

Appendix A: Session 13A Alternative sites and countryside housing policies

Rep No.	Representor	Site Name	Q13.1 Planning History	Q13.2 2016 LP Policy Status	Q13.3 NP Policy Status	Q13.4 Greenfield or PDL	Q13.5 SHEDLAA Submission/ Conclusion	Q13.6 Est Site Area / Submitted Plan	Q13.7a Type of Development Proposed	Q13.7b Est Yield	Q13.7c Est Gross Density	Q13.8 Delivery Start/ Rate	Q13.9 Viability Evidence	Q13.10 SA Assessment	Q13.11 Constraints Summary	Located in accordance with settlement hierarchy
R1987	Peter Court	Green Lane, Langley Heath	N/A	Countryside	N/A	Greenfield	HO2-175 (Reject) pg A672	0.6ha / Yes	Residential	Not specified	N/K	N/K	N/K	Yes - (A.2) pg 137	Impact on landscape; potential for protected/notable species; small area of site may be in FZ3; potential adverse highway impact.	No
R1999	Peter Court	Cripple Street, Maidstone	01/0404 Change of Use from agriculture to keeping of horses- REFUSED; Nothing the past five years	Countryside, LLV	Adjacent but not in North Loose NP area	Greenfield	HO3-271 (Reject) pg A1081	2.5ha / Yes	Residential (2014) / Park & Ride (Oct 2015) - Park & Ride with self-build residential (2016)	75	30dph	N/K	N/K	Yes - (A.3) pg 183	Potential for minor ecological impacts; potential important hedgerow; impacts on adjacent local wildlife site; adjacent PROW; impact on Loose Valley CA.	Yes - Adj urban area
R1994	Peter Court	Four Wents Orchard, Chartway Street	10/0556 (barn for agricultural storage); Current Application for 6 dwellings 15/500464 - allowed on appeal 19/4/16	Countryside	In Sutton Valence NDP area - no draft plan seen	Greenfield	HO2-170 (Reject) pg A655	0.48ha / Yes	Residential	6	12 dph	N/K	N/K	Yes - (A.2) pg 108	N/A - Residential planning permission granted 19/4/16	No
R1996	Peter Court	South Lane, Sutton Valence	Equestrian exercise track permitted 1990s; residential proposals in 1960's and 1970's refused. Nothing in the past five years	Countryside	In Sutton Valence NDP area - no draft plan seen	Greenfield	HO-64 (Reject) pg A246	2ha / Yes	Residential	Not specified	N/K	N/K	N/K	Yes - (A.1) pg 368	Impact on landscape; potential for minor ecological impacts; within 100m of a WFD river watercourse.	No
R1990	Peter Court	Wind Chimes, Chartway Street, Sutton Valence	12/0501 access - approved; 10/1839 2 storey side extension - approved; 06/0905 surface changes - approved; 04/0403 detached dwelling with detached garage - approved; 04/0268 COU to equestrian, stable and manege - approved; 05/0621 amendment to 04/0268 - approved; 15/507493; O/A 15/507493 for 9 dwellings at appeal (APP/U2235/W/16/3145575) - hearing programmed 02/11/16	Countryside	In Sutton Valence NDP area - no draft plan seen	Greenfield	HO3-196 (Reject) pg A744	0.7ha / Yes	Residential	9	13 dph	N/K	N/K	Yes - (A.2) pg 228	Potential for protected/notable species; potential important hedgerows; development would result in significant consolidation of sporadic development; highway concerns.	No

R1998	Peter Court	George Street, Staplehurst	76/0390 11 dwellings - withdrawn; 81/0008 care homes - withdrawn; 1970s development to stable block; 16/504201 refused outline for 33 dwellings and new employment building; 16/505263 COU residential home to B1 and conversion of stables to B1 approved 30/09/16	Countryside	Staplehurst NDP -not allocated	Greenfield / PDL	HO-160 (Reject) pg A623	(one-third of 6.75ha) 2.3ha / Yes	Mixed Use / Residential	30 plus commercial precinct	13dph	N/K	N/K	Yes - (A.2) pg 59	Impact on landscape; potential for protected/notable species; TPO; narrow access - mitigation required; site detached from village with poor linkages.	No
R1989	Peter Court	The Old Goods Yard, Lenham	89/1302 erection of farmhouse - refused; 87/1553 new farmhouse and agricultural buildings - refused. APP/U2235/W/15/3008336 - granted on adjacent area under same ownership. Part site to NW subject to application for 41 units Refused.;	Countryside	Lenham NDP considering the potential of the site	Greenfield	HO3-312 (Reject) pg A1254	1.4ha / Yes	Residential	Not specified	N/K	N/K	N/K	Yes - (Addendum) pg 8	Potential impact on landscape; phase 1 habitat survey required; potential important hedgerows; near AW/LWS.	No - but site will be reconsidered as part of Lenham RSC broad location
R1995	Peter Court	Blunden Lane/ Mount Avenue, Yalding	89/1718 outline residential use - withdrawn; 15/509402 outline for 30 dwellings - appeal hearing programmed for 15/12/16	Countryside	N/A	Greenfield	HO-150 (Reject) pg A580	3.0ha / Yes	Residential	30	10 dph	N/K	N/K	Yes - (A.2) pg 1	Impact on landscape; unmanaged woodland likely to be of high ecological value; high potential for protected/notable species; PROW crosses potential access to site.	Yes - Adj Yalding LV
R1991	Peter Court	Lower Gallant Lane, East Farleigh	04/0269 temp portable office - approved; 08/0374; 07/1054; 06/0842 COU to light industrial - approved; 02/0552 removal of existing building and new extension - approved; 93/0196 COU farm buildings to business - approved	Countryside; LLV; Designated EDA - Policy 21(xix)	N/A	Greenfield / PDL	HO3-289 (Reject) pg A1160	1.4ha / Yes	Residential	Not specified	N/K	N/K	N/K	Yes - (A.3) pg 281	Potential for protected/notable species; TPO; a number of listed buildings in vicinity and East Farleigh CA; safeguarded area of archaeological potential 35m to north of site; development would consolidate and increase sporadic development.	No
R1992	Peter Court	Frith Cottage, Dean Street	92/1005 manege- not implemented;	Countryside	N/A	Greenfield	HO3-285 (Reject) pg A1147	0.2ha / Yes	Self build residential	Not specified	N/K	N/K	N/K	Yes - (A.3) pg 265	Impact on landscape; potential for protected/notable species; development would consolidate and increase sporadic development.	No
R1993	Peter Court	Barham Court, Teston	A number of COU applications granted on wider site; no applications in the past five years	Countryside; (recreation area part AW)	N/A	Greenfield (Gardens/ Green-houses)	HO-42 (Reject) pg A157	0.32ha / Yes	Residential	10	31 dph	N/K	N/K	Yes - (A.1) pg 241	Impact on landscape; potential for moderate ecological impacts; TPO; potential archaeological impacts; site comprises walled gardens formerly associated with Grade II LB; within Teston CA; historic parks & gardens survey required.	No