

Brenchley & Matfield
Neighbourhood Plan

Position Statement

March 2018

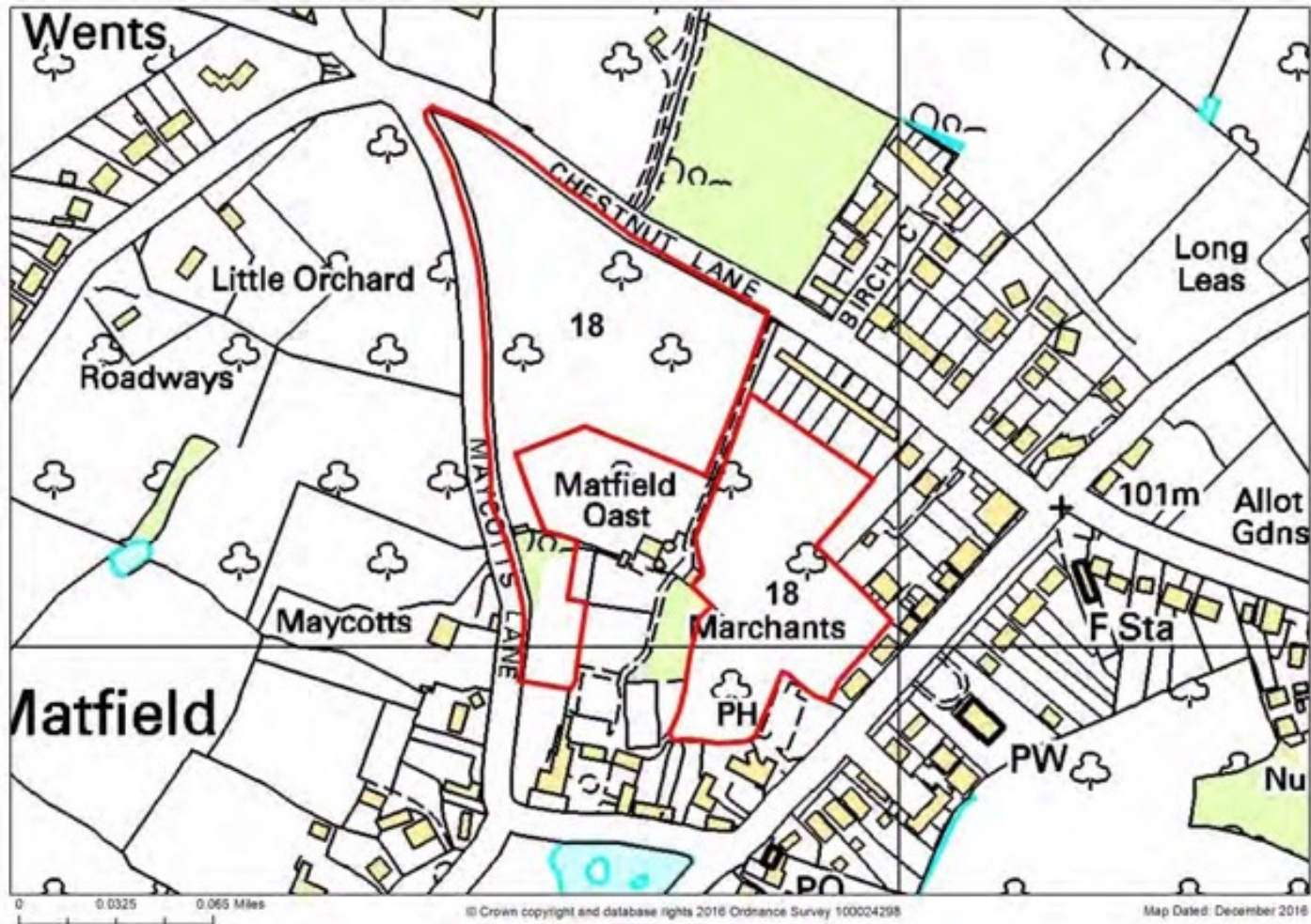
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Matfield House orchards and land

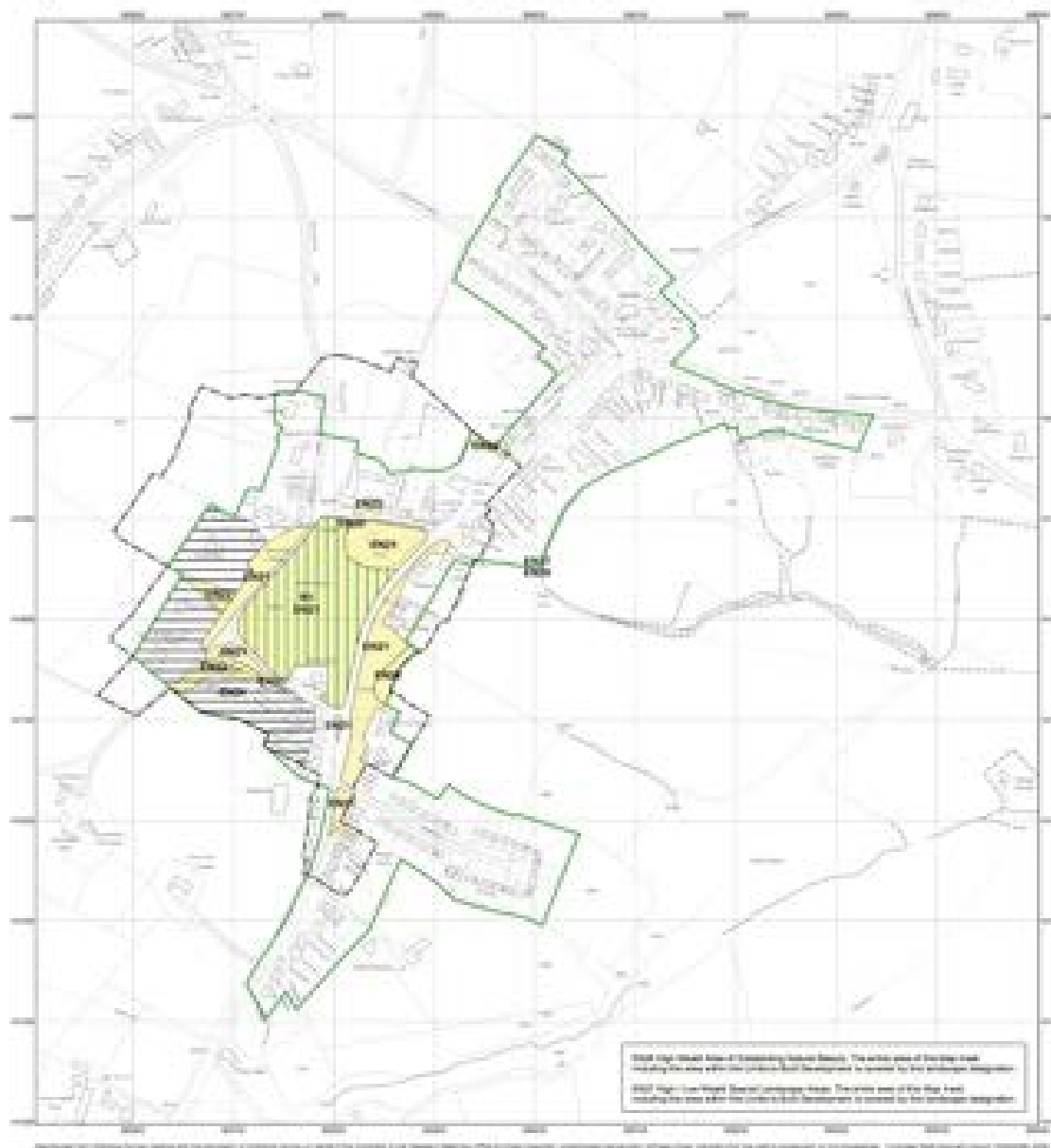
The Green, Matfield



Matfield House orchards and land

- **Adjacent to existing 'Limits to Built Development' boundary**
- **Location complementary to settlement pattern**
- **Adjoins residential properties and open fields**
- **Ties elements of the village together**

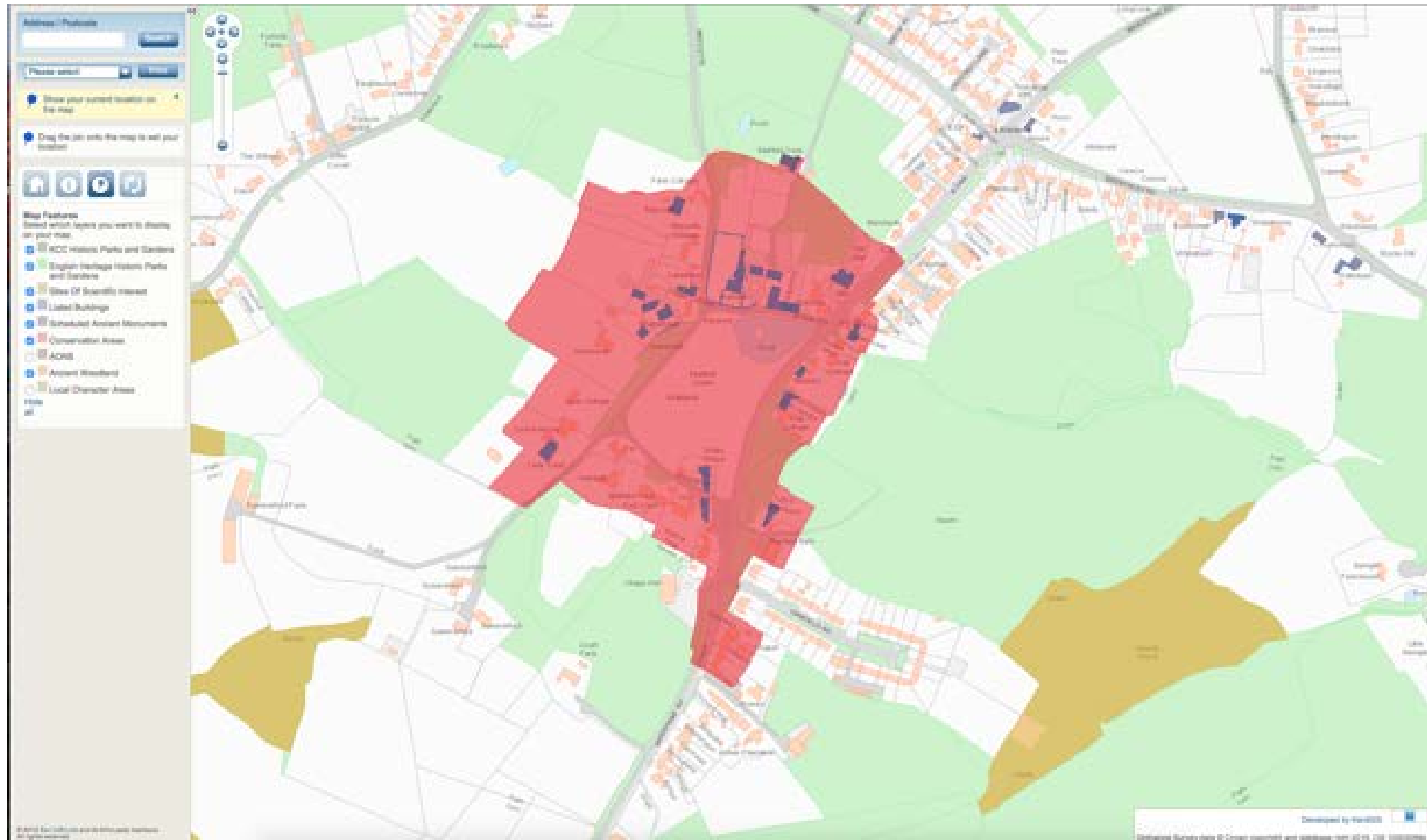
Table 1



Road frontages – Chestnut Lane and Maycotts Lane (vehicular access)



Respects Conservation Area boundary



Matfield House orchards and land

- Flat topography
- No existing buildings
- Enclosed and well screened
- No Public Rights of Way on site



Matfield House orchards and land

- **Combined site area: 3.46ha**
- **Developable area: 2.85ha**
- **Has potential for up to 80 properties**
- **Landowner is flexible about mix and densities**



Matfield House orchards and land

- **Draft Plan 1990**
- **Local Plan Adopted March 2006**
- **Local Plan to 2033**

Matfield House orchards and land

- **Integrity of village maintained**
- **No loss of productive agricultural land**
- **Sympathetic to the valued landscape**

Matfield House orchards and land

- **Proportionate growth of villages to meet local need**
- **Small sites within the village envelope**
- **Sustainability of local services**
- **Alternative to large scale development in the countryside**