



BOUGHTON

MONCHELSEA

**BOUGHTON MONCHELSEA
NEIGHBOURHOOD
DEVELOPMENT PLAN
FOR THE PERIOD UP TO 2031**

**SUBMISSION VERSION
MARCH 2020**

MISCELLANEOUS SUPPORT INFORMATION

Boughton Monchelsea Housing Density Assessment

Analysis was undertaken in 2018 in order to assess the density of current housing in Boughton Monchelsea and inform a policy approach to future development.

A number of areas of housing of different ages and styles across the parish, both existing and proposed, were identified. These are shown in the maps below. Two areas, Langley Park and the corner of Heath Road and Church Street, were identified from planning applications as set out in the table below.



The Quarries North

The Quarries North

https://drive.google.com/open?id=1F-8rQ8Z_bI-uvW7zuUOPfWlx5tVgiXFP&usp=sharing



Green Lane North

Green Lane North

https://drive.google.com/open?id=1zZADG7W7dXRJ8M36P5r6xuiRQduq6Q_2&usp=sharing



Green Lane South

Green Lane South

https://drive.google.com/open?id=1e-FGyUo_hNtketQtYiNiOG2n53eUzWr&usp=sharing



Church Street West

Church Street West

<https://drive.google.com/open?id=1YNBbZlzKwj020XoDD2t4BAk28PGvtxHB&usp=sharing>



Haste Hill Road

Haste Hill Road

<https://drive.google.com/open?id=1sOEqrG0e9Zu4q383M0nazpzRypYZTdOt&usp=sharing>



Heath Road North

Heath Road North

https://drive.google.com/open?id=1RVzZRgpQGFZuSPTaB_puQA1taPi73pjG&usp=sharing



Lewis Court Drive Estate

Lewis Court Drive Estate

<https://drive.google.com/open?id=18DvtjrZlxZmBgsF3fzgOl8-7VhSSM0M&usp=sharing>

The area of each selected location was calculated using GIS software, and the number of houses within each area was also calculated. The results are shown in Table 1.

Existing Housing Densities in Boughton Monchelsea Parish

This table sets out the density of a number of areas of existing or proposed housing in the parish, of varying character

Area name	Approx Area (Ha)	Number of Dwellings	Dwellings per Ha	
The Quarries North	4.29	54	12.5	
Green Lane North	1.23	19	15.9	
Green Lane South	1.36	24	18.46	
Church Street West	1.07	23	22.5	
Haste Hill Road	1.59	29	18.7	
Heath Road North	1.92	23	12.1	
Lewis Court Drive Estate	4.1	108	26.5	
Corner Heath Road/Church Street	1.27	41	31	Taken from application MA/15/509961/FULL
Langley Park	15.3 resi	600	34	Average taken from Application MA/13/1149

It was found that the densities in existing development varied between 12.1 and 26.5 dwellings per hectare. Two proposed developments, at the Corner of Heath Road and Langley Park, were noticeably higher in density at over 30 units per hectare. Both locations are recent schemes on allocated sites in the Local Plan. While Langley Park is within the Maidstone Urban Area, the Corner of Heath Road is in the heart of the village.

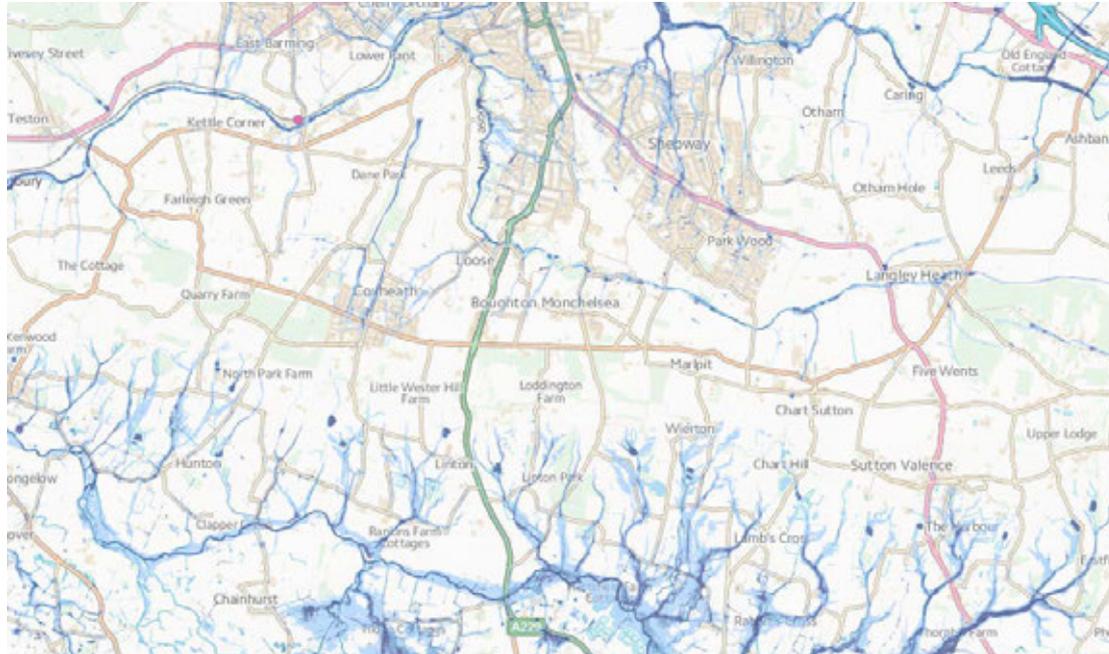
Given the importance attached by the community to accommodating development but avoiding the “urbanisation” of the area of the parish lying outside the Maidstone Urban Area, policy RH6 (v) was drafted to support development at the prevailing densities of 12 – 27 dwellings per hectare (ignoring these two sites) outside the Maidstone Urban Area, but enabling sufficient flexibility for higher density development where appropriate.

In this way the policy strikes an appropriate local balance between respecting the views of the community, protecting the character of the rural part of the parish, and the need to accommodate housing and make best use of land.

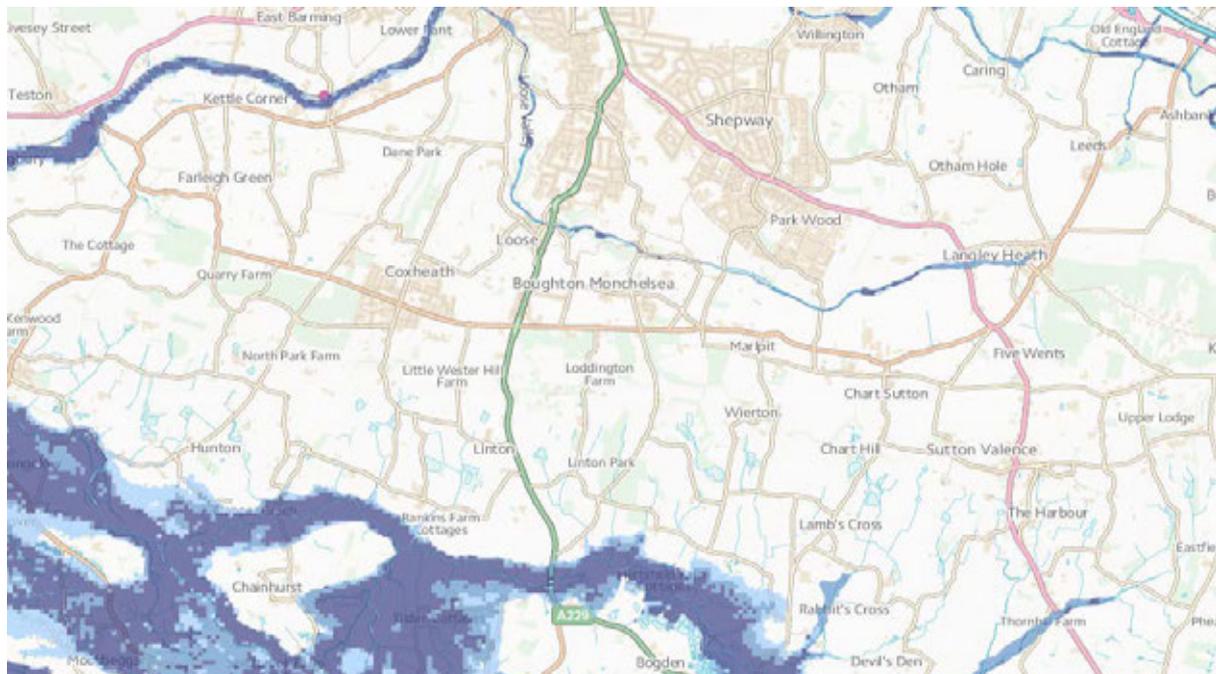
Boughton Monchelsea – Extent of Flood Risk in 2020

Maps taken from Environment Agency website <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Surface Water Flood Risk



Risk of Flooding from Rivers



Number	Status	Applicant Calculated Bedroom Need	Applicant Wants Boughton Monchelsea	Applicant Local Connection to Boughton Monchelsea	Applicant Household Type
1	Live	2	Yes	Yes	Family with 2 children who should share
2	Live	2	Yes	Yes	Family with 2 children who should share
3	Offered	3	Yes	Yes	Family with 3 children, 2 of whom should share
4	Live	3	Yes	Yes	Family with 2 children who should not share
5	Live	3	Yes	Yes	Family with 3 children, 2 of whom should share
6	Live	2	Yes	Yes	Family, 1 child
7	Offered	2	Yes	Yes	Family, 1 child
8	Live	1	Yes	Yes	Single Person
9	Offered	2	Yes	Yes	Family, 1 child
10	Live	5	Yes	Yes	6-7 people or 4 children
11	Live	2	Yes	Yes	Non-cohabiting couple
12	Live	2	Yes	Yes	Family with 2 children who should share
13	Live	3	Yes	Yes	Family with 3 children, 2 of whom should share