

TECHNICAL MATTERS

We have undertaken a number of technical surveys to understand any potential constraints such as landscape, highways, drainage, ecology and trees. The application will be accompanied by a full suite of supporting documents.

An assessment of the local highway network has been undertaken, to ensure safe and suitable access is achievable from The Rocks Road. A Transport Assessment will be submitted alongside the application, which will assess the potential impact on highways and identify any mitigation which may be required. A full suite of Ecological surveys has also been undertaken, to understand the presence of protected species. If any such species are impacted, appropriate mitigation will be proposed. The site will also deliver a net gain in biodiversity.







Images of projects by Esquire Developments



WAY FORWARD

A full planning application is currently being prepared and will be submitted shortly. We would like to hear from you if you have any views on the proposed scheme. We will continue to work on the scheme and review any feedback received from this consultation and incorporate any comments where we can.

Submit comments online at: www.consult-esquire.com or email: parisfarm@esquireddevelopments.com. An electronic version of this leaflet is also available at the above website.

You can write to us at:

Paris Farm Feedback
Esquire Developments
Studio 3, The Old Laundry
Green Street Green Road
Longfield, DA2 8EB

Please submit your comments by the 28th of April.



LAND AT PARIS FARM,
EAST MALLING
PROPOSED RESIDENTIAL DEVELOPMENT OF 35 DWELLINGS

PUBLIC CONSULTATION LEAFLET

Dear Resident,

This leaflet has been sent to explain emerging proposals on Land at Paris Farm, East Malling. The site is approximately 2.4 hectares in size and we are proposing a residential development of 35 dwellings including affordable housing, with open spaces, landscaping and biodiversity net gain.

A site location plan is shown below. As a local resident we are keen to understand your views on the emerging proposals for the site.



Esquire Developments is a multi-award winning SME housebuilder based in Longfield, Kent. Established in 2011, we have forged an excellent reputation for building high quality, bespoke developments utilising local materials and local supply chains. We build around 120 homes a year, each site is uniquely designed and we do not have standard houstypes. Our homes are built with high environmental credentials and we have recently committed to all of our developments being fully electric - meaning no boilers in our homes and a fabric first approach to the build quality.





Google Image of Site Location (not to scale)



Image of project by Esquire Developments

PLANNING APPLICATION / SITE LAYOUT

THE PROPOSAL

There is an acute need for market and affordable housing within the Borough. The Housing Strategy for Tonbridge & Malling Borough Council states that their vision is ‘for Tonbridge and Malling residents to have access to good quality and affordable homes that meet their needs, whether renting or buying.’

The proposed housing development would provide 35 new homes in a diverse mix, from 1 bedroom to 4 bedroom houses; to suit the needs of the local area. The development will be well-designed, high-quality and sympathetic to the local character and architectural identity.

The scheme will increase the biodiversity on site through careful landscaping and planting. It will provide green spaces and play areas for future residents and the local community. Existing vegetation buffers around the site’s boundaries will be retained and enhanced, where possible.

The proposed housing is set back from the site boundaries in order to reduce impact on neighbouring properties and vegetation buffers are proposed to be reinforced an enhanced, to ensure privacy is retained, a 15m buffer is to be provided to the northern site boundary.

A new vehicular and pedestrian access is proposed along the western site boundary, off The Rocks Road, which leads on to a new access road to serve the development. Car parking spaces have been sensitively incorporated within the development, providing adequate parking that is set back from the street. Located within a sustainable location, the new homes will have access to local facilities and amenities.

SuDS features are proposed along the eastern edge of development, where the site’s topography is lowest, this will ensure an efficient drainage strategy is achieved.

- Key
- 1 Proposed new access
 - 2 Parking court
 - 3 Landscape buffers
 - 4 Open space and biodiversity net gain
 - 5 Play area
 - 6 Potential footpath connection
 - 7 Swale / SuDS Pond
 - 8 Existing trees retained where possible

