

LARKFIELD FC PROPOSED MASTERPLAN

251A NEW HYTHE LN, LARKFIELD, KENT ME20 6PU



Existing Public Right of Way map

Houses address entrance and green space providing natural surveillance

Natural Open Space with public seating areas

Retain and enhance existing boundaries

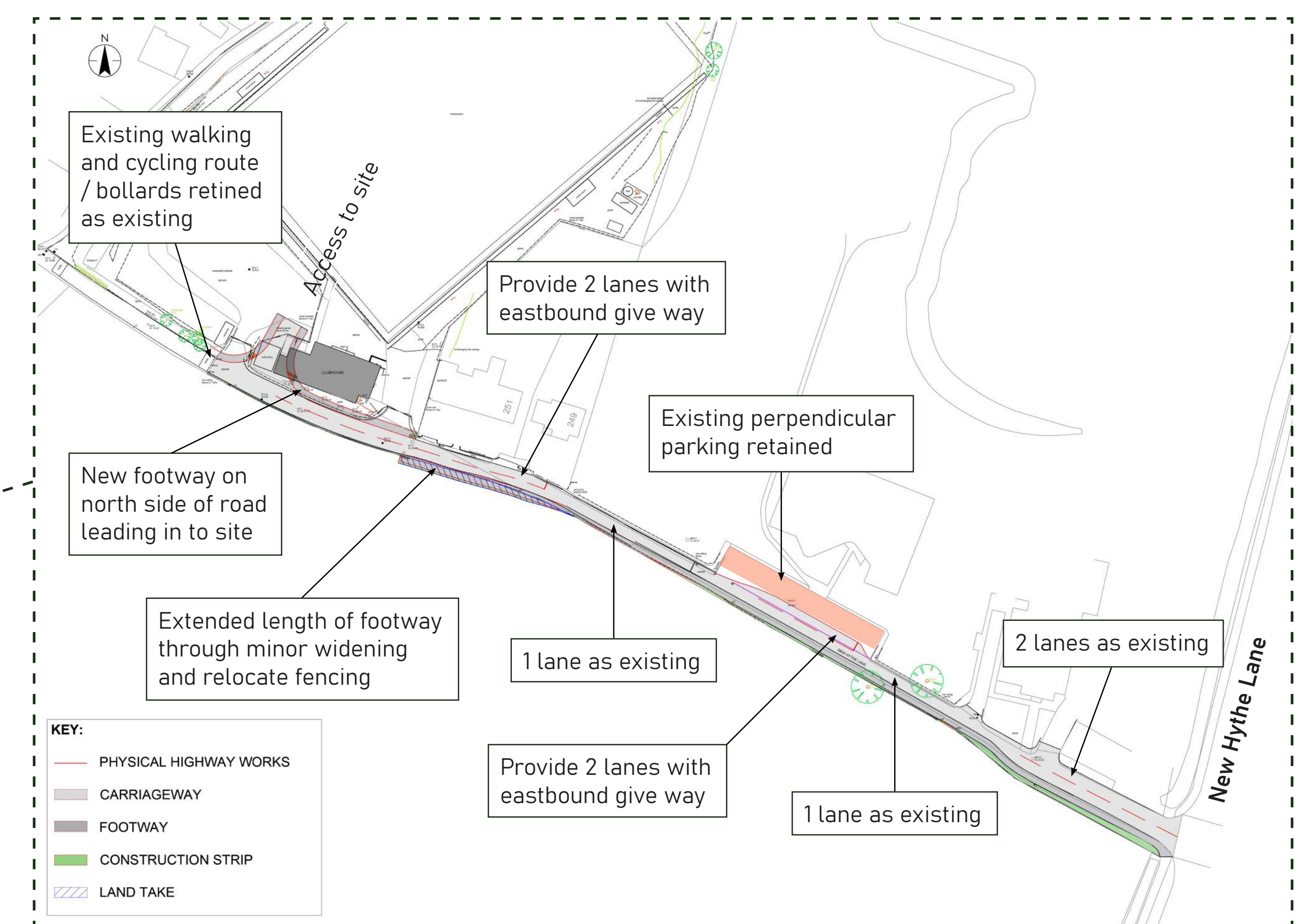
Enhanced boundary to neighbouring properties

KEY DESIGN PRINCIPLES

- Creation of new landscaped space at the entrance to the site addressing the fields to the south;
- Retain and enhance existing boundaries with native trees and hedgerows;
- Enhance biodiversity of the site through planting and habitat creation;
- Creation of 50 no. new affordable dwellings on site. (combined with the 25 no. units at Oast Park will create a total of 50% affordable housing, in excess of the 40% required);
- Relocation of existing Larkfield & New Hythe FC pitch and clubhouse to new dedicated facility at Oast Park.

ACCESS

- Vehicular access to the site will be gained from New Hythe Lane using the existing junction.
- The access route shown includes a raised footway along the whole length of the route.
- "Shuttle working" of vehicles shown in 2 locations and this will keep vehicle speeds low.
- It is anticipated that during the morning peak hour around 30 vehicles will enter or leave the site.
- It is anticipated that during the evening peak hour around 30 vehicles will enter or leave the site.
- Walking routes will be provided on site and connect to off site routes.
- Bus services already pass along New Hythe Lane to the east and Chaucer Way to the



Proposed New Road Layout Detail for New Hythe Lane
Produced by Stantec