

Appendix A: Session 13B Alternative sites

Rep No.	Representor	Site Name	Q13.20 Planning History	Q13.21 2016 LP Policy Status	Q13.22 NP Policy Status	Q13.23 Greenfield or PDL	Q13.24 SHEDLAA Submission/ Conclusion	Q13.25 Est Site Area / Submitted Plan	Q13.26a Type of Development Proposed	Q13.26b Est Yield	Q13.26c Est Gross Density	Q13.27 Delivery Start/ Rate	Q13.28 Viability Evidence	Q13.30 SA Assessment	Q13.31 Constraints Summary	Located in accordance with settlement hierarchy
R19570	Barbara Cooper (moved to written reps)	Astor of Hever School, Maidstone	None in the past five years	Urban area	Urban area	Greenfield	HO3-243 (Accept - Reject by Council) pg A945	2.3ha / Yes	Residential	90	39 dph	N/K	N/K	Yes - (A.3) pg 29	Adjacent TPO's; potential for moderate ecological impacts; within area of archaeological potential. [Council: rejected on grounds site be retained for education use and inadequate access].	Yes - within urban area
R19166	Chris Hawkins	Stanley Farm, Staplehurst	03/1645 COU Agricultural use to allow keeping of horses; 15/507124 outline for 110 dwellings - awaiting decision	Countryside; LLV	Staplehurst NDP - not allocated	Greenfield	HO-15 (part) (Reject) pg A53	4.3ha / Yes	Residential	110	25dph	N/K	N/K	Yes - (A.1) pg 82	Impact on landscape; potential for protected/notable species; 2 no Public Footpaths bisect the wider site area; highway mitigation measures required.	Yes - Adj Staplehurst RSC
R19584	Douglas Bond	South of Marden Road, Staplehurst	No applications in the past five years. The site is subject to an Article 4 direction made on 2 July 1975. The following PD Rights have been removed - Erection of fences walls and other means of enclosure - Rights for 28 and 14 day temporary uses - Use of the land as a caravan site	Countryside;	Staplehurst NDP - not allocated	Greenfield	HO3-240 (Accept - Reject by Council) pg A929	4.67ha / Yes	Residential	130	28dph	N/K	N/K	Yes - (A.3) pg 13	Potential for protected/notable species; potential important hedgerows. [Council: rejected on grounds that it has not been demonstrated that current foul water and drainage problems can be resolved].	Yes - Adj Staplehurst RSC
R19106	Graham Norton	Bletchingley Farm, Staplehurst	07/1638 – Detached outbuilding - AC 02/0296 – Detached outbuilding – AC 00/0497 - Demolition of redundant farm buildings and workshops, conversion of existing oast to 1No. dwelling house, conversion of existing barn to stabling and garaging and erection of 3No. dwelling houses with garaging and access onto Pristling Lane – R, APPEAL DISMISSED	Countryside	Staplehurst NDP - not allocated	PDL	HO-102 (Reject) pg A391	1ha / Yes	Residential	8	8 dph	N/K	N/K	Yes - (A.1) pg 580	Impact on landscape; potential for protected/notable species; Grade II LB on site; potential for archaeological impacts; development would be out of keeping with the sparse extent of existing built development.	No

R19107	Graham Norton	Bentletts Yard, Laddingford	14/504061 withdrawn for 31 dwellings; 16/501263 for 25 dwellings approved subject to S106	Countryside	N/A	PDL	HO3-270 (Reject - Accept by Council as an exception) pg A1077	15ha / Yes	Residential - allocated site H1(68) - Representor seeks policy amendments	25	1.6 dph	N/K	Yes	Yes - (A.3) pg 178	Isolated location; potential for protected/notable species; potential important hedgerows; adjacent Grade II LB; highway concerns; potential land contamination; potential off-site flood issues. [Council: accepted as an exception to the spatial development hierarchy]	No
R19108	Graham Norton	Ringles Nursery, Grigg Lane, Headcorn	11/0317 - An application for a certificate of lawfulness to consider whether or not the proposal of replacing glass panels to the southern roof slope of 1no. greenhouse with photovoltaic panels is lawful as described in 11/0317 was granted on 27/4/2011. 08/1007 - Certificate of lawful development for an existing use being the use as a dwelling house which began more than four years before the date of this application was refused on 22/9/2008 14/500214 - withdrawn application for installation of 120kw ground mounted solar array	Countryside; LLV	Headcorn NDP - not allocated	Greenfield/ PDL	MX-10 (Reject) pg B175	6.7ha / Yes	Residential / Office	150 - 200	22-30dph	N/K	N/K	Yes - (B) pg 170	Impact on landscape; adjacent LWS; potential for protected/notable species; potential for important hedgerows; potential land contamination; partially within Flood Zone 3.	No
R19111	Graham Norton	Loder Close, Lenham	15/507941 - refused 45 dwellings	Countryside	Lenham NDP unknown	Greenfield	HO3-195 (Accept - as part of broad location) pg A739	1.8ha / Yes	Residential	45	25dph	N/K	N/K	Yes - (A.2) pg 222	Potential impact on landscape; potential for protected/notable species; potentially important hedgerows; part of Lenham RSC broad location review.	No - but site will be reconsidered as part of Lenham RSC broad location
R19113	Graham Norton	West of Gandy's Lane, Boughton Monchelsea	82/0323 (Land at Green Lane, BOUGHTON MONCHELSEA) - Residential development on part of site - Refused. No applications in the past five years	Countryside	Boughton Monchelsea NDP -No draft plan seen	Greenfield	HO3-269 (Reject) pg A1073	1.3ha / Yes	Residential	Not specified	N/K	N/K	N/K	Yes - (A.3) pg 167	Potential for protected/notable species; heavily wooded site - trees should be retained; potential important hedgerows; within safeguarded area of archaeological potential; unsuitable access; local risks of flooding.	Yes - Adj Boughton Monchelsea LV
R19115	Graham Norton	North of Kenward Road, Yalding	16/503772 - outline for up to 60 dwellings - refused	Countryside	N/A	Greenfield	HO3-304 (Reject) pg A1223	2.9ha / Yes	Residential	70	24 dph	N/K	N/K	Yes - (A.3) pg 352	Impact on landscape; potential land contamination; residential development on the scarp slope of the Greensand Ridge to the north of the existing houses would result in an unacceptable expansion of development into the countryside with resulting harm to its character and appearance.	Yes - Adj Yalding LV

R19130	Graham Norton	South of Lenham Road, Headcorn	16/502755 - OUTLINE 48 dwellings refused	Countryside; LLV	Headcorn NDP - not allocated	Greenfield	HO-131 / HO-132 (Reject) pg A511/514	2ha / Yes	Residential	48	24 dph	N/K	N/K	Yes - (A.1) pg 746/751	Impact on landscape; potential for protected/notable species; highway mitigation measures required.	Yes - Adj Headcorn RSC amended boundary (abuts H1(38))
R19252 (see R1974)	Elliot Newlyn	Albion Road, Marden	80/0706 - Outline application for erection of detached four bedroom house with double garage - Application refused 76/0816 - Outline application for a detached house - Application Refused	Countryside	Marden - No draft plan seen	Greenfield	No	Not specified / Yes	Residential	Not specified	N/K	N/K	N/K	No	NEW SITE Potential impact on landscape; potential noise disturbance to existing dwellings from a potential new access off of Albion Road.	Yes - Adj Marden RSC amended boundary (abuts H1(47))
R1974 (see R19252)	Elliot Newlyn	Albion Road, Marden	80/0706 - Outline application for erection of detached four bedroom house with double garage - Application refused 76/0816 - Outline application for a detached house - Application Refused	Countryside	Marden - No draft plan seen	Greenfield	No	Not specified / Yes	Residential	Not specified	N/K	N/K	N/K	No	NEW SITE Potential impact on landscape; potential noise disturbance to existing dwellings from a potential new access off of Albion Road.	Yes - Adj Marden RSC amended boundary (abuts H1(47))