

The Vision

A carefully conceived, landscape-led residential scheme that provides much-needed family homes within the village of Lyminge, designed around the existing trees, hedgerows and verdant character of the site.

Features of the proposal include:

- Up to 18 new family size homes, set within a generous landscape framework at the heart of the village
- A low-density, layout appropriate to the surrounding pattern of housing, arranged around a soft internal street layout and a central courtyard green
- Existing trees and boundary hedgerows retained with new native planting reinforcing the northern and western edges
- A logical, well-contained infill scheme, that complements the existing settlement, within walking distance of village facilities



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Site Context

Where the site sits, and why it is a sustainable place for new homes.

- The site lies to the east of Canterbury Road, on the northern / eastern side of Lyminge, within the existing built form of the village with development to the north, south and west.
- It is a logical opportunity for small-scale infill, development providing much-needed family homes in a sustainable location.
- Key Village facilities are within walking distance, including the primary school, GP surgeries, library, village hall, café, shop and pub.
- Bus services are available on the doorstep, providing connections to Canterbury and Folkestone.
- Careful consideration of the adjoining properties, including the grade II listed Lyndon Hall and Old Robus



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Proposed Layout / Masterplan

A restrained developable area, balanced against meaningful retained green space.

The primary road terminates in a loose courtyard with a small green space at its centre, and parking is generally tucked away from the primary road frontage.

At a glance:

- Scale of proposal: up to 18 homes, arranged around a soft internal road and courtyard spaces, within spacious plots and landscaping.
- Parking: 47 spaces in total (including visitor spaces), generally tucked away from the primary road frontage. Parking is served by car ports rather than garages.
- Net developable area: approx. 0.98 ha.
- Open green space: approx. 0.86 ha, just under half of the overall site area.
- Open space: retained trees and areas of informal open space shape the layout.



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Trees & Landscape Framework

The layout is strongly influenced by existing trees, hedgerows and root protection areas.

Existing tree resource

- The tree survey covers 65 individual trees, 14 tree groups and 3 hedgerows, including trees protected by Tree Preservation Order No.16 of 2015.
- The TPO includes one individual tree and one tree group assessed as high quality, within a wider structure of moderate and lower quality trees.

Design principles

- Retain existing trees where practicable and reinforce the northern and western boundaries with new native hedges.
- A network of green space runs through the development, with species-rich native planting, wildflower and meadow grassland, and sustainable drainage features.
- Informal open space, a trim trail / play area and timber bench seating create a high-quality, biodiverse landscape setting which will be able to be accessible to local community.
- Detailed tree protection and careful working methods will be used around retained trees and their root protection areas during construction.
- The proposals will deliver at least a 10% biodiversity net gain, as required by law, secured and managed for a minimum of 30 years.

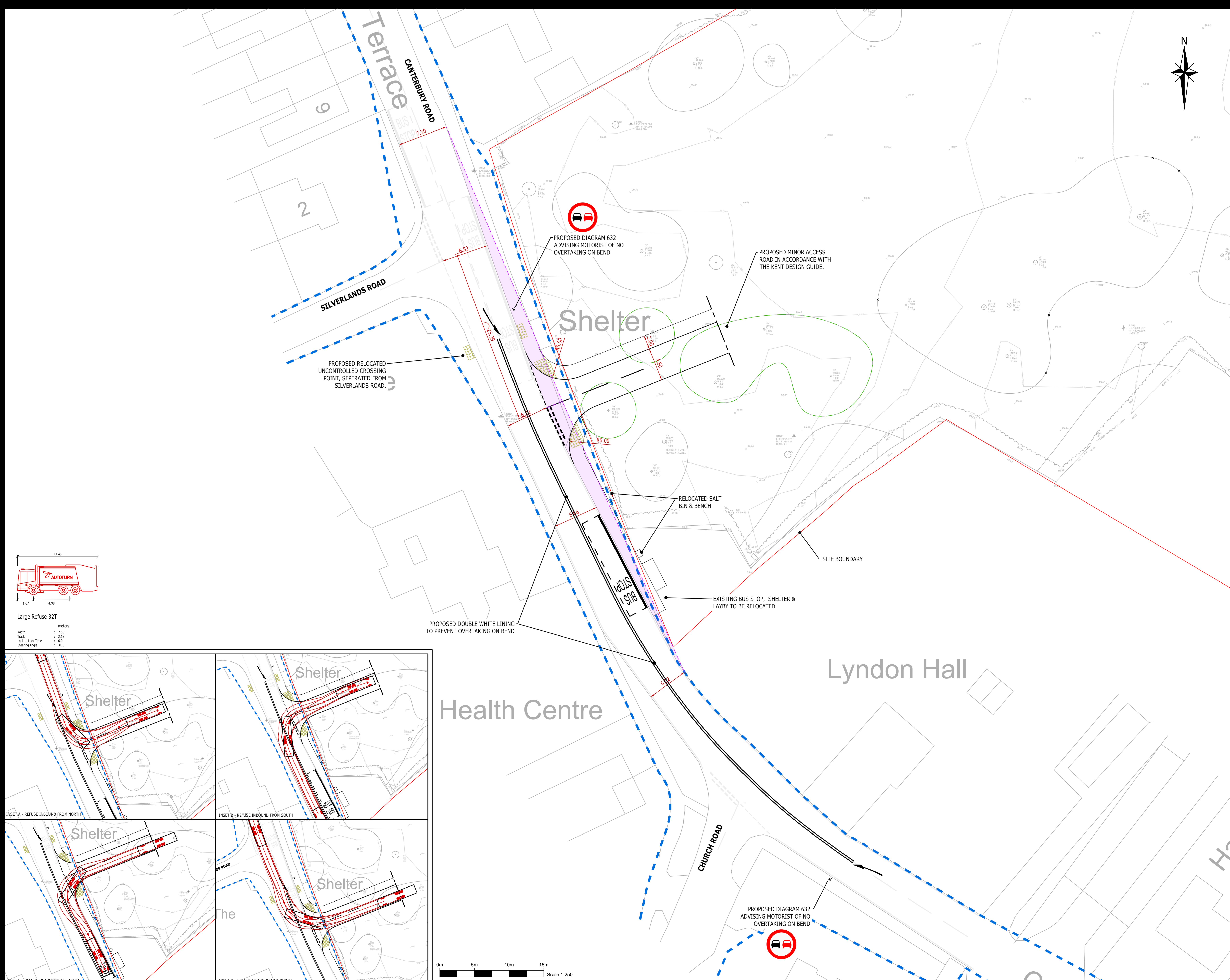


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Access & Movement

Access is proposed from Canterbury Road, with local highway improvements shown on the access drawing.

- A single site access is proposed from Canterbury Road, designed as a minor access road in accordance with the Kent Design Guide.
- Junction visibility splays of 2.4m x 43m are provided, suitable for a 30mph road in accordance with Manual for Streets.
- The existing bus stop, shelter and lay-by are proposed to be relocated, with the salt bin and bench re-provided, and an uncontrolled crossing point relocated and separated from Silverlands Road.
- The internal layout is designed for low-speed residential movement, with priority for pedestrians and cyclists.
- Visitor parking is provided within the site rather than relying on surrounding streets.
- Access arrangements are subject to detailed highways review and agreement with Kent County Council.



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Design Character

The plans show a modest, green and informal residential character, with buildings sitting within generous planting and retained trees — a soft, managed edge between the village and the countryside.

The architecture is envisioned to be of a traditional character, responsive to the surrounding architecture of Lyminge and informed by the design guidance for the Kent Downs National Landscape (AONB). The homes will draw on the scale, materials and detailing of the local vernacular — pitched roofs, brick and timber-boarded elevations and chimneys — so that the development reads as a natural extension of the village rather than a standardised housing layout.

Key design principles

- Traditional architecture that responds to the surrounding buildings and the local Lyminge vernacular
- Design informed by the design guidance for the Kent Downs National Landscape (AONB)
- A considered mix of materials, pitched roofs and chimneys to give variety and a genuine village character
- Buildings set within generous planting and retained trees, softening the transition between the village and the open countryside



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Planning Status & Next Steps

Why now?

- The site was submitted to Folkestone & Hythe District Council through its formal “Call for Sites” process in 2024, at the Council’s invitation, for consideration in the emerging Local Plan.
- The local plan will not be submitted for examination before 2028.
- Under the Government’s reorganisation of local government in Kent, Folkestone & Hythe District Council is expected to be replaced before a new Local Plan could be adopted. There is therefore no realistic prospect of the site being considered through a Local Plan in the near future.
- Folkestone & Hythe currently cannot demonstrate a five-year supply of housing land, meaning national policy supports the delivery of suitable, sustainable sites such as this one and the Council support such sites coming forward ahead of the plan.
- We are therefore bringing the site forward through a planning application, which will be considered on its merits against national and local planning policy.

The application

- We intend to submit an outline planning application for up to 18 homes, with detailed matters such as appearance, scale and layout to follow at a later stage. Details of Access, as well as development parameters will also seek approval.
- The application will be supported by technical assessments covering trees, ecology and biodiversity net gain, highways, drainage, heritage and landscape.

Have your say

Complete a feedback form today or email us at quinnestates@quinn-estates.com by 03/07/2026.

Your comments will be reviewed and, where possible, used to refine the proposals. A summary of feedback and our response will accompany the application.

Once submitted, Folkestone & Hythe District Council will run its own formal consultation, where you can comment directly to the Council.



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