorne Street. It outlines key site constraints and opportunities, as well as the strategic design considerations that have informed the initial masterplanning process. These principles aim to guide the creation of a high-quality, context-sensitive residential development that integrates positively with its surroundings.



Massing image looking south

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