

SITE LOCATION PLAN

ILLUSTRATIVE LOCATION OF BOTH SITES



Aerial drone photo of existing site

OAST PARK

Oast Park is a former 18-hole golf course, now redundant since closure in 2017. The proposal sits within the site using 49.5 Acres (20.0 Hectares). The total site comprises an area of 98.1 Acres (39.7 Hectares) of land located directly adjacent to, and accessible from, the A228, a dual carriageway with direct connection to the M20.

To the north-east is the town of Snodland and to the south-east, villages of Larkfield and New Hythe where, within both settlements, there are extensive existing residential populations and a range of services, facilities and local amenities. The site falls within the borough of Tonbridge and Malling and within the parish of Birling.

LARKFIELD FC SITE

The site currently consists of pitches, buildings and land associated with the operations of Larkfield & New Hythe Football Club, comprising an area of 4.65 Acres (1.88 Hectares), situated within Larkfield and accessible from New Hythe Lane. To the north and west of the site is existing residential development, to the east is Larkfield Leisure Centre and a skate park, to the south, Larkfield Village Hall, additional existing sports pitches and play area. Larkfield & New Hythe Football Club recently won promotion to the SCEFL Premier Division in May 2024 and currently run an extensive number of mens, ladies and youth teams from the site.

The Oast Park site has been carefully considered and deemed highly suitable for the relocation of the Larkfield FC home ground for the following reasons:

- The proposed relocation is only 1.2km from its current site.
- 5 minutes away from current site along Leybourne Way.
- Easy access from the motorway to the site for travelling spectators.