



- Notes:
- Site Boundary (7.7 Ha / 19.03 acres)
  - New access from Chart Hill Road
  - Indicative primary vehicle route
  - Secondary vehicle route
  - Informal footpath connection
  - Existing Footpath
  - Open space access and walkways
  - ▲ Vehicle access point
  - Approximate location of existing trees
  - Approximate location of existing hedgerows
  - Indicative proposed native hedgerows
  - Indicative proposed native trees
  - Traffic Flow

**Indicative Accommodation Schedule**

- A total of 35no. homes (2.2 Ha)**  
A mix of 2, 3 and 4 bed houses comprising of terraced, semi-detached and detached. Parking situated on plots as well as refuse and cycle storage
- Cafe/ Shop (0.30 Ha)**  
Community shop and cafe to be 450sqm accompanied by 19 parking spaces and a delivery bay
- Proposed open space (1.30 Ha)**
- Children's Play Space (0.04 Ha)**

Rev: Reason: Date:

Client:  
MR A SAPHIR

Project:  
LAND WEST OF CHART HILL ROAD,  
MAIDSTONE, ME17 3RQ

Title:  
CONTEXT PLAN

Drawing No: Rev: Scale: Date:  
DHA/35656/02 1:2500 MAR 2025

Key		
	Use	Area (Ha)
<b>A</b>	Cafe/ Shop	0.30
<b>B</b>	Open Space/ Biodiversity Net Gain	1.30
<b>1</b>	Residential	0.90
<b>2</b>	Residential	0.55
<b>3</b>	Residential	0.53
<b>Total</b>		<b>3.6</b>