

Land at Haven Farm, Sutton Valence

The Site

Welcome to Fernham Homes' Public Consultation for the proposed development on land at Haven Farm, Sutton Valence, Kent.

The site is allocated for development in the MBC Regulation 19 Draft Local Plan for a mixed use scheme to include the below:

1. A serviced site to accommodate a 1500 sq.m Doctors Surgery together with 50 parking spaces.
2. Approximately 400 sq.m of local retail and business uses.
3. Approximately 100 dwellings.
4. A new woodland area.
5. 0.35 Ha of amenity green/childrens play space.

The proposed development, which will include all of the above provisions, will be sought via a hybrid planning application, to be submitted to Maidstone Borough Council in May 2022.



Who are Fernham Homes?

Fernham Homes was established in 1997 and over the last 20 years has been building outstanding developments ranging from 4-50 new homes throughout Kent, East Sussex and South East London. We believe in delivering instantly recognisable places that complement existing communities with homes that people aspire to live in.

The business was founded upon strong principles; pride, commitment, delivery and quality. Over the years through the many developments completed, the business has grown to become renowned for its strong track record and market leading reputation for delivery of high quality developments, recently recognised by being highly commended for best family home at the Evening Standard Awards 2021 and winning the bronze award for Best Small House builder at the WhatHouse Awards 2019. Uniquely, through a sister company, we directly employ over 150 people to deliver all of our new homes and locally source as many of our building products as possible.

Fernham has ambitious growth plans, seeking to increase the number of homes completed to become a medium sized regional house builder delivering around 300 homes per annum in 5 years' time. Whilst growth is high on our agenda; the shareholders maintain a hands on approach supporting the Management Team to deliver high quality new homes with the strong principles that they founded the business upon.



Example Fernham Homes Schemes

BOUGHTON PARK

LOCATION: BOUGHTON MONCHELSEA
QUANTUM: 43 NO. 2 - 5 BED HOMES
COMPLETED: SUMMER 2021

HILLSIDE PARK

LOCATION: LINTON, MAIDSTONE
QUANTUM: 13 NO. 4 - 5 BED HOMES
SCHEDULED COMPLETION: SPRING 2022

MAIDSTONE ROAD, MATFIELD

LOCATION: MATFIELD
QUANTUM: 45 NO. 2 - 5 BED HOMES
SCHEDULED COMPLETION: AUTUMN 2023

Land at Haven Farm, Sutton Valence

Planning Policy Requirements

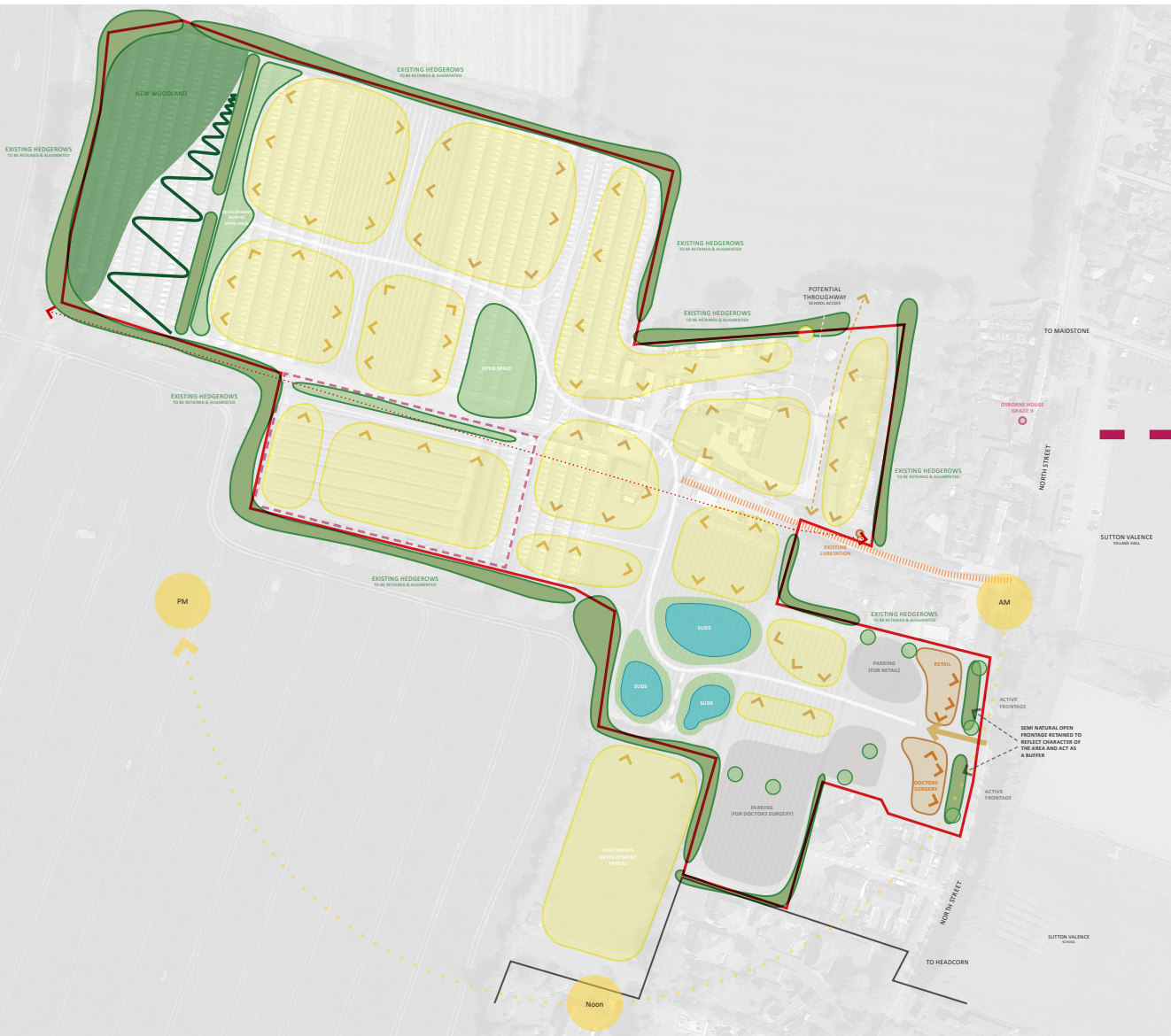
Provide a new village hub with Medical and local retail uses.	Provide a coordinated masterplan for development of both Haven Farm and Southways.	Provide the land for the Doctors surgery and car parking at nil cost.	Provide approximately 100 dwellings.	Set development back from North Street with landscaping to retain the semi-rural character of the setting.	Design of both the 'hub' and residential elements are to incorporate a rural vernacular.	Protect neighbouring amenity.
Residential development is to have distinct characters areas.	The site layout and design is to be informed by a landscape and visual impact assessment.	The site is to deliver biodiversity net gain.	Existing trees and hedgerows will be retained and the site will be enhanced with native planting.	Access is to be via a single point off North Street.	Provide a new pedestrian crossing point between the site and playing fields.	Adequate service capacity will be provided to cater for the development.

Opportunities and Constraints



Land at Haven Farm, Sutton Valence

Design Development & Site Framework



Initial Framework



Initial Layout



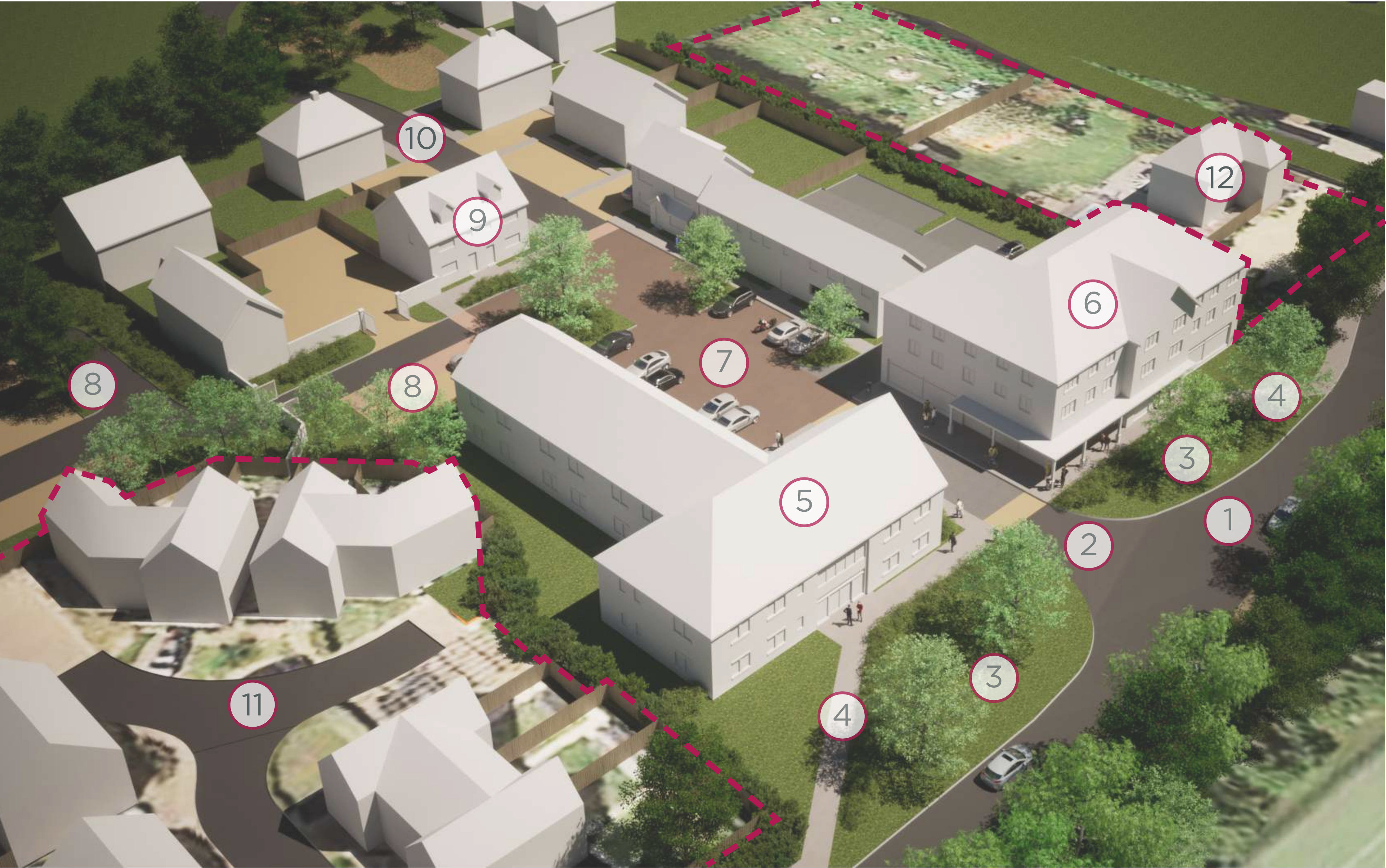
Landscape Framework



Developed Layout Framework

- | | | | |
|---|--|--|------------------------------|
| Settlement boundary | Active frontage | Self build/Custom build parcels | Southways development parcel |
| Existing hedgerows (retained & augmented) | Relocated route to cricket pitch for Sutton Valence School | Proposed open space/landscape buffer | Self-build dwellings |
| Telecommunications mast | Residential | Pedestrian/cycle connectivity (and provision for emergency access) | SUDS |
| Existing substation | Retail/Doctors Surgery | Village Heart | Woodland planting |
| | | Way-finding square | Landscaped site frontage |

Creation of a Village Heart



- 1

North Street.
- 2

Site access point.
- 3

Landscaped frontage.
- 4

Possible re-routed public foot-
- 5

Doctors Surgery (indicative form/ footprint).
- 6

Retail unit with flexibility to incorporate local convenience store and Post Office (with residential above).
- 7

Village Square with parking for Retail and Doctors Surgery.
- 8

Further Doctors Surgery car parking (to accommodate c50 parking spaces).
- 9

Way finding point/residential development.
- 10

Route through to rest of residential development.
- 11

Haven Close (existing development).
- 12

Haven Farm House (existing).



Location

Village Heart



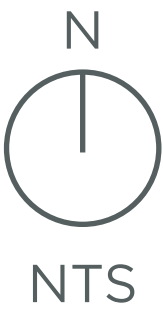
Village Heart Layout



The Proposed Site Layout

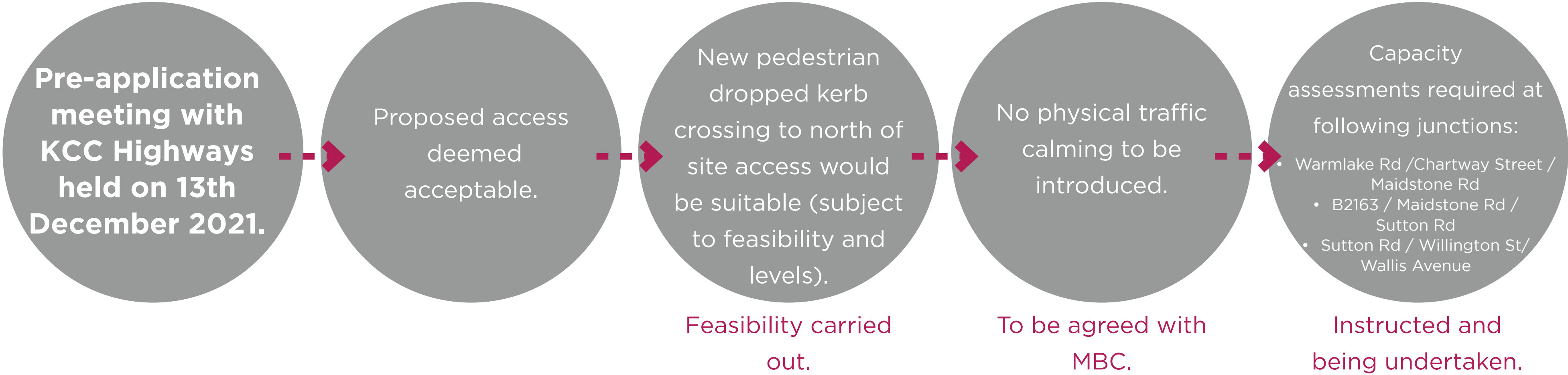


Location

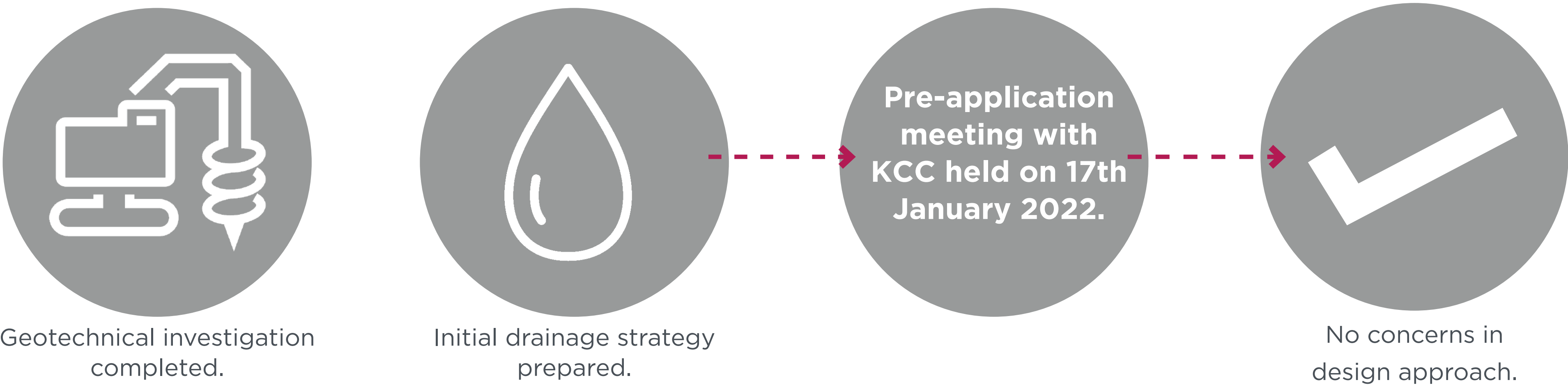


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|--|--|--|--|
| 1 North Street | 5 Doctors Surgery (indicative form/footprint) | 9 Self-build plots | 13 Landscape buffer |
| 2 Site access point | 6 Retail unit with flexibility to incorporate local convenience store and Post Office (with residential above) | 10 Woodland planting |  Southways land (allocated for development) |
| 3 Landscaped frontage | 7 Village Square with parking for Retail and Doctors Surgery | 11 Pedestrian/cycle connection (and provision for emergency access only) |  Extent of application to be in outline |
| 4 Relocated route to cricket pitch for Sutton Valence School | 8 Doctors Surgery car parking (to accommodate c50 parking spaces) | 12 Open space and SuDS (ponds and swales) |  Pedestrian crossing point |

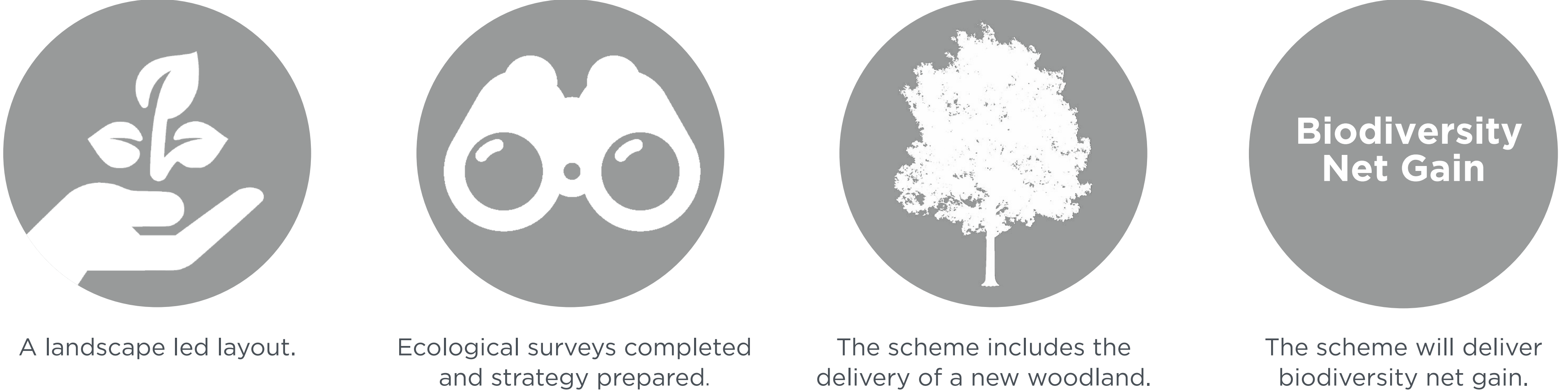
Site Access and Off Site Proposals



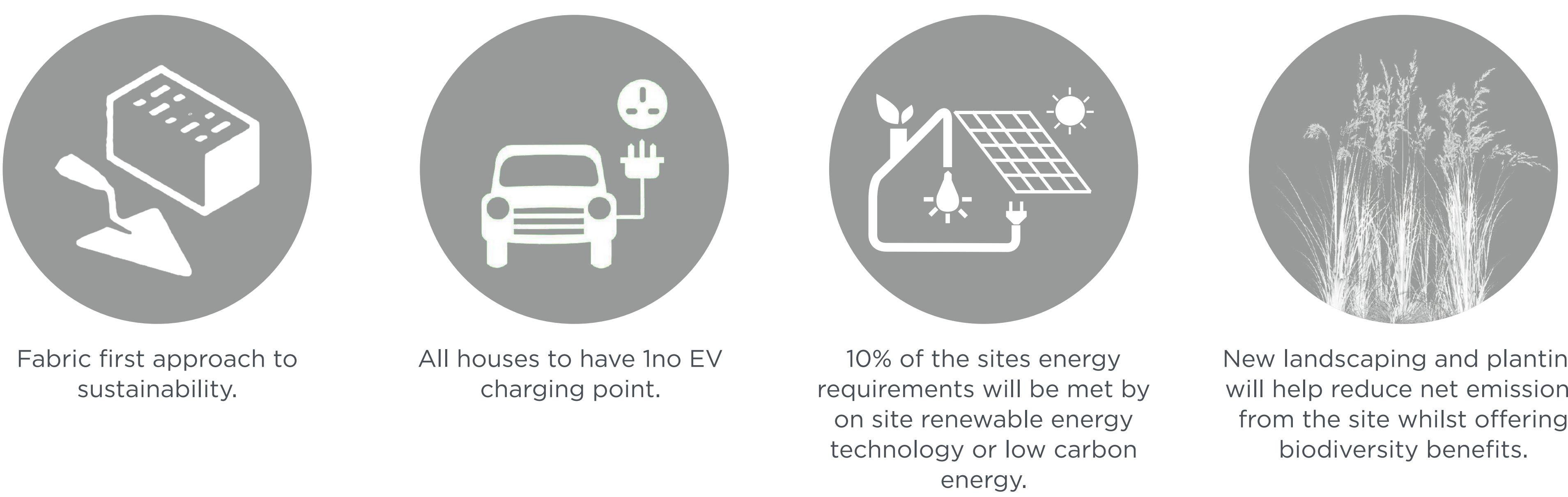
Drainage



Landscape and Ecology



Sustainability



Appearance



Next Steps

Review scheme following Public Consultation: April 2022

Submission of planning application: May 2022

We welcome your comments on the development proposals

Please complete a feedback form or submit your comments via email to:

Consultations@dhaplanning.co.uk