

# 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.



# OAST PARK EXISTING SITE LAYOUT PLAN

## LAND AT OAST PARK GOLF CLUB, BIRLING, ME6 5LG



### SITE CONTEXT

Oast Park is a modified landscape, having been a former golf course and driving range, resulting in areas of mounding and alteration from the existing field patterns and is 98.1 Acres (39.7 Hectares) in size. Key features are, the dense boundary trees along the A228, and the poplar belts. The red lined area of the proposal uses 49.5 Acres (20.0 Hectares).

The site is within a semi-urban context, adjoined by buildings and dual carriageway and on the edge of Snodland but forms part of the transition to the wider rural landscape. The Site is within the Kent Downs National Landscape (AONB) and is located within a low lying part of the Medway Valley landscape area. The land rises to the north-west of the Site to form a scarp slope from which elevated views of the Site and its surroundings are obtained (see photograph). The Site is also within the Green Belt.

Any development within the Site should respect the local character, create new recreational opportunities, respond positively to the National Landscape Management Plan and soften potential views from the scarp slope.



View from within the Site, looking north. The poplar belts are a notable feature in this modified landscape that was previously a golf course

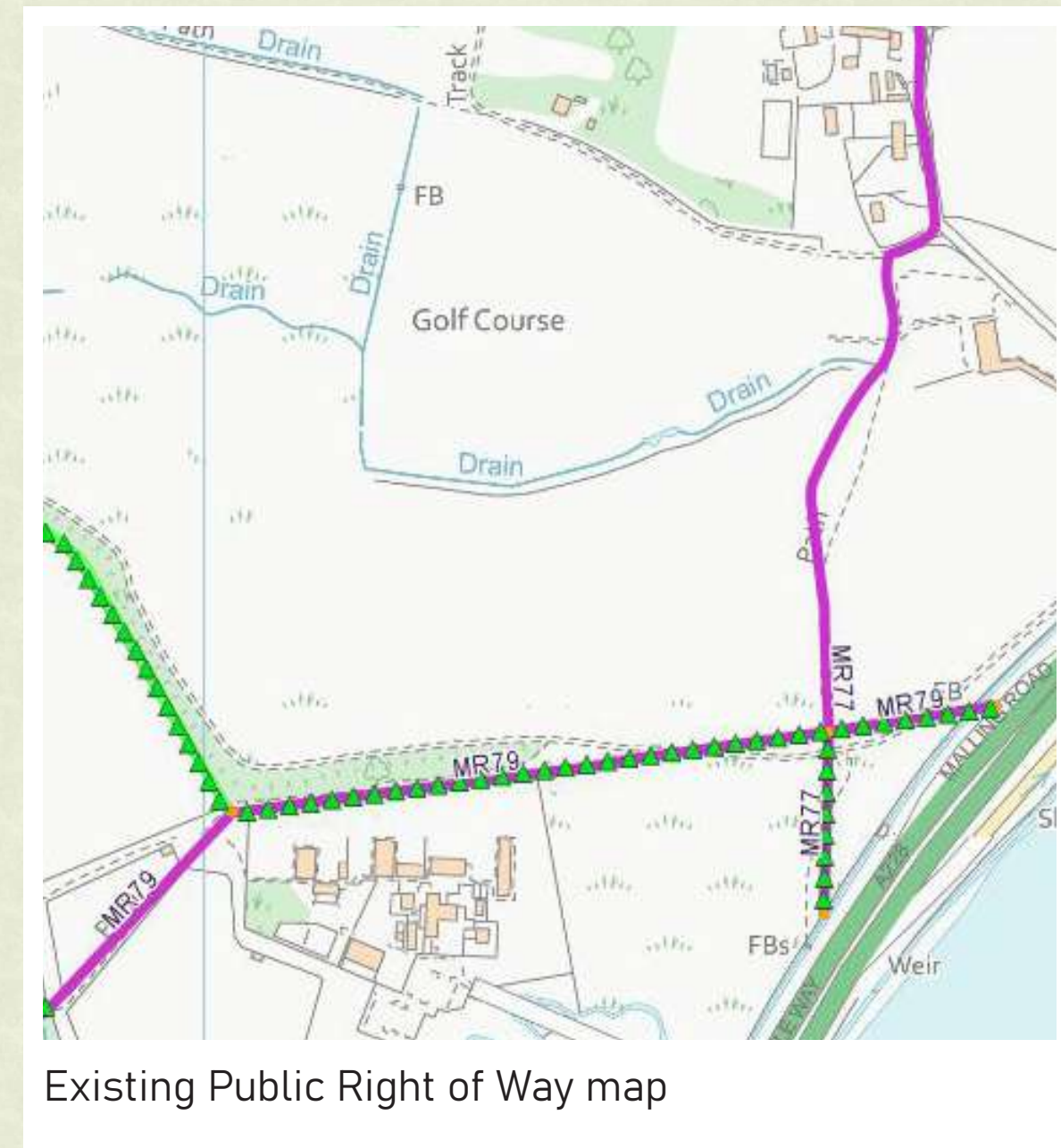


View from the elevated scarp to the north-west looking towards the Medway Valley. The Site is visible from here, the poplar trees are an identifiable feature within the Site



# OAST PARK PROPOSED MASTERPLAN

## LAND AT OAST PARK GOLF CLUB, BIRLING, ME6 5LG

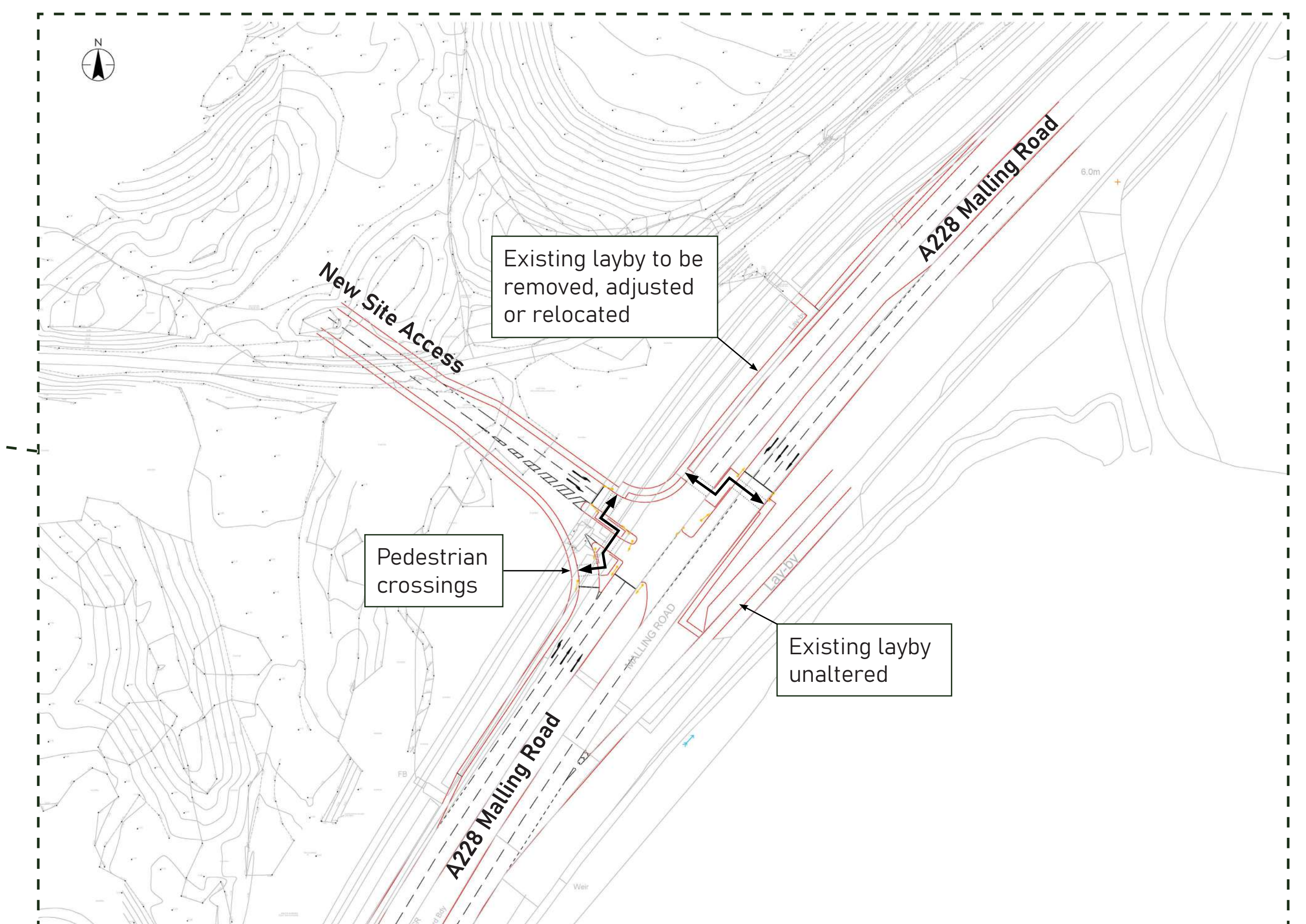


### KEY DESIGN PRINCIPLES

- Retain and enhance existing boundaries with native trees and hedgerows;
- Creation of a new Football Clubhouse ① for Larkfield & New Hythe FC with 250no. capacity seat stands;
- 2 no. floodlit 3G pitches and associated car park ;
- Recreation of the Driving Range ② in previous location with associated car park;
- Enhance biodiversity of the site through planting and habitat creation;
- Creation of 3 no. Padel Courts with associated car park & football overflow parking;
- Creation of 100 no. new dwellings that work within the existing natural confines, including 10 no. self-build plots and 25 affordable units;
- Retain and enhanced high quality natural amenity.

### ACCESS

- Vehicular access to the site will be gained from the A228 Malling Road via a new signal controlled junction.
- The access junction shown retains 2 lanes each way for through traffic on the A228.
- Additional lanes are provided for traffic turning into the site.
- It is anticipated that during the morning peak hour around 60 vehicles will enter or leave the site.
- It is anticipated that during the evening peak hour around 180 vehicles will enter or leave the site.
- Walking routes will be provided on site and connect to off site routes.
- Public Rights of Way will be retained / diverted on site and enhanced within the masterplan
- Bus services already pass along the site frontage (A228) and will offer a means of access.



Proposed New Junction Detail at Oast Park  
Produced by Stantec



# LARKFIELD FC EXISTING SITE LAYOUT PLAN

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



Photo of Larkfield FC Main Entrance

### SITE CONTEXT

This site has been the home ground for Larkfield & New Hythe Football Club since 1961, hosting over 30 teams, including women and juniors. In the last two years Larkfield FC has been promoted up by two division, recently getting promoted to the SCEFL Premier Division in May 2024.

This site is 4.65 Acres (1.88 Hectares), consisting of 1 no. grass pitch which is prone to getting waterlogged, a car park that only provides up to 50 parking spaces and is accessed via New Hythe Lane. These conditions led to the conclusion that the current football grounds no longer fit for purpose or for the clubs standards.

The site is within an urban context of Larkfield, with an 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. The site is defined by an established tree line and bunding along the western boundary, fence to the north, a tree line and bunding to the east and the existing football club house facing New Hythe Lane.



# LARKFIELD FC PROPOSED MASTERPLAN

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

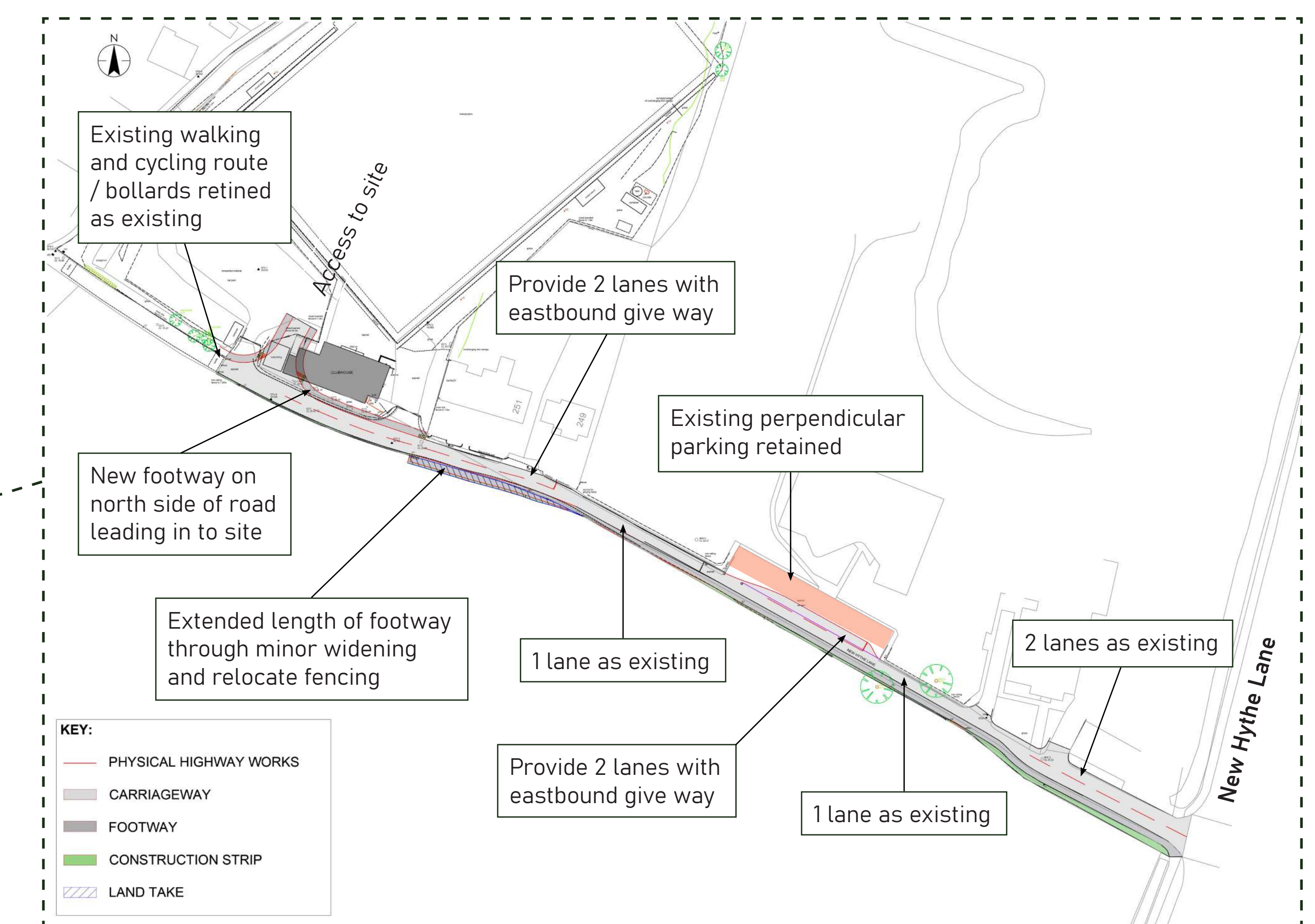


## KEY DESIGN PRINCIPLES

- 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



# OAST PARK PROPOSED LANDSCAPE STRATEGY

## LAND AT OAST PARK GOLF CLUB, BIRLING, ME6 5LG



**1** Restoration of historic hedgerows and management for neutral grassland and scrub with gravel footpaths/cycle tracks link to bridleway

**2** Watercourse managed to improve biodiversity and a range of habitats including small areas of wet woodland. Includes walk/cycle track and natural play area

**3** New shaw (shelterbelt) plantation with native woodland planting within old field boundaries - provides screening to new development in views from higher ground in the National Landscape

**4** New native woodland planting within old field boundaries which also helps screen to new development in views from the west

**5** New community orchard and apiary adjoining development. Areas for outdoor education and picnicking

**6** Amenity greenspace adjoining driving range with diverted public footpath MR77. Pond area for rainwater attenuation

**7** New football club with adult and junior pitch, clubhouse and parking

**8** Proposed driving range with floodlighting

**9** Proposed parking for driving range

**10** Reuse of existing access track with diverted public right of way MR79 providing cycle link to A228

### DESIGN PRINCIPLES

#### RESPECTING THE LANDSCAPE



Retain existing vegetation structure where possible including tree structure along the A228 and the poplar belts and boundary vegetation

#### CONNECTING WITH NATURE



Nature park and green corridors create an ecological network that allow people and wildlife to traverse the Site. A weaving network of natural space will tie the Site together, whilst bringing nature closer to residents. Trails will weave through grassland meadows, woodland / orchard areas and into dappled clearings.

#### SPORT AND COMMUNITY



Significant new recreational facilities, open spaces for play, exploration, growing food and relaxation are connected through pedestrian and cycle pathways, enhancing the relationships between community members and promoting a sense of place.

#### EXPLORING THROUGH PLAY



Encouraging of curiosity and exploration, play features will form part of the extensive green infrastructure of the Site, creating outdoor spaces for children and adults alike.



# OAST PARK PROPOSED MASTERPLAN (REPEAT)

LAND AT OAST PARK GOLF CLUB, BIRLING, ME6 5LG



OAST PARK

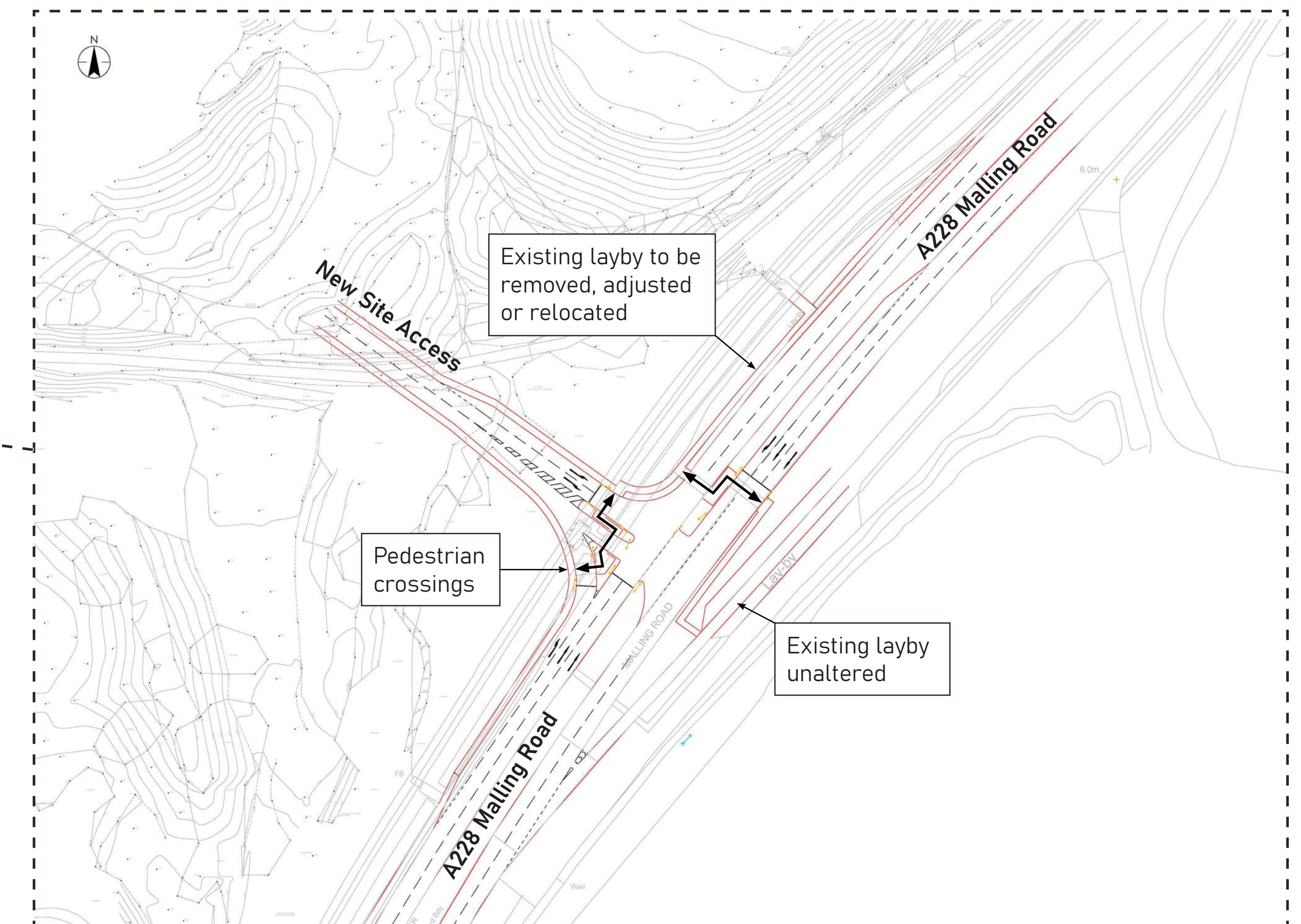


## KEY DESIGN PRINCIPLES

- Retain and enhance existing boundaries with native trees and hedgerows;
- Creation of a new Football Clubhouse ① for Larkfield & New Hythe FC with 250no. capacity seat stands;
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Proposed New Junction Detail at Oast Park  
Produced by Stantec



# CGI - OAST PARK AERIAL PERSPECTIVE 1

## INITIAL ILLUSTRATIVE IMAGERY



Indicative CGI Perspective of Driving Range

### Public Benefits

Purpose built 2 storey driving range facility including café.

Adequate on-site parking for visitors and members.

Increase in biodiversity net gain across the site through landscape enhancements

Potential to expand and enhance Public Right of Way network



# CGI - OAST PARK AERIAL PERSPECTIVE 2

## INITIAL ILLUSTRATIVE IMAGERY



### Public Benefits

Create a new football clubhouse for Larkfield & New Hythe FC with 250no. seat stands

3G football pitches allow for year-round matches and training

Adequate on-site parking for visitors and members.

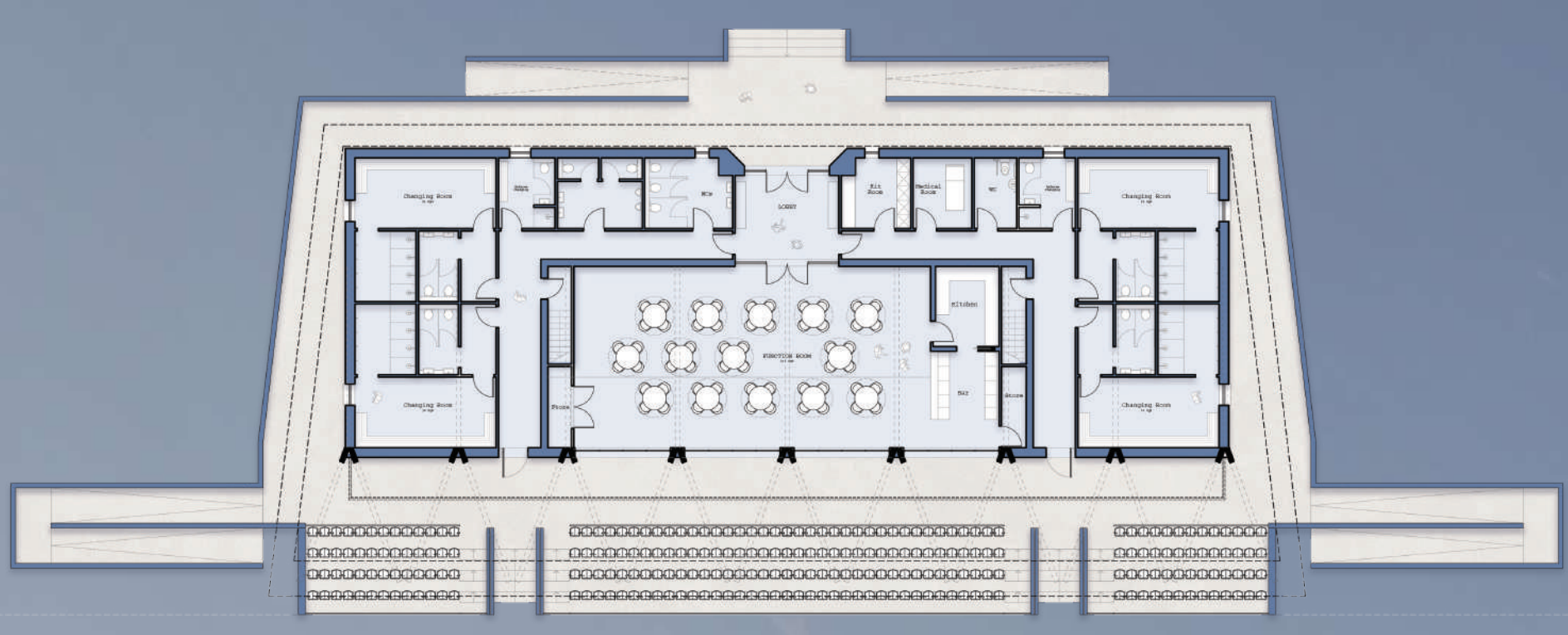
Increase in biodiversity net gain across the site through landscape enhancements

Potential to expand and enhance Public Right of Way network

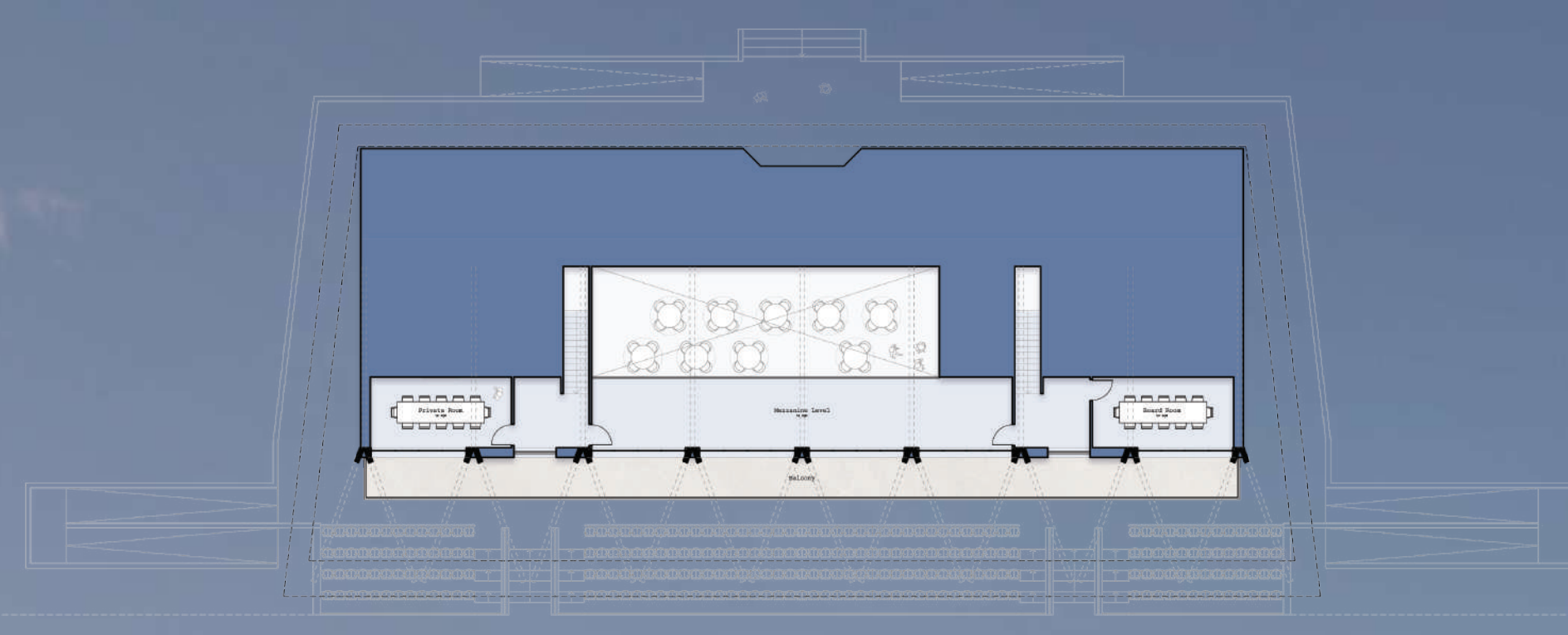


# CGI - LARKFIELD FC NEW CLUBHOUSE

## EMERGING FOOTBALL CLUBHOUSE DESIGN



Proposed Ground Floor Plan



Proposed Mezzanine and Balcony Plan



### Public Benefits

Create a new football clubhouse for Larkfield & New Hythe FC with 250no. seat stands

36 football pitches allow for year-round matches and training

Adequate on-site parking for visitors and members.

Increase in biodiversity net gain across the site through landscape enhancements

Potential to expand and enhance Public Right of Way network



# CGI - OAST PARK AERIAL PERSPECTIVE 2 (REPEAT)

INITIAL ILLUSTRATIVE IMAGERY



## Public Benefits

Create a new football clubhouse for Larkfield & New Hythe FC with 250no. seat stands

3G football pitches allow for year-round matches and training

Adequate on-site parking for visitors and members.

Increase in biodiversity net gain across the site through landscape enhancements

Potential to expand and enhance Public Right of Way network