

2024 UPDATE OF CHARACTER AREA APPRAISAL

This sections lists development since 2011 , when TMBC commissioned Tony Fulwood Associates to conduct a detailed survey and consultation leading to the Character Area Appraisal. That was a very comprehensive document, but one wonders at TMBC's motive in carrying out this exercise 4 years after its Local Development Framework was approved by a Planning Inspector in 2007. This document would have been hugely useful in preserving the character of Borough Green had it been early enough to use as evidence in the LDF.

When the Character Area Appraisal was drawn up we had 1617 houses and 3485 residents. That has risen to 1884 houses and 4248 residents. That is an increase of 21% residents, and 17% dwellings. It is not until you walk the village and look you do not realise just how many new houses have been squeezed into a very small area, as listed below, some 267, and that excludes conversion to HMOs (Houses in Multiple Occupancy)

ISLES QUARRY WEST (Hazelbourne) (171 houses)



171 houses, predominantly modern terraced houses with minimal gardens, some detached and semi-detached, and 3 storey blocks of flats.

The estate is built on a 1940s/50s general domestic and commercial waste tip, filled long before current regulations came into force requiring engineered inert fill. As a result it is entirely built on deep concrete piles linked with concrete beams, and extensive Vertical Band Drains should slowly remove perched water and other voids allowing a managed settlement of the landfill, and allowing Methane to escape safely from the site, and properties have gas membranes incorporated into their foundations.

Many gardens on the site have an underground barrier under clean imported topsoil to prevent residents inadvertently digging into the landfill and contaminated layers below.



RED LION SQUARE (7+2)



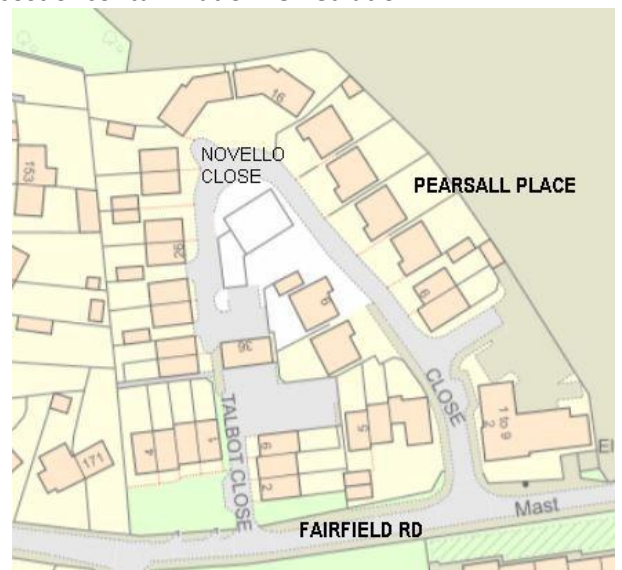
The Red Lion PH fell into disuse, and a plan was put forward to build 7 houses, and convert the pub with its 16th Century listed section into two dwellings.

The development has been well integrated, with good planting softening the visual impact on this entrance to the village. A planning obligation paid for a new mini-roundabout making a bad junction between Sevenoaks Rd and Western Rd a lot safer



A-Z HOUSING (Pearsall Place) (41 houses)

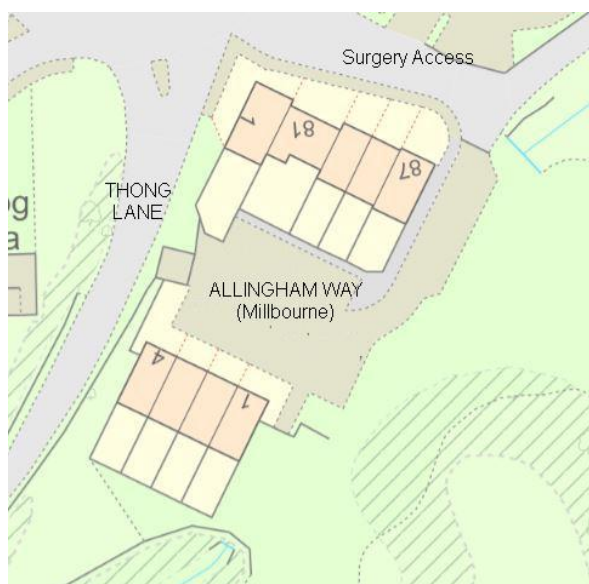
Novello Close, Talbot Close 41 houses built, 16 of which were supposed to be Affordable, but the developer was allowed to get out of his commitment by TMBC, because of the cost of contamination remediation.





ALLINGHAM WAY (Millbourne) (9 houses)

This small development of quality housing by Canham Homes was supported by BGPC, because of the good integration into a public amenity area, and the resolution of decades of flooding on Thong Lane because of a new and improved culvert and ditches for the Bourne River. A land transfer with Crest gave Isles Quarry East to the Parish Council as wild amenity land, and preservation of a Public Right of Access to Isles Quarry East.

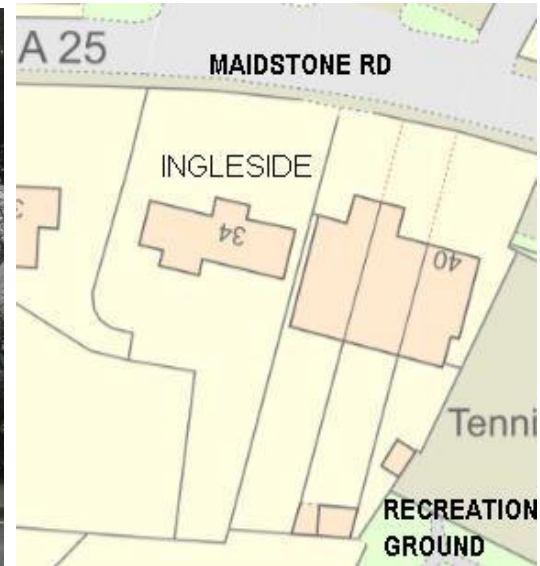


SOUTHWAYS, STALEYS RD (Ray Chopping Close) (4 houses)

Very good design, and excellent detailing in brickwork



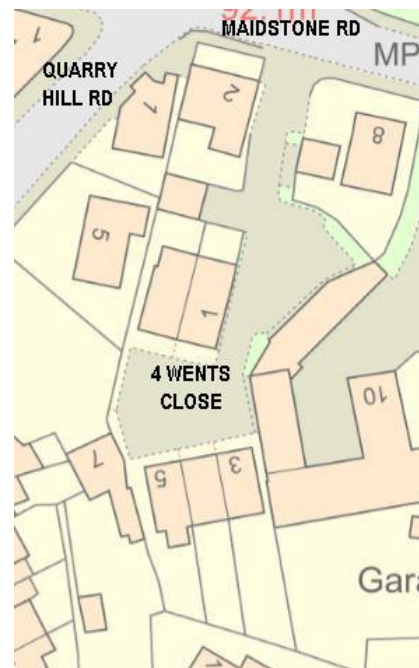
INGLESIDE 34 MAIDSTONE RD (3 houses)



THE LANDWAY, off QUARRY HILL RD (3 houses)



FOUR WENTS CLOSE, off MAIDSTONE RD (5 houses)



CONVERSIONS

POLICE HOUSES, WROTHAM RD (3 extra houses)



An exceptional conversion of the old Police houses and Police Office, providing 5 quality homes.

We have become so used to cookie cutter houses being built down to a cost in the village, that these were a refreshing change

KENT ALUMINIUM (2 dwellings)

Now two ground floor shops, and 2 large flats



HIGH ST NATWEST BANK (Costa Coffee)

The branch closed in 2016, but reopened as a Costa Coffee shop against strong local opposition



STATION RD BARCLAYS BANK

Branch closed in late 2016 and was repurposed as offices



HENRY SIMMONDS (RAILWAY HOTEL)

There was a huge outcry when the owner of this thriving pub leased it to Sainsbury as a mini market, in direct competition with long established Nisa Stores and the Coop



STATION RD, Gorbolds Jewellers and Flats



ROMAN CATHOLIC CHURCH Western Rd



INFILL BUILDING

Infilling in gardens does undoubtedly change the face of a village, and is largely driven by profit. But perhaps it is better to build here than to lose any more green spaces.

MAIDSTONE RD (1 house)



Birkbeck (2 houses)



CROWHILL RD (1 house)



(3 houses)



CROUCH LANE (1 house)



MAIDSTONE RD VICARAGE GARDEN (1 house)



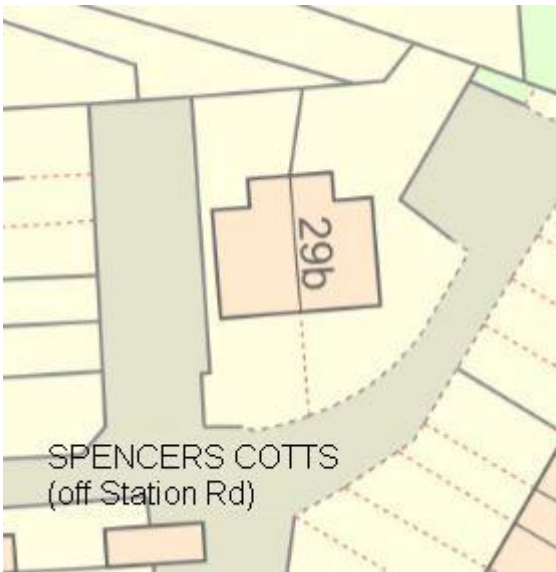
HOADLEYS STORE QUARRY HILL (2 houses)



HARRISON RD, corner McDERMOTT (1 house)



SPENCERS COTTAGES, off STATION RD (3 houses)



Spencer's Cottages were built around 1870 by a Platt builder who also built a large amount of our current High St. They were provided for workers in the growing quarrying industry, and workers on the Railway when it came through in 1874.

WESTERN RD (1 house)



ANNETTS HALL (1 house)

