

1. SITE INFORMATION	
Reference number	HO-1
Site name/address	Horseshoes Lane, Langley
Landowner	Mr Love
Agent	Mr E Ellis, Ellis Associates
Greenfield/PDL	Greenfield
Site area (ha)	0.5ha
Proposed yield	10 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is located on the corner of the junction of Horseshoes Lane and Leeds Road. It is outside of the village envelope in open countryside. The land is overgrown, part covered with deciduous trees and undergrowth. It also forms part of a large Rape field to the north. Surrounding area is rural with houses immediately opposite on Horseshoes Lane.
Current use	Paddock
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Not allocated for development within the Local Plan 2000. No landscape restrictions in place.
Planning history	Historic application for housing in the 1950's
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Scrappy hedgerows to the south and west boundaries would provide some screening and would need improving with further landscaping. Likelihood of a new access into site will result in visual harm wherever it is installed. Loss of mature trees within the site likely so large impact. • Small scale field pattern for orchard and soft fruit production • Grazed pasture • Species rich native hedgerows • Small mixed woodland blocks • River Len situated in shallow valley to the north • Numerous vernacular style buildings and use of local materials • Pockets of high density, recent development Condition Assessment Very Good Sensitivity Assessment Very High Conserve
Ecological Impacts (inc. SSI & local wildlife sites within or	Potential for good ecological value as the site is unmanaged and overgrown. Surveys will be required.

adjacent to site)	Grazed grassland field which is surrounded by hedgerows. Hedgerows have the most potential to be suitable for protected/notable species including breeding.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees subject to TPO on site. No ancient woodland on or adjacent to the site. Some mature trees on the site that may be considered to be of wide amenity value and worthy of preservation. Scrappy hedgerows to the south and west boundaries would provide some screening and would need improving with further landscaping.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Land adjacent to historic farm complex of Langley Corner farm.
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	No visible access into the site. New access will be required. Regular bus services run into town and to the train stations. Within walking distance of village hall, surgery and local bus services. KCC Highways Comments • Site situated adjacent to existing residential properties in Langley Heath. • Potential for access off Horseshoes Lane and/or Heath Road. • The site is considered suitable for housing. It enjoys good access to the B2163 Leeds Road via Horseshoes Lane, which has a relatively good crash record and adequate forward visibility. A continuous footway link to the bus stops on Leeds Road is provided. • There are few services within walking or cycling distance of the site; however the nearby bus stops on Leeds Road are served by Bus Route 13, which provides a service to Maidstone every two hours on weekdays
Access to services – distances from bus stop/rail station/shop/GP/school	Within 1km of village hall, surgery and local bus services. No local convenience stores. Nearest primary school is Leeds and Broomfield C of E school which is approximately 2km away to the north west in Leeds village
Impacts on existing residential amenity (including access to open space)	No 20 Horseshoes Lane is adjacent to the site. However house and adjoining dwelling 22 Horseshoes Lane are well screened and separated from the site by woodland and garden land. Not likely that any significant harm to residential amenity of these houses would be caused.

Availability of utilities infrastructure – e.g. water/gas/electric	Adjacent to other residential properties in Langley Heath. There would appear to be no significant issues with availability of utilities.
Air quality/noise	Potential noise disturbance from Leeds Road as this abuts the west edge of the site and is a busy road. May need to carry out noise survey. Mitigation measures would be likely. Not within an Air Quality Management Zone
Land contamination	None
Flood Risk (zone/drainage)	Flood Zone 1.
Suitability (assessment conclusion)	The site is adjacent to existing residential development, however, there are limited facilities within Langley. The development would encroach into the countryside and due to the lack of facilities in Langley is not acceptable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing Landowner
Availability conclusion	There would appear to be no barrier to availability although there is no developer on board.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	There would appear to be no abnormal costs or constraints associated with this site.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The lack of facilities in Langley and the visual intrusion of this development mean that the site is not acceptable for residential development.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-2
Site name/address	Bicknor Farm, Sutton Road
Landowner	Mr John Mills
Agent	John Bishop and Associates
Greenfield/PDL	Greenfield
Site area (ha)	9.6 ha
Proposed yield	600-800 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban
Site origin (e.g. Call for Sites)	Submitted as part of the call for sites exercise in association with the 2009 Strategic Housing Land Availability Assessment (SHLAA)

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Bicknor Farm comprises a mix of arable and pasture lands, as well as some wooded areas, the largest section of which is Bicknor Wood. Fields that comprise the site are easy to distinguish from one another, with natural boundaries present throughout. The main Bicknor Farm buildings, as well as Bicknor Farm Cottages stand at the western part of the site boundary with the A274 Sutton Road.
Current use	Agricultural.
Adjacent uses	North – Three Tees residential settlement. South – A274 Sutton Road, golf driving range, tree nursery. East – Rumwood Nursery. West – agricultural.
Planning and other designations (AONB, greenbelt etc.)	None.
Planning history	Various applications going back to the late 1970s, associated with agricultural use and with extensions to residential properties at the site.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes. The inspector declined to add this allocation to the North of Sutton Road allocation because of: a) Harm to the countryside. b) Loss of best and most versatile agricultural land. c)
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	From Maidstone Landscape Character Assessment 2012. The site lies within the broader Farleigh Greensand Fruit Belt character area (LCA 27), falling within detailed landscape character area 30.3 Gore Court Farm, the key characteristics for which include: • Flat topography. • Medium sized, irregular shaped fields- arable. • Remnant woodland blocks including ancient woodland. • Parkland landscape of Gore Court. • Traditional buildings. • Some suburban influence on land use and vegetation.

	<u>Views</u>: Fairly contained views suffering urban edge influences. <u>Condition</u>: Very Good <u>Sensitivity</u>: Moderate <u>Landscape Guidelines</u>: Conserve/reinforce. Generic guidelines include: • Appropriate fruit growing should be promoted. • Conserve traditional landscape patterns & connectivity. • Conserve/reinstate hedgerow boundaries. Actions for the site to include: • Conserve/reinforce woodland with links to AW & parkland. • Conserve parkland characteristics. • Conserve setting of Gore Court & Rumwood Park. • Conserve grazing land.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	There is an area of ancient woodland within the site. Grassland field with scattered trees and mature trees along the SE, South and Northern boundary of the site. There are buildings and hard standing within the SW corner of the site. There is a pond within the site and several within 100m of the site. Protected/notable species may be present including reptiles/GCN/ Bats (roosting and foraging) and breeding birds. 1/4, 1 is most sensitive.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Ancient woodland area (Bicknor Wood) within site. • Numerous Tree Protection Orders to the east and northeast of site: - TPO No.35 of 1981; TPO No.45 of 1981. - TPO No.44 of 1981; TPO No.42 of 1981. - TPO No. 5 of 1970. - TPO No. 14 of 2003 (woodland on eastern boundary). - TPO No. 36 of 2001- west of site. • Bicknor Wood comprises approx 3.5ha of the site's north west corner (TPO No.37 of 1981 (Bicknor Wood)). •
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	Bicknor Farmhouse (on site) to west and Rumwood Court (adjacent to site) to the east are both Grade II Listed Buildings.
Archaeology (SAM etc.)	Site contains the find spot of a medieval fitting and a post medieval historic farm complex of Bicknor Farm. 3/5, 5 is the least sensitive.

PROW (within or near site)	Footpath KM94 runs in a north-south direction through the centre of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Potential for access from the A274 Sutton Road and/or White Horse Lane, although KCC preference would be for the primary vehicular access to be taken from Sutton Road in view of the restricted nature of White Horse Lane. • The site is considered suitable for housing. It enjoys direct access to the A274 Sutton Road, which has a relatively good crash record, although there is a poor crash record at its junctions with New Road, Wallis Avenue and Willington Street which may require mitigation. A continuous footway link to the services and facilities within Park Wood is provided on Sutton Road, although consideration should be given to upgrading this to a foot/cycleway and extending the 30mph speed limit eastward to the site access. • All of the services within Park Wood are within walking and/or cycling distance of the site and the nearby bus stops on Sutton Road are served by Bus Route 12, which provides an hourly service to Maidstone Town Centre, Headcorn and Tenterden on weekdays. • See also Highways requirements within Policy SS2 of the Maidstone Core Strategy Strategic Site Allocations document.
Access to services – distances from bus stop/rail station/shop/GP/school	Public Transport: • Buses 84, 85, 86 – Shepway/Senacre Wood – Town Centre – Hospital (frequency of 10 mins at peak). • No. 82 Bus service from Maidstone town centre to Parkwood (Wallis Ave) is well used and has a frequency of every 10 mins at peak times – this service also runs through the town centre to Maidstone Hospital. • No. 13 – Town centre – Sutton Rd – Otham – Langley Heath – Leeds – Hollingbourne stops near Morrisons approx every 2 hours. • No. 64 – Cornwallis Academy – Sutton Road – Park Wood – Langley (peak times). The site is on the edge of Maidstone and there are local shops, schools and bus services reasonably close by. In addition, Parkwood Industrial Estate offers the possibility of local jobs. • The shopping parade at Wallis Ave, Parkwood is approx 1km from site = 15-20 min walk. There is a further parade of shops to the north of the site at Senacre (1km from site). • Morrisons supermarket Sutton Road is approx 1.5km from site. • Nearest primary school is in Parkwood approx 1km from site (10-15min walk). • Nearest secondary school is New Line Learning near

	Linton corner. Nearest GP is at Wallis Avenue Parkwood (10 min walk) – Also a GP at St Saviours Road and Grove Park near Morrisons.
Impacts on existing residential amenity (including access to open space)	The primary impact on residential amenity, if apparent, would be to the existing settlement at Three Tees and this would be dependent on where access to the site is taken from. Otherwise, the site has good access to the A274 Sutton Road. Open space at this location is not formal and the land is privately owned. A footpath does cross the site north to south, so a walking route for local people would undoubtedly be affected.
Availability of utilities infrastructure – e.g. water/gas/electric	Southern Water advise that significant off-site sewerage infrastructure will be required to serve the strategic locations in the Maidstone Urban Area. This is the case regardless of which sites are selected. The need for this infrastructure should be identified in policy terms in the Core Strategy. This does not preclude any of the sites from future development.
Air quality/noise	Site is adjacent to Maidstone urban area air quality management area.
Land contamination	No comments.
Flood Risk (zone/drainage)	Zone 1.
Suitability (assessment conclusion)	<u>For</u> • The site can potentially accommodate a large number of dwellings – approximately 600. • There are no major on-site issues that make the site undeliverable. • The site is in a sustainable location. • Good access to local services. <u>Against</u> • The site is moderately sensitive in landscape character and contributes to what is essentially an open countryside setting, particularly the site's most easterly section which forms part of the parkland setting of Rumwood Court, a grade II listed building. • The site would require a new access road from Sutton Road in close proximity to Bicknor Farmhouse, a Grade II listed building. • There are a number of Tree Protection Orders on site. • In 2000 the inspector considered that this land should be protected because of the need to protect the countryside for its own merits and because of the agricultural land quality. <u>Conclusion</u> If this site were to be allocated, it should be coordinated as part of the development of the land to the north of

	Sutton Road to enable a pattern to development in this area. There is some harm to the immediate rural area although suitable planting belts could be used to retain part of the landscape character and the setting of the listed buildings. The visual harm caused by this development would be outweighed by the need to provide homes in a sustainable location. On balance, I consider the site is suitable for development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	This site has been promoted at every opportunity since the late 1990s. While there is no information relating to developers, the 2007 strategy adopted by the council has helped to ensure that developers are aware to land development opportunities in this area.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No abnormal costs associated with this proposal.
Achievability conclusion	Positive.

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent proposed).
2016 – 2021	X (size of development proposed would mean that construction would continue into this period).
2021 – 2026	X (size of development proposed would mean that construction would continue into this period).
2026 - 2031	

5. CONCLUSIONS

Given this location, the site could accommodate a range of dwellings for the housing market of this area. Due to its siting forming a transition to the open countryside to the east, a lower density development would be more appropriate of 35dph. Furthermore, significant tree protection and landscaping would be necessary within any development to retain the broad character of this area. As such, significant areas of the site would need to be retained in the interests of the landscape character and the setting of the listed buildings. Therefore, the developable area of the land would be reduced.

Overall, I consider that this site is suitable and I recommend that it is accepted for development.

ACCEPT

Approximate yield: 335

1. SITE INFORMATION	
Reference number	HO-3
Site name/address	Marigold Way
Landowner	Taylor Wimpey
Agent	Mr S Brown Woolf Bond Planning
Greenfield/PDL	Greenfield
Site area (ha)	1.3ha
Proposed yield	40 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located within the urban confines of Maidstone, at the junction of Hermitage Lane and St Andrews Road. It sits within the grounds of a listed former hospital, which has now been converted into flats as part of a comprehensive redevelopment. At present the site is in part overgrown, although the southern section is on somewhat of a plateau that has shorter grass. The area beneath the trees within the northern section of the site is more overgrown. There is a change in levels between the former hospital grounds and the plateau within the southern section of the site. This change in level is approximately 1.5metres. Along the southern and western boundary of the application site is a ragstone wall, which forms the curtilage of the listed hospital – this wall is therefore listed. The wall also returns along the eastern boundary of the application site. The wall is approximately 2metres in height. St. Andrews House is a Grade II listed building, of ragstone construction, which has now been converted (to a particularly high standard) to apartments. This property overlooks the open space to the front of the site, as well as the access road from its western elevation. To the south of the site is St Andrews Road, which is characterised by two storey properties which are set back from the road by approximately 6metres. St Andrews Road is currently a no-through road, and as such on street parking occurs along its length. To the west of the application site is a recreation ground, containing sports pitches and children’s play equipment. This is open on both the Hermitage Lane and Heath Road frontages. To the east of the site are a small cluster of buildings, set behind a high ragstone wall. Further eastwards is a

	medical centre.
Current use	Former Cricket Ground
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Allocated for use as primary school within the Maidstone Borough Wide Local Plan (2000) to accommodate the demand from the additional family houses constructed following the housing allocation within the hospital grounds. These houses have now all been constructed within the grounds. No other landscape restrictions.
Planning history	Most Relevant MA/12/1749 - Erection of 40 no. dwellings (including 40% affordable housing) together with public open space and new vehicle and pedestrian access from Marigold Way. Resolution to Grant permission from Planning Committee.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Allocated for use as primary school within the Maidstone Borough Wide Local Plan (2000).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is located within a particularly sensitive location, being both within the grounds of a listed building, and also on the prominent junction of Hermitage Lane and St Andrews Road. It is currently screened from Hermitage Lane and St Andrews Road by the high ragstone wall that surrounds it and is relatively self contained – being surrounded on three sides by high walls, with an area of tree planting and shrubs to its north. As such, it has very much a limited visual impact upon the wider area with views from longer distances more restricted.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. An ecological report submitted with MA/12/1749 identifies the site as relatively low ecological value, although the trees and the woodland have intrinsic ecological value, and the potential for protected species within the site also has potential for habitat of bats and reptiles.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 1 of 1994 protects individual trees to the east of the site together with individuals and 2 groups of Pine trees to the north. Whilst there is a significant line of trees on the southern/western boundary these are not currently protected but could potentially merit the making of a

	further TPO. There are no designated Ancient Woodlands. There are no 'important' hedgerows.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	The site lies within the curtilage of the former Oakwood Hospital which contains a number of listed and locally listed buildings including the Grade II boundary wall which encloses this site on two sides. The site was formerly earmarked for a school which is no longer required. Much other new residential development has taken place on the former hospital site, together with the conversion of the listed hospital buildings to residential use. Sympathetic development of this site for housing purposes should not result in an adverse impact on the settings of the various listed buildings.
Archaeology (SAM etc.)	N/A
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	There is an existing access to the north of the site that leads off Hermitage Lane. It has good visibility of the highway in both directions. Hermitage Lane has good access to the A20, the A28 and the M20. Regular bus services run along Heath Road and Hermitage Lane to the east which run into town and to Barming Train stations. Within good and safe walking distance of local services and facilities.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shops, public transport, the hospital and Barming County Primary School are all within 1km of the site.
Impacts on existing residential amenity (including access to open space)	Unlikely to cause any significant harm to the residential amenity of existing residents. Site has good access to public open space. Barming Heath recreation ground which is immediately opposite the site, to the west.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is within the urban area and utilities would be in close proximity.
Air quality/noise	No noise issues apparent on site or in the area. Site is within an Air Quality Management Area and near a hot spot at the Tonbridge Road/Fountain Lane junction.
Land contamination	None.
Flood Risk (zone/drainage)	Flood zone 1.
Suitability (assessment conclusion)	The site is suitable and a planning application has been resolved to grant at Planning Committee.

	Approximate Yield: 40 (as per 12/1749)

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing Landowner Willing Developer
Availability conclusion	The site is available for development.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	Development should be achievable on this site.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site was allocated as a Primary School but is no longer required. A planning application for housing was submitted and a resolution to grant has been made by Planning Committee. ACCEPT but do not allocate as the site has current planning consent Approximate Yield: 40 (as per 12/1749)

1. SITE INFORMATION	
Reference number	HO-4
Site name/address	3 Cripple Street
Landowner	Taylor Wimpey
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	0.07ha
Proposed yield	4 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is part of a rear garden within the urban area of Maidstone. It adjoins a recently completed development on the former YMCA centre.
Current use	Residential garden
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	None
Planning history	Adjacent site has permission and been developed for housing.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There would be no long distance views of the site and the only visual impact would be from short range views. However, the site would be a significant encroachment into the rear gardens of the Cripple Street. This would harm the grain and character of the area to an extent that would be unacceptable.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	A residential garden which has a mixture of mature trees, dense hedgerows and scrub. All the gardens are surrounded by hedgerows. Potential for protected/notable species to be present including reptiles and roosting bats within the trees.
Trees (inc. TPO, ancient woodland within and adjacent to site)	There are trees within the rear garden, however, these are not protected by a TPO. There are no ancient woodland or protected hedgerows.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	In area with general potential for Iron Age and Romano-British activity.
PROW (within or near site)	None
Access (Highways) - Site access - Impact on wider highway network - Access to strategic/main highway network	- Site located adjacent to existing residential properties within Loose. - Site accessed from Cripple Street. - The site is considered suitable for a limited quantum of housing in view of the severe peak period congestion at the A229 Loose Road / Boughton Lane /

Availability of public transport/walking/cycling	Cripple Street junction and the limited options for further capacity improvements. Cripple Street has a good crash record, although there is a relatively poor crash record at its junction with Loose Road which may require mitigation. There are continuous footway links between the site and the local services within Loose.
Access to services – distances from bus stop/rail station/shop/GP/school	Many of the local services within Loose are within walking and/or cycling distance of the site and the bus stops on Loose Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Impacts on existing residential amenity (including access to open space)	Rear garden area but no significant impact on amenity.
Availability of utilities infrastructure – e.g. water/gas/electric	Within existing residential area so infrastructure in place.
Air quality/noise	No noise issues apparent on site or in the area. Site is within an Air Quality Management Area.
Land contamination	None
Flood Risk (zone/drainage)	Not within a designated flood zone.
Suitability (assessment conclusion)	The development of this site would harm the general grain character of the area to an extent that would be unacceptable. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing Landowner Submitted by developer
Availability conclusion	The site would appear to be available for development.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No apparent obstructions to achievability.
Achievability conclusion	The development would appear achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The development of this site would harm the general grain and character of the area to an extent that would be unacceptable.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-5
Site name/address	Roseacre Farm, Bell Lane
Landowner	Taylor Wimpey South East
Agent	Taylor Wimpey South East
Greenfield/PDL	Greenfield
Site area (ha)	1.98ha
Proposed yield	60 houses
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is located within the urban area of Maidstone and comprises part of Banky Meadow an attractive undeveloped valley, separating the built-up areas of Weaving Street and Bearsted, extending north-eastwards from Mote Park; Site is highly distinctive by virtue of its landform. A steep valley, the land is descend down toward the railway then rises again to the north. it is character by rough grassland and clusters of mature trees it provide a large area of green space between Bearsted and Weaving Street/Grove Green and is a remnant of the countryside that once delineated Bearsted and Weaving Street from the town.
Current use	Amenity Land
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Not allocated for Housing within the Development Plan Located within a designated Area of Local Landscape Importance
Planning history	Outline Planning Permission refused in 1973 73/0286/MK2 – Outline application for residential development on 4 acres - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site is a designated Area of Local Landscape Importance. Policy ENV35 of the Local Plan states the following: <u>Banky Meadow</u> - An attractive undeveloped valley, separating the built-up areas of Weaving Street and Bearsted, extending north-eastwards from Mote Park; Long distance views of site can be obtained from Peverel drive to the north and from footpath KH120 to the east and north east. The valley provides a natural break between Bearsted

	and Weaving Street/Grove Green. The steep sloping natural landform makes a positive contribution to the landscape. KEY CHARACTERISTICS • Valley formation • Narrow stream along valley bottom • Pasture used for horse grazing • Railway line to the west • Mature native vegetation belts along railway line and valley ridge to the east • Remnant ragstone walls Condition Assessment Poor Sensitivity Assessment Moderate. Restore and improve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Site is a Greenfield site, comprising several mature trees and rough grassland. the land had a steep sloping landform, descending toward the railway has steep embankment on both sides, a Herptile survey carried out by Kent Wildlife Trust in 2005, identified the railway embankment as a good habitat for newts inc Great Crested Newt, Slow Worms and Grass Snakes. Therefore, because of the undeveloped nature of the valley and the presence of an underground river, it is likely that the land would provide a good reptile habitat. There are areas of ancient woodland within the site. The site is a mixture of woodland and rough grassland. The location next to the railway lines provides good connectivity to the surrounding area. Protected/notable species include reptiles, breeding birds, badgers and dormice.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees or woodland subject to TPO on site. Several individual trees and groups of trees of varied species which may be considered to be of wider amenity value and worthy of protection. Whilst there is currently no TPO covering the site there appear to be many significant individual trees and groups of trees which would merit protection by a TPO should it prove expedient. There are no designated Ancient Woodlands. There appear to be no 'important' hedgerows.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	Small post medieval holding/building on site as suggested by the 1st Ed OS map.

PROW (within or near site)	Public footpath KH120 is to the east of the site and comprises the access to the site
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Access to the site would be obtained via the access to new houses in development upper chimes to the north east of the site. Road is narrow (one vehicle width). Cannot be widened to accommodate high volumes of traffic due to development on both sides of the access Potential conflict with vehicle and pedestrians using the footpath. Access is immediately after railway bridge on Ware Street. Visibility of access from Ware Street not good. • Site located adjacent to existing residential properties within Bearsted. • Site accessed from Bell Lane, which is a private residential street. • The site is considered suitable for a limited quantum of housing in view of the restricted nature of Bell Lane and the restricted visibility at its junction with Ware Street. • The site enjoys good access to the A249 Sittingbourne Road and M20 Junction 7 via Ware Street and Bearsted Road, which have a relatively good crash record. There are continuous footway links between the site and Bearsted village centre. • All of the village services within Bearsted are within walking and/or cycling distance of the site, including the railway station, which is served by half hourly train services to Ashford, Maidstone, Bromley South and London Victoria on weekdays. The nearby bus stops on Ware Street are served by Bus Route 19, which provides an hourly service to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shops, public transport (train and bus), health facilities, and Thurnham C of E Infants and Roseacre Junior School are all within 1km of the site.
Impacts on existing residential amenity (including access to open space)	No impacts likely to be caused on the residential amenity of the surrounding houses. Site has good access to public open space. Parks such as Bearsted Green and the North Downs Way within walking distance.
Availability of utilities infrastructure – e.g. water/gas/electric	Surrounded by residential development so connections nearby.
Air quality/noise	No noise issues apparent on site. Site is not within an Air Quality Management Area.
Land contamination	None.
Flood Risk (zone/drainage)	Site is within a designated flood zone. Zones 2 and 3. A small part is within Flood Zone 3. Development within this site should be restricted to areas within Flood Zone

	1. We believe historical flooding may have been caused by the highways culvert upstream from the site being under-capacity. Flood risk may be reduced if the culvert capacity is increased as part of the development.
Suitability (assessment conclusion)	The site is an Area of Local Landscape Importance and is wooded. In addition, the steep sided slopes would make design and layout very difficult. The site is not suitable for development. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Parish Council now own the site and it is not available.
Availability conclusion	Unavailable

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Clearance would be high and connections/road construction would be high due to topography.
Achievability conclusion	Difficult to achieve development.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The landscape value of the site and topography makes it unsuitable for development. The Parish have taken on the land and it is no longer available. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 06
Site name/address	Kent Cottage, Grigg Lane
Landowner	Unknown – possibly Mr and Mrs Barnett
Agent	Courtley Consultants
Greenfield/PDL	PDL – garden land
Site area (ha)	0.5
Proposed yield	6
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to village.
Site origin (e.g. Call for Sites)	Call for sites, current application.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is approximately level, and comprises a detached dwelling and associated gardens. There is a pond and mature trees (some of which are TPO'd) in the north west of the site. The site is bounded by agricultural land to the north west and north east, and by residential development to the south and west. A number of derelict former agricultural buildings are located on land to the immediate east of the site. The KH606 public footpath is located immediately to the east of the site.
Current use	Residential.
Adjacent uses	Agricultural, residential.
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	MA/12/1949 Outline planning application with access, layout, scale and appearance to be determined and with landscaping as a reserved matter, for the demolition of buildings at Kent Cottage and Chance Holding to enable the construction of residential development (for a maximum of 29 dwellings inclusive of 8 affordable dwellings) inclusive of retained woodland as open amenity land, enhanced landscaping including new pond, electricity sub station, foul drainage pumping station with access road off Grigg Lane – CURRENTLY UNDERTERMINED MA/12/1068 Demolition of Kent Cottage and associated outbuildings and erection of two detached dwellings with integral garages and parking spaces – APPROVED WITH CONDITIONS MA/78/0671 One bungalow – REFUSED 71/0285/MK2 Stationing of a caravan – REFUSED 64/0407/MK2 Siting of two residential caravans – REFUSED 64/0405/MK2 Outline application for a dwellinghouse – REFUSED 61/0305/MK2 Outline application – residential development - REFUSED

	58/0117/MK2 Erection of detached dwelling – REFUSED 57/0067/MK2 Outline application – erection of 12 houses – REFUSED 51/0166A/MK2 A private dwelling - APPROVED WITH CONDITIONS 51/0166/MK2 A private dwelling - APPROVED WITH CONDITIONS
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Accepted in 2009 SHLAA (135).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would be screened in public views by existing built development, and existing native hedging to north and east site boundaries. Would represent an organic extension to the existing village, but would potentially result in the loss of mature trees considered to be of value, which would be detrimental to the character of the public footpath. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site consists of a house, outbuildings and the garden which is predominately regularly managed grassland. The North west of the site has a number of mature trees present including within the rear boundary. Potential of bats roosting within the trees or

	buildings. There are records for GCN and reptiles within the area so some potential for them to be present within the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 3 of 1978 protects 51 individual trees in the northern portion of the site and 1 Oak tree on the boundary with Chance. There may be 'important' hedgerows on field boundaries.
Agricultural land quality	Not applicable.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	The KH606 public footpath is located immediately to the east of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Grigg Lane is an unclassified highway, at boundary of 30mph zone and national speed limit. • See comments on site ref HO-30. (Comments on site ref HO-30: • Site situated within close proximity of the Headcorn village boundary. • Site accessed from Grigg Lane. • The site is considered suitable for housing, subject to constraints. It enjoys good access to the A274 primary route via Grigg Lane and Oak Lane, which have a good crash record, although the eastward extension of the 30mph speed limit beyond the site access may be required. However, forward visibility is poor in places, the road passes close to residential properties and it is not wide enough for two large vehicles to pass. These constraints may limit the quantum of development that can be achieved on this site and appropriate mitigation may be required if proven necessary though the submission of a Transport Assessment. • The site is within walking and cycling distance of many of the residential properties and services in Headcorn village, although the footway on Grigg Lane would need to be extended to the site access. • The site is also in relatively close proximity to both the A274, served by Bus Route 12, which provides an hourly service to Maidstone and Tenterden on weekdays, and Headcorn Station, which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross.)
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre (approximately 0.65km).
Impacts on existing residential amenity (including access to open space)	Site abuts 5 adjacent residential properties.
Availability of utilities infrastructure – e.g. water/gas/electric	Reasonable, as in close proximity to settlement boundary of Headcorn.
Air quality/noise	Not applicable.
Land contamination	Not applicable.

Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	The proposal site is located adjacent to a RSC, and in reasonably close proximity to a range of services and facilities. The site's location and the presence of existing built development around it are such that it would form a logical extension to the village, and would not appear overly visually incongruous in the streetscene. Protected and unprotected trees are likely to be constraint on development, in particular the number of units and the layout of any scheme.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Probably; no developer identified on the SHLAA documentation, although there is a current planning application for residential development (Wealden Homes).
Availability conclusion	Available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Tree protection and impact of trees on layout and density of development.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The proposal site is located adjacent to a RSC, and in reasonably close proximity to a range of services and facilities. The site's location and the presence of existing built development around it are such that it would form a logical extension to the village, and would not appear overly visually incongruous in the streetscene. Protected and unprotected trees are likely to be constraint on development, in particular the number of units and the layout of any scheme.

ACCEPT (but do not allocate as already has existing planning consent)

Approximate yield: 5

1. SITE INFORMATION	
Reference number	HO - 07
Site name/address	Ulcombe Road and Mill Bank
Landowner	Unknown
Agent	Courtley Consultants
Greenfield/PDL	Greenfield
Site area (ha)	8.1
Proposed yield	250-300
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to RSC
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site slopes gently up to the north/north west, and is bounded and bisected by mature native hedges with mature trees which may be of historic importance. The site abuts ponds along the north and west boundaries and a drain running into the River Beult runs along part of the southern site boundary. Site currently in use for arable farming in the north, and rough grassland/pasture in the south. Existing access to land gained from Ulcombe Road, which is a single track unclassified public highway with the national speed limit. The site is bounded by agricultural land to the north, and by residential development to the south, east and west.
Current use	Agricultural, rough grassland/pasture.
Adjacent uses	Agricultural, residential.
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	61/0138/MK2 Outline application for residential development – REFUSED 60/0292A/MK2 Outline application for residential development – REFUSED 60/0292/MK2 Outline application for residential development – REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Accepted in 2009 SHLAA (071). Considered and disregarded by Inspector 2000.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would be visually prominent in views from Ulcombe Road due to elevated position, particularly the northern part of the site. The southern part of the site would represent an organic extension to the existing village, and would represent the infilling of a wedge of land between existing residential development. The scale of the fields are such that is possible that field boundaries and trees of importance can be retained. Some screening to Ulcombe Road provided by existing native hedging to eastern site boundary. • Low lying landscape which forms part of the Low

	Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Two grassland fields - the field to the south of the site is rough grassland. This field has a higher potential to contain protected/notable species. The fields are surrounded by hedgerows or mature trees. Reptiles, bats and GCN have been recorded within the site or in the surrounding area. Ten ponds are adjacent or within 100m of the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Along boundaries and existing field boundaries within site; none protected or registered, but likely to be of historic interest and prominent in public views. Tree Preservation Order (TPO) No. 10 of 1972 protects individual trees near the southwest corner of the site. There may also be significant trees on site boundaries, namely adjacent to the pond to the west of the site and along the boundary with Hazelpits Farm. There may be 'important' hedgerows on field boundaries.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Adjacent to historic farm complex of Hazelpits Farm.
PROW (within or near site)	Not applicable.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Ulcombe Road is an unclassified highway, national speed limit. • Site currently accessed from Ulcombe Road, which is a narrow country lane with no footways. The crash record of the road is good but the road would need to be improved to provide a full width two way carriageway with footways for the site to be suitable for a large development.

	- Access to services would be in the centre of Headcorn and mitigation would be required to provide public transport to the site. - If the site access were onto Mill Bank, many of the issues would be resolved but modelling would need to be undertaken to assess the impact on Mill Bank. A signalised junction may be required for a substantial development. Mill Bank's crash record is good in the vicinity of the site but any impact on the Kings Road/Mill Bank junction would also need to be mitigated, possibly through signalisation. - For a substantial development, further enhancements of Bus Route 12 to provide a half hourly service to Maidstone would be required.
Access to services – distances from bus stop/rail station/shop/GP/school	Headcorn Primary School 100m to the south; otherwise mainly located in Headcorn village centre (approximately 0.3km). Bus service from Mill Bank (0.05km – if direct access to Mill Bank provided).
Impacts on existing residential amenity (including access to open space)	Site abuts more than 10 adjacent residential properties.
Availability of utilities infrastructure – e.g. water/gas/electric	Reasonable, as in close proximity to settlement boundary of Headcorn.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	EA have not provided any comments, however the site is partly within flood zone 2.
Suitability (assessment conclusion)	The southern part of the site is located in close proximity to the boundary of the RSC, or adjacent to it, however the northern part of the site extends into the open countryside. The site, overall, though, is in good proximity to existing services and facilities. The southern part of the site is low lying, but is located partly in an area recorded by the EA as being within a Zone 2 flood area. The northern site rises towards the north west, and is more prominent in views from public rights of way. If access is proposed from Ulcombe Road, significant improvement works will be required to widen the highway and provide pedestrian footways and a new junction. If access is proposed from Millbank, demolition of existing property will possibly be required, as well as the introduction of a new junction and potentially through signalisation of the junction of Kings Road/Moat Road and Millbank. Significant landscaping belts will be required to the boundary with Ulcombe Road and along the northern boundaries of the site in order to mitigate the visual impact, and ecological mitigation is likely to be required. There are protected and unprotected trees on and near the site which may present constraints on development, and hedges within the site may be of historic importance.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Probably – willing landowner, no known developer.
Availability conclusion	Available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Trees/hedges/ecology, flooding. Significant highway improvements will be required.
Achievability conclusion	Moderately achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	x
2021 – 2026	x
2026 – 2031	

5. CONCLUSIONS
The southern part of the site is located in close proximity to the boundary of the RSC, or adjacent to it, however the northern part of the site extends into the open countryside. The site, overall, though, is in good proximity to existing services and facilities. The southern part of the site is low lying, but is located partly in an area recorded by the EA as being within a Zone 2 flood area. The northern site rises towards the north west, and is more prominent in views from public rights of way. If access is proposed from Ulcombe Road, significant improvement works will be required to widen the highway and provide pedestrian footways and a new junction. If access is proposed from Millbank, demolition of existing property will possibly be required, as well as the introduction of a new junction and potentially through signalisation of the junction of Kings Road/Moat Road and Millbank. Significant landscaping belts will be required to the boundary with Ulcombe Road and along the northern boundaries of the site in order to mitigate the visual impact, and ecological mitigation is likely to be required. There are protected and unprotected trees on and near the site which may present constraints on development, and hedges within the site may be of historic importance. The landowner supports the allocation, however there is no known developer, and financial constraints in regard to highways improvement may impact upon viability of any scheme. ACCEPT Approximate Yield: 240

1. SITE INFORMATION	
Reference number	HO-8
Site name/address	Stede Hill, Harrietsham
Landowner	Yasin Wadiwala
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	0.03
Proposed yield	1-2
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a small site, which lies approximately 0.5km to the north of Harrietsham village, in the open countryside of the North Downs Area of Outstanding Natural Beauty (AONB). The site comprises a small self-contained parcel of land to the east of Stede Hill that is well screened, and slopes steeply in a north/south direction. The site is dislocated from Harrietsham village, and is surrounded by open fields, some of them in agricultural use. There is one residential dwelling to the south of the site, which is accessed from Stede Hill, and there are several other residential dwellings along Stede Hill within reasonable proximity of the site. The site itself is screened from view from all aspects, and is bordered by woodland.
Current use	Site does not appear to be in any use, agriculture or otherwise, and is essentially overgrown grassland.
Adjacent uses	There are open fields to the north, east and farmland to the west of the site. Other surrounding uses include residential to the south.
Planning and other designations (AONB, greenbelt etc)	Site is in the AONB. The Kent Downs AONB Unit have the following comments: Objection • Unrelated to other sites; • Adjacent to Long Distance Route (North Downs Way) and other PRow routes; • Not natural extension to settlement. Other sites outside the AONB need releasing first, then only the sites in the AONB that are sustainable and acceptable in environmental terms.
Planning history	05/0477 – an application for the change of use of the land from agriculture to residential was refused. The site is subject to an Article 4 Direction.
Has site previously been considered in Local Plan Inquiry, if	No

so, record Inspectors recommendation	
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There is minimal impact as the site itself is screened from view from all aspects, and is bordered by woodland. The site is located within the Harrietsham to Lenham Vale area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Landscape to the north forms part of the Kent Downs AONB • Topography slopes upwards to the north across the foothills and lower slopes of the North Downs • Mosaic of mixed farmland divided by non rectilinear hedgerow boundaries • Pocket of lowland dry acid grassland • Small field pattern and equestrian grazing north of Harrietsham • Series of drains running south, often defined by ribbons of native vegetation • Blocks of native woodland • Large scale industrial and commercial development The condition assessment is <i>moderate</i> and the sensitivity assessment <i>very high</i>. The guidelines for this area are to <i>conserve and restore</i>.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	A small site containing rough grassland which has a mature boundary on the western side. Although small the impact on protected/notable species still needs to be considered. Ecological constraint level 3 - potential for minor ecological impacts. Some suitable habitats and features for protected/notable species present on or near site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Tree Preservation Order (TPO) No. 4 of 1980 protects trees within this site. Ancient woodlands: There are no designated Ancient Woodlands. Hedgerow status: There are no 'important' hedgerows.
Agricultural land quality	Site can be characterised as Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	There are two listed buildings approximately 250m to the south of the site (one being the Grade I listed St John the Baptist Church), but both are screened from view by woodland on the southern boundary of the site.
Archaeology (SAM etc.)	Site lies south of Pilgrims Way and just east of some metal artefact findspots.
PROW (within or near site)	Footpath KH291 runs east/west close to the southern boundary of the site connecting Stede Hill with Marley

	Road.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Potential for access from Stede Hill and/or Pilgrims Way, although KCCs preference would be for the primary vehicular access to be taken from Stede Hill due to the restricted visibility at the Stede Hill / Pilgrims Way junction. • The site is not considered suitable for housing at present. Stede Hill and Pilgrims Way suffer from poor forward visibility in places and the carriageway is not wide enough for two vehicles to pass without encroaching on to the highway verge. There are no footways present. • Stede Hill and Pilgrims Way would require significant upgrade work to address these matters, which would substantially alter their rural character. Consideration would also need to be given to the installation of measures to dissuade rat-running through unsuitable rural roads in the vicinity of the site and to manage traffic speeds. Enhanced public transport provision would also be required. • There are few services or public transport links within a reasonable and safe walking distance of the site.
Access to services – distances from bus stop/rail station/shop/GP/school	The village “centre” including the local shop, pub, restaurant, bus stops and train station is just over 1km from the site. The village hall and medical centre are slightly closer to the site on Church Lane, which is less than 1km away.
Impacts on existing residential amenity (including access to open space)	Development of this site would interrupt clear views to the south from a large residential dwelling on raised ground north of Pilgrims Way. It would also sit uncomfortably in what is clearly a rural setting.
Availability of utilities infrastructure – e.g. water/gas/electric	There are several large residential dwellings in close proximity to the site (along Stede Hill) which will be served by utilities.
Air quality/noise	None
Land contamination	None
Flood Risk (zone/drainage)	None
Suitability (assessment conclusion)	This site is considered unsuitable for residential development for the following reasons: • Site is removed from Harrietsham village and is in the AONB; • KCC Highways has indicated that Stede Hill and Pilgrims Way would require significant upgrade work to address access matters, which would substantially alter the rural character of this area; • The Landscape Character Assessment indicates that the sensitivity of the landscape surrounding the site is very high.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	• Willing landowner • No known developer • No existing uses
Availability conclusion	Site is available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Site is constrained by the Kent Downs AONB and KCC Highways have indicated that achieving access would be difficult.
Achievability conclusion	Site is not achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The development of this site would cause a significant change to the character of the area. The development would extend the built form of Harrietsham village and into the AONB. For this reason the proposed development would be unacceptable. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-9
Site name/address	PUDDLEDOK, CARING LANE,
Landowner	Peter Waite
Agent	Peter Court Associates
Greenfield/PDL	Greenfield
Site area (ha)	1.52 ha
Proposed yield	30-40 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	CALL FOR SITES

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site is an area of countryside which mainly appears to have been used as paddocks. There is post and rail fencing and hedging to boundaries and the site generally has a rural character. There are dwellings to the south, opposite (east) and north and part of the former Milgate Park estate to the west. The site is somewhat raised above road level.
Current use	Paddocks/agricultural
Adjacent uses	Some residential
Planning and other designations (AONB, greenbelt etc)	Countryside and Special Landscape Area
Planning history	Some applications for residential development on the northern part during the 1980s and before, which were refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is a substantial gap in a fairly rural landscape. Development would consolidate built development in an area of open countryside and detract from the scenic quality of the Special Landscape Area. Views can be obtained from Caring Lane. There is also a public footpath to the west. Landscape Character Area Assessment: Leeds Castle Parklands KEY CHARACTERISTICS ☐ ☐ Artificial landform as part of golf course at Leeds Castle ☐ ☐ Historic Leeds Castle and surrounding parkland ☐ ☐ Pocket of lowland dry acid grassland ☐ ☐ Mature parkland trees including oak, horse chestnut and pine ☐ ☐ River Len to the south ☐ ☐ Severance caused by the M20, HS1 and A20 Condition Assessment Moderate Sensitivity Assessment High Guidelines- Conserve & restore

	Consider the generic guidelines for Valleys ☐☐Conserve the traditional parkland character of the landscape ☐☐Conserve the remote qualities of the Len Valley and its setting, and strengthen vegetation along the River Len and adjoining ditches to improve habitat connectivity ☐☐Conserve and appropriately manage the pocket of lowland dry acid grassland to the northwest. Refer to Maidstone's local Biodiversity Action Plan Phase 1: 2009 – 2014 HAP 2 Lowland Dry Acid Grassland and Heath ☐☐Conserve and restore tree cover, which helps to screen views of major infrastructure routes KEY CHARACTERISTICS ☐☐Urban edge influences and suburban land uses ☐☐Frequent small woodland clumps ☐☐Pasture ☐☐Medium sized fields ☐☐Undulating topography ☐☐Dominance of road infrastructure Condition Assessment Poor Sensitivity Assessment Low Guidelines – Improve Consider the generic guidelines for Valleys ☐☐Create a new functional integrity in which the use of the land is reflected in clear landscape features ☐☐Improve historic parkland features ☐☐Improve the more distinctive and characteristic elements, e.g. native woodland, which strengthen the setting of the Kent Downs AONB ☐☐Avoid urban fringe influences extending along the A20
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Trees and hedgerows on site with potential for protected species. KCC Ecological Officer comments: "3 grassland fields which are regularly managed. The fields are surrounded by hedgerows or mature trees. There is a small copse within the north west corner and southern boundary of the site. Trees may contain suitable features for roosting bats and the site may be used by commuting or foraging bats. To the west of the site is a golf course with rough grassland adjacent to the boundary, reptiles have been recorded within the surrounding area. There is potential that reptiles are present within the site boundaries. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is

	lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	One large prominent tree, which could be retained. Others not of significance.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	KH139 lies to the west.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	30 mph road, no pavement. Bus stop on A20 close to junction. KCC Highways comments: • "Caring Lane is not suitable for high volumes of traffic and therefore a limited number of dwellings are considered acceptable, fronting the existing road. • The crash record in the area is good, with no accidents in the last five years on Caring Lane or the A20 within the vicinity of the site. • The 10X bus service serves the A20 on a broadly hourly basis and there are bus stops close to Caring Lane, although there are no footways on Caring Lane. Contributions would be sought for a footway to be installed on Caring Lane. Land from the development may also be required to facilitate this. • The site has good access to the strategic road network being close to junction 7 of the M20."
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: • "The nearest services are in Bearsted around 1 mile away."
Air quality/noise	No significant issues envisaged.
Land contamination	Not expected
Flood Risk (zone/drainage)	Environment Agency comments: • No flood risk identified. • Site is in Groundwater Protection Zones 2 & 3, where drainage may be restricted.
Impacts on existing residential amenity (including access to open space)	Some additional traffic noise but unlikely to be of unreasonable level.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Development would consolidate built development in an area of open countryside and detract from the scenic quality of the Special Landscape Area.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes
Availability conclusion	AVAILABLE

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	ACHIEVABLE

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	✓
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
Development would consolidate built development in an area of open countryside and detract from the scenic quality of the Special Landscape Area. There are views of the site both from the road and a public footpath to the west. The site is not within or on the edge of an existing settlement and is around 1 mile from services in Bearsted – in sustainability terms, this is not considered positive. Notwithstanding these issues, highways constraints would in any case restrict the number of dwellings achievable, so the yield would be likely to be reduced from that proposed. There would also be a loss of high grade agricultural land. There may also be some ecological issues. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-10
Site name/address	Oakapple Lane, Maidstone.
Landowner	Mr. J Nijjar.
Agent	Peter Court Associates.
Greenfield/PDL	Greenfield.
Site area (ha)	6.9 ha.
Proposed yield	Not determined.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to the urban area.
Site origin (e.g. Call for Sites)	Site was submitted after the 2012 strategic site allocations call for sites exercise and then again as part of the 2013 SHLAA call for sites exercise.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is generally rectangular when viewed on a plan and sits north of Barming between Rede Wood Road/Broomshaw Road to the south and the Hermitage Quarry to the north. At its eastern end is the West of Hermitage Lane proposed Maidstone Borough Local Plan housing allocation and at its western end is Oaken Wood. The site itself is generally flat and overgrown with various plants, yet is open in character.
Current use	Currently the site is an open field, providing informal open space.
Adjacent uses	To the south is residential, to the north is the Hermitage Quarry and a section of ancient woodland, to the west is an open field and Oaken Wood and to the east is a paddock area used for horses that has been identified as part of the West of Hermitage Lane proposed housing allocation.
Planning and other designations (AONB, greenbelt etc.)	Strategic gap – Maidstone Borough-Wide Local Plan (MBWLP) 2000 – policy ENV 31.
Planning history	05/2075 – TMBC consultation with MBC for erection of stables. Raised objections.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Key characteristics</u> • Apparently unmanaged arable land. • Cemetery with place of worship. • Small paddocks of equestrian grazing. • Sweet chestnut coppice and broadleaf woodland. • Reservoir. <u>Summary of analysis</u> Condition assessment – poor. Sensitivity assessment – very low. <u>Guidelines</u> Improve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	It is adjacent to a LWS and Ancient Woodland. Rough grassland field which has hedgerows/mature trees along the southern and western boundary of the site. There is

	good connectivity to the surrounding area. Potential for protected/notable species to be present including reptiles and breeding birds. 3/4, 4 is the least sensitive.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Whilst the trees on the site are not currently protected there appear to be some significant hedgerow trees on the boundaries and dividing the site. Ancient woodlands Fullingpits Wood to the northwest of the site is designated as ancient semi-natural woodland. Hedgerow status: The hedgerows on the western boundary and southeast boundary adjacent to the Cemetery may be 'important', together with those dividing the site.
Agricultural land quality	The majority of this site is grade 2. The remainder is unclassified.
Heritage impacts (Listed building, conservation area)	No impacts noted.
Archaeology (SAM etc.)	Site lies in area of general Iron Age and Romano-British potential. 4/5, 5 is least sensitive.
PROW (within or near site)	A public footpath (KM11) runs along the southern boundary of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Highways comments as per policy SS1 of Maidstone Borough Local Plan. Issue exists regarding traffic situation at southern end of Hermitage Lane/at the Fountain junction with A26 Tonbridge Road. An effective solution to accommodate traffic movements in the area is required. Access to this site would likely be made from proposed SS1c (West of Hermitage Lane) allocation (from Hermitage Lane itself) and because of cumulative effect of increasing that allocation, a secondary access would be required.
Access to services – distances from bus stop/rail station/shop/GP/school	GP surgery – 600m (Marigold Way). Primary school – 750m (Barming). Shops – 750m (Tarragon Road). Bus stop – 660m (Hermitage Lane). Railway station – 1.5km (Barming).
Impacts on existing residential amenity (including access to open space)	Access arrangements could affect existing residential amenity if it is proven that it needs to come from existing residential roads. Open space to the rear of properties on Broomshaw Road and Rede Wood Road would be lost for informal uses, but there would be the possibility of a formal use on this site.
Availability of utilities infrastructure – e.g. water/gas/electric	Assessment for Oakapple Lane section of West of Hermitage Lane proposed housing allocation (Strategic Sites Assessment 2009).

	South East Water has confirmed that there is enough capacity to supply water to this location, however off site reinforcement will be required at the cost to the developer. Sites within the main urban areas generally incur fewer costs than that of more rural locations. National Grid have confirmed that the anticipated additional growth at Maidstone Borough will not create capacity issues particularly given the scale of the electricity and gas transmission networks. Detailed assessments of each site will be required to determine site specific issues. Southern Water has confirmed that in terms of sewage there is no fundamental reason why this site would not be suitable for development. However, it is likely that improved infrastructure will be required to serve the site. Detailed assessments will be required at the planning application stage however if capacity is insufficient the developer will need to requisition a connection to the sewage system. Southern Water have confirmed that surface water should not be discharged to the foul sewer but to a separate system e.g. soakaways, SUDS or local water course. Southern Water will not adopt these systems and if a discharge is proposed to an existing surface water sewer owned by Southern Water, a capacity test will be required.
Air quality/noise	Noise issue associated with Hermitage Quarry.
Land contamination	No issues.
Flood Risk (zone/drainage)	Flood zone 1.
Suitability (assessment conclusion)	<u>For</u> • Site is well contained with no long distance views. • Site links well to proposed West of Hermitage Lane allocation. • Possibility of biodiversity corridor link between Fullingpits Wood and Oaken Wood. • Range of services in close proximity. <u>Against</u> • Transport issues to be resolved, cumulative impact needs to be addressed. • Proximity to Hermitage Quarry. <u>Conclusion</u> Site is suitable for development, subject to addressing access and wider transport issues.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Site has willing landowners who have received expressions of interest from national house builders.
Availability conclusion	Positive.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Access and wider transport issues need to be considered. The cumulative effect of development on the transport network needs to be gauged and addressed appropriately. MBLP policy SS1 identifies the need for transport improvements in this area and this allocation would be subject to those improvements being successfully delivered.
Achievability conclusion	Neutral.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X (agent suggested).
2016 – 2021	X (dependent on delivery of West of Hermitage Lane (SS1c).
2021 – 2026	X (dependent on delivery of West of Hermitage Lane (SS1c).
2026 – 2031	

5. CONCLUSIONS
Following the consideration of the issues raised above, in particular the location of the site on the periphery of the urban boundary with limited visual harm and the reduced sensitivity of this particular landscape area, I consider that the site is suitable for development. Due to the established development within this locality, only residential use would be appropriate. It is likely that the existing landscaped northern boundary of the site would need to be enhanced to provide additional linkage to the neighbouring woodland and to provide an additional screening buffer to the site. There is also going to be a need to ensure permeability between this and the other sites to the east if developed. Therefore, the developable area of the site may be reduced to some degree. Having considered this together with the location of the site, a density of 35dph would be appropriate. The issue of the highway impact of this proposal is important and as detailed within section 4, provided the sites at Hermitage Lane are delivered, which are close by to the east of this site, suitable highways improvements could be delivered both within the local area in terms of the highway network, and also in the access to this proposed site. Overall, I consider that this site is suitable and I recommend that it is accepted for development. ACCEPT Approximate Yield: 240

1. SITE INFORMATION	
Reference number	HO-11
Site name/address	The Old Goods Yard, Headcorn Rd, Lenham
Landowner	The Russell family
Agent	Peter Court Associates
Greenfield/PDL	PDL
Site area (ha)	3ha
Proposed yield	Not specified
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to Lenham village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is set below the road, brownfield in part, with a larger proportion of the site being Greenfield together with an existing dwelling. To the north of the site is the railway line, and to the south, east and west open countryside. The existing roofing company comprises a substantial building together with a significant amount of open storage at the rear (west of the site). The site is separated from the village by the railway line and there is no footpath from its frontage over the bridge and into the village. There is a public footpath adjacent to the fields opposite.
Current use	Roofing business and residential.
Adjacent uses	Fields, railway line.
Planning and other designations (AONB, greenbelt etc)	The site is in the open countryside in planning terms.
Planning history	Only minor applications relating to use of the roofing site.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Officer Comments</u> The site is detached from the existing development in Lenham Village due to the railway line which runs in a east to west direction. Development would therefore spread beyond the village boundary in a southerly direction with no clear visual link to the existing village pattern. There would be clear views of the site eroding the countryside when approaching from the south and also from the public right of way to the east of the site and across the open fields.

	<u>16 - Harrietsham to Lenham Vale</u> KEY CHARACTERISTICS • Landscape to the north forms part of the Kent Downs AONB • Topography slopes upwards to the north across the foothills and lower slopes of the North Downs • Mosaic of mixed farmland divided by non rectilinear hedgerow boundaries • Pocket of lowland dry acid grassland • Small field pattern and equestrian grazing north of Harrietsham • Series of drains running south, often defined by ribbons of native vegetation • Blocks of native woodland • Large scale industrial and commercial development Condition Assessment - Moderate Sensitivity Assessment - Very High CONSERVE AND RESTORE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>The site consists of hard standing and sheds to the NW and East, rough grassland to the south and NE and a house with amenity grassland to the SE. There is a small area of woodland and a pond in the SW of the site. All the rough grassland fields and the house and garden are surrounded by mature hedgerows and/or areas of scrub. Good potential for protected species to be present including reptiles, GCN, breeding birds and invertebrates. The site is adjacent to the station so there is good connectivity to the site."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	The site is currently well screened on the boundaries from existing trees. <u>Landscape comments-</u>

	<i>"Whilst there is currently no TPO covering the site there are trees marking boundaries which are significant, particularly to the north, east and west of the site and which may merit protection by a TPO. There are no designated Ancient Woodlands.</i> <i>There may be 'important' hedgerows on the site."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	SCALE 4 - site lies close to post medieval railway bridge.
PROW (within or near site)	KH214 is opposite the north east corner of the site running in an easterly directly adjacent to the existing field.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from Headcorn Road. • The site is considered suitable for housing. It enjoys good access to the A20 via High Street and Faversham Road / Maidstone Road, which have a relatively good crash record, although there is a relatively poor crash record at the A20 / Faversham Road junction which may require mitigation. A continuous footway link to Lenham village centre is provided on Headcorn Road, although there may be scope to extend the footway on the western side of the road to the site access. • All of the village services within Lenham are within walking and/or cycling distance of the site, including the railway station, which is served by hourly train services to Ashford, Bearsted, Maidstone, Bromley and London Victoria on weekdays. • The bus stops on Old Ashford Road are served by Bus Route 10, which provides an hourly service to Ashford, Charing, Harrietsham, Bearsted and Maidstone on weekdays. • It is recommended that Network Rail be consulted on this site given the proximity of the London Victoria to Ashford railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	- The site is 982m from the nearest medical hub/gp - The site is 469m from the nearest secondary school. - The site is 468m from the nearest primary school. - The site is 639m from the nearest post office. - The site is 359m from the nearest sports facility. - The site is 357m from the nearest play space. - The site is 149m from the nearest green space.

	- The site is 357m from the nearest bus stop. - The site is 37m from the nearest train station. - The site is 734m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	There are no existing dwellings adjacent to the site as it is separated by the railway line. However, the amenity of new dwellings would need to be protected from the proximity to the railway line.
Availability of utilities infrastructure – e.g. water/gas/electric	No obvious boundaries. The site is already used by a fully functioning roofing business with utilities supplied.
Air quality/noise	The site lies to the south of the main line railway. Noise impact would need to be considered.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site is available with a willing site owner.
Availability conclusion	There are no ownership barriers to the site being available for redevelopment.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No abnormal costs. Possible delay should the site owner need to find alternative premises for the existing business; however they indicate site available immediately.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	As stated by applicant.
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site relates poorly to the existing pattern of built development in Lenham Village. The site would be separated by the main line railway. Further development/redevelopment of this site would encroach into the countryside into a southerly direction away from the site. The existing site is reasonably well screened and even with careful planning redevelopment would undoubtedly open up views of the site.

There would be clear views when approaching from the south and along the PRoW to the east.

There are no highway objections raised to the proposed redevelopment of the site – however enhancements would need to be sought for connectivity with the village. Whilst commercial development is proposed as a buffer between the railway line and the residential development this would further detach new dwellings from the village settlement.

It is considered that even if there are no barriers in terms of highway, noise, ecology or other technical planning considerations to delivering a development on this site, the poor relationship of the site to the village as set out above renders this site unsuitable for allocation.

Had the site been considered acceptable for residential development the site could have delivered a yield of approximately 70 dwellings.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-12.
Site name/address	Westfield Sole Road.
Landowner	Medway Magna, various.
Agent	Graham Warren Limited.
Greenfield/PDL	Greenfield.
Site area (ha)	Two sections: 1) 10.5. 2) 15.3. Total: 25.8.
Proposed yield	1) 200 dwellings. 2) 300 dwellings. Total: 500 dwellings.
Is the site urban, adjacent to urban, rural settlement or rural	Rural.
Site origin (e.g. Call for Sites)	Not previously submitted to Maidstone planning process, however, the Medway Magna proposal has existed for a number of years and has been included specifically as an option in Medway Council's Core Strategy process.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site is comprised of two portions of land, one south of Westfield Sole Road and west of Lidsing Road and one north of Westfield Sole Road and east of Lidsing Road. Both sections of the site are relatively flat and open and are currently used for agricultural purposes. The southern part of the site is bounded by the M2 on its southern boundary and woodland on its western boundary. The northern part contains some woodland close to its boundary with Westfield Sole Road and is contained by a thin hedgerow.
Current use	Agricultural.
Adjacent uses	Agricultural mainly, some residential, some workshops and commercial uses, motorway (M2).
Planning and other designations (AONB, greenbelt etc)	Maidstone Borough-Wide Local Plan (MBWLP) 2000 – ENV35 – area of local landscape importance.
Planning history	85/1036 – proposed construction of southern Medway relief road.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	This land itself was not addressed by the examination for the MBWLP 2000. However, land to the west on Westfield Sole Road was proposed by the council as a housing allocation. The site that was proposed was rejected by the inspector in one part for its unacceptable impact on the landscape. This would be exacerbated by development to the east, such as this site. The inspector also rejected that site for its impact on

	the semi-natural ancient woodland, which this site also contains.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Key characteristics</u> • The majority of the landscape forms part of Kent Downs AONB, while the remainder forms part of the setting to the AONB. • Level to gently sloping landform of the North Downs upper plateau. • Mixture of arable fields, paddocks, remnant orchards and small to medium blocks of woodland. • Mixture of historic and recent buildings within the villages and farmsteads. • Traditional materials include yellow stock and red brick, Kent peg ties, flint and weatherboarding. • Predominantly very narrow lanes, in addition to the engineered roads within Bredhurst and the M2 motorway. • There may be 'important' hedgerows on this site. <u>Summary of analysis</u> Condition assessment – poor. Sensitivity assessment – moderate. <u>Guidelines</u> Restore and improve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Four LWS within 1km of the site. Wouldham to Detling Escarpment SSSI and North Downs Woodlands SAC within 2km of the site. A number of areas of Ancient Woodland either within/adjacent or within 100m of the site. The majority of the site is arable fields which are surrounded by woodlands. Within the middle of the site there is an area of rough grassland and woodland. It is these areas which have the greatest potential to contain protected/notable species. Potential for reptiles, bats, breeding birds, badgers. the arable fields may be used by farmland birds. There is a potential for an increased impact on the SAC due to recreation. It is adjacent to SHLAA site HO-146 any impact on the SAC must be considered in combination. 2/4, 1 is the most sensitive.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Number 1 of 1972 adjacent to the west of the southern section.
Agricultural land quality	Grade 3.
Heritage impacts (Listed building, conservation area)	No comments.
Archaeology (SAM etc.)	Site lies adjacent to historic farm complex of Abbey Court Farm. 4/5, 5 is the least sensitive.
PROW (within or near site)	• Restricted byway KH37 (Sindals Lane) runs along the western boundary of the site, sometimes crossing into the site. • Footpaths KH35 and KH34 cross through the western and central sections of the site.
Access (Highways) • Site access	• Site accessed from Westfield Sole Road. • The site is considered suitable for a very limited

- Impact on wider highway network - Access to strategic/main highway network - Availability of public transport/walking/cycling	quantum of housing given the restricted nature of Westfield Sole Road and its relatively unsustainable location. - The site enjoys good access to the A229 and M2 Junction 3 via Westfield Sole Road and the A2045 Walderslade Woods, which have a good crash record; however there is no footway present on Westfield Sole Road and the carriageway is not wide enough for two vehicles to pass without encroaching on to the highway verge. - There are few services or public transport links within walking or cycling distance of the site. - It is recommended that the Highways Agency be consulted on this site given the proximity of the M2.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop (Gleaming Wood Drive) – 1.4km. Railway station (Gillingham) – 7.4km. Shop (Kestrel Lords Wood) – 2.8km. School (Swingate/Spinnen's Acre primary schools) – 3.2km. GP (Sultan Road) – 3.1km.
Impacts on existing residential amenity (including access to open space)	There are unlikely to be any immediate impacts on residential amenity. This site is situated in a sparsely populated location. There would undoubtedly be traffic impacts in the area, but again these would be set apart from residential areas.
Availability of utilities infrastructure – e.g. water/gas/electric	This site is not adjacent to the built up area or urban boundary so sufficient connections would need to be made that link to Lords Wood.
Air quality/noise	No comments.
Land contamination	No comments.
Flood Risk (zone/drainage)	Zone 1.
Suitability (assessment conclusion)	<u>For</u> - Land is flat and open. <u>Against</u> - Open countryside. - Landscape impacts. - Access to services. - Transport issues. - Ecology. <u>Conclusion</u> This site is on the whole largely unsuitable. For this to be a sustainable location it relies on the delivery of a range of infrastructure that would connect it back to the existing urban area, not least highways. The open countryside that characterises this location in itself means that to develop this site for residential would be inappropriate.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	It is not clear if the site is one ownership, however, this is part of a long standing proposal.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Significant infrastructure upgrades will be required to make this site acceptable and sustainable.
Achievability conclusion	Negative.

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent suggested).
2016 – 2021	X (infrastructure delivery requirements).
2021 – 2026	X (infrastructure delivery requirements).
2026 – 2031	X (infrastructure delivery requirements).

5. CONCLUSIONS

This site, split into two sections either side of Westfield Sole Road, is at the edge of the Maidstone Borough administrative area. It is not well related to the existing Maidstone urban area or any of its services, and is closer to the Medway urban area and the services that can be found there. However, the site is not actually adjacent to the built up area of Lords Wood (either the part within Maidstone Borough or the part within Medway).

The site sits in an open landscape, albeit with a wooded area to the west. However, for a site of this size (500 dwellings) the available screening, mixed with the topography of the local landscape, means that it would be difficult to accommodate development, without significant harm to the character of the local area.

This site could not be allocated without the principle of development spreading east from the edge of Lords Wood towards Hempstead and Bredhurst being accepted first. Even then, the fact that the site is not adjacent to the existing built up area means that it is not acceptable to be developed alone.

Westfield Sole Road provides a major constraint at this location and would need to be upgraded significantly to provide access for the site. This infrastructure requirement alone means that development at this location is unsuitable.

For the following reasons:

- Separation from settlement.
- Non-conformity with spatial strategy.
- Landscape character.
- Infrastructure requirements.

This site is unsuitable for development.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-13
Site name/address	Woodside, Firs Lane, Hollingbourne
Landowner	Mr D Finch
Agent	Peter Court Associates
Greenfield/PDL	Greenfield
Site area (ha)	Approximately 0.6 ha total (0.59 & 0.036)
Proposed yield	Not specified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The larger part of the site contains a residential dwelling and garden area, with an overgrown area of land to the south. There is also a small strip of land close to the access to Firs Lane.
Current use	Residential and overgrown woodland strip
Adjacent uses	Mainly residential. Agricultural field to east.
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	Only history is outline application for residential development refused in 1959.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	In general, the site is well related to existing built development in visual terms. It would be bounded on three sides by existing built development and would not be out of character with what one might expect to see in this location. There are longer views from the east and land to the east is at a lower level but the existing buildings in Firs Lane are already visible in these views and the development of the site would not significantly extend the cluster of buildings. Substantial visual harm is unlikely to result. Landscape Character Area Assessment: Leeds Castle Parklands KEY CHARACTERISTICS ☐ ☐ Artificial landform as part of golf course at Leeds Castle ☐ ☐ Historic Leeds Castle and surrounding parkland ☐ ☐ Pocket of lowland dry acid grassland ☐ ☐ Mature parkland trees including oak, horse chestnut and pine ☐ ☐ River Len to the south ☐ ☐ Severance caused by the M20, HS1 and A20 Condition Assessment Moderate Sensitivity Assessment High Guidelines- Conserve & restore

	Consider the generic guidelines for Valleys ☐☐Conserve the traditional parkland character of the landscape ☐☐Conserve the remote qualities of the Len Valley and its setting, and strengthen vegetation along the River Len and adjoining ditches to improve habitat connectivity ☐☐Conserve and appropriately manage the pocket of lowland dry acid grassland to the northwest. Refer to Maidstone's local Biodiversity Action Plan Phase 1: 2009 – 2014 HAP 2 Lowland Dry Acid Grassland and Heath ☐☐Conserve and restore tree cover, which helps to screen views of major infrastructure routes KEY CHARACTERISTICS ☐☐Urban edge influences and suburban land uses ☐☐Frequent small woodland clumps ☐☐Pasture ☐☐Medium sized fields ☐☐Undulating topography ☐☐Dominance of road infrastructure Condition Assessment Poor Sensitivity Assessment Low Guidelines – Improve Consider the generic guidelines for Valleys ☐☐Create a new functional integrity in which the use of the land is reflected in clear landscape features ☐☐Improve historic parkland features ☐☐Improve the more distinctive and characteristic elements, e.g. native woodland, which strengthen the setting of the Kent Downs AONB ☐☐Avoid urban fringe influences extending along the A20
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is very overgrown and has the potential to be of high ecological value. The southern part of the site contains undergrowth and fallen logs. The small strip to the north is of similar quality. KCC Ecological Officer comments: "The majority of the site is woodland - there is an residential area in the north west corner of the site. There is a residential area to the north, west and south. Arable fields to the South. There is potential for bats, dormouse, badgers and reptiles to be present. Ecological constraint level 2 - Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."

Trees (inc. TPO, ancient woodland within and adjacent to site)	Generally not considered of specific individual value.
Agricultural land quality	Of insufficient size and condition to be of high agricultural value.
Heritage impacts (Listed building, conservation area)	Mantles, to the south, is Grade II listed, however, the layout of the road and visual separation are such that significant harm to setting is unlikely. Conservation Officer comments: "Mantles Farmhouse (Grade II) lies adjacent to this site. However, given the context of other 20th Century development along the other side of Firs Lane and the discrete location of the listed building in its own large plot at the end of the lane, impact on its setting of additional housing development on the site proposed is likely to be relatively minor."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Access is onto a very narrow, single track road. Good visibility onto A20. KCC Highways comments: • Site accessed from Firs Lane, which is a private, single carriageway residential lane. • The site is considered suitable for a very limited quantum of housing given the restricted nature of Firs Lane. It enjoys good access to the A20 Ashford Road via Firs Lane, which has a relatively good crash record. A continuous footway link to Bearsted village centre is provided on the northern side of Ashford Road. • Many of the village services within Bearsted are within walking and cycling distance of the site, including the railway station, which is served by half-hourly train services to Ashford, Maidstone, Bromley South and London Victoria on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Not closely related to facilities. KCC Highways comments: • The nearby bus stops on Ashford Road are served by Bus Route 10, which provides an hourly service to Ashford, Lenham, Harrietsham, Bearsted and Maidstone on weekdays.
Air quality/noise	No significant issues
Land contamination	Submission indicates assembly of motor caravans was previously carried out on site, which may have resulted in contamination. Environment Agency comments: • Possible tanks at location
Flood Risk (zone/drainage)	Environment Agency comments:

	- No flood risk identified. - Site is in Groundwater Protection Zones 2 & 3, where drainage may be restricted.
Impacts on existing residential amenity (including access to open space)	Existing residential development on the western side of the road is sited very much up against the road. In consequence, due to the limited depth of the southern part of the site, development could result in privacy issues for properties opposite, as high front boundary treatments would be inappropriate.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Unsuitable. Site is somewhat divorced from any settlement and is not especially well related to facilities.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected to be significant.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is not within or adjacent to any existing settlement. There are some long range views from Ashford Road, although these currently have a backdrop of the existing group of buildings.

The site is not closely related to existing facilities – those in Bearsted generally being at quite some distance from the site.

The constrained nature of the access would restrict any future development for housing on site.

Also, as existing residential development on the western side of the road is sited very much up against the road, the limited depth of the southern part of the site may result in privacy issues, as high front boundary treatments would be visually inappropriate.

There are potential ecological constraints to the site.

Considering all of the above, it is concluded that this site should not be allocated.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO - 14
Site name/address	Millfield House, Headcorn Road
Landowner	Mr and Mrs Jones
Agent	Not applicable
Greenfield/PDL	Greenfield and PDL (existing dwelling on part of site)
Site area (ha)	0.1
Proposed yield	1-4
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to village.
Site origin (e.g. Call for Sites)	Call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is approximately level, and comprises the land occupied by Millfield House and associated outbuildings and garden land. The site is bounded to the south and west by garden land associated with neighbouring dwellings, and the north and east by open agricultural land. There is some screening to the north boundary of the site.
Current use	Dwelling and garden land.
Adjacent uses	Agricultural to north and east, residential to south and west.
Planning and other designations (AONB, greenbelt etc)	The western part of the site is located within the defined village boundary of Staplehurst; the eastern half of the site is located in open countryside designated as being within the Low Weald Special Landscape Area.
Planning history	MA/13/0094 An application for a certificate of lawfulness of proposed use or development being the erection of single storey side and rear extensions; the installation of solar panels; and the erection of two detached ancillary buildings within the curtilage of Millfield House – SPLIT DECISION MA/11/1238 An application for a certificate of lawfulness of proposed use or development being the erection of a single storey side/rear extension; the installation of solar panels; and the erection of a detached ancillary building within the curtilage of Millfield House – SPLIT DECISION, APPEAL DISMISSED MA/10/1614 Erection of a four bedroom detached dwelling with associated garage – REFUSED, APPEAL DISMISSED MA/07/0908 Creation of vehicular access onto Headcorn Road – REFUSED, APPEAL ALLOWED WITH CONDITIONS MA/06/0219 An application for a certificate of lawfulness of proposed use or development being the erection of an ancillary building, a detached double garage and an orangery consisting of 3No. brick enclosures – APPROVED MA/05/2042 An application for a certificate of lawfulness

	of proposed use or development being the erection of 2No. ancillary outbuildings and the laying of a hard standing - SPLIT DECISION MA/05/1231 An application for a certificate of lawfulness of proposed use or development being the erection of an outbuilding - APPROVED MA/05/0329 Creation of a vehicular access onto Headcorn Road (Resubmission of application MA/04/0725) – WITHDRAWN MA/04/0733 An application for a Certificate of Lawfulness for a proposed development being the erection of a detached double garage – APPROVED MA/04/0725 Creation of a means of access onto Headcorn Road - WITHDRAWN
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Rejected in 2009 SHLAA (039).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would be screened in public views by existing built development to west, open views of the site from the east, some limited hedging to site frontage with Headcorn Road. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI &	Residential area consisting of hard standing, building

local wildlife sites within or adjacent to site)	and unmanaged grassland. Need to consider the potential of GCN, bats and reptiles being present.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Some trees to site frontage; none of significant importance.
Agricultural land quality	Not applicable.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	KM303 runs north to south 250m to the east.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Small site adjacent to existing residential property. No highway concerns if accessed from Slaney Road. Slaney Road has a good safety record, as does the junction between Slaney Road and Headcorn Road. However, junction between Headcorn Road and the A229 has concerning safety record and therefore maximum of 3 properties are acceptable without mitigation. Access to public transport is some 300M away on Station Road and is provided by the service 5 bus service, providing an hourly service to Maidstone. Access to services in Staplehurst is adequate.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Staplehurst village centre (approximately 0.75km), railway station approximately 1km.
Impacts on existing residential amenity (including access to open space)	Site abuts 2 adjacent residential properties.
Availability of utilities infrastructure – e.g. water/gas/electric	Reasonable, as in close proximity to settlement boundary of Staplehurst.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	Located adjacent to RSC and would form an organic extension to the village. In a sustainable location in respect of facilities and services. Access on to Slaney Road for up to 3 dwellings is achievable without mitigation. Ecological mitigation may be necessary.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing landowner although no developer identified.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered

None.

Achievability conclusion

Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016

X

2016 – 2021

2021 – 2026

2026 – 2031

5. CONCLUSIONS

Located adjacent to RSC and would form an organic extension to the village. In a sustainable location in respect of facilities and services. Access on to Slaney Road for up to 3 dwellings is achievable without mitigation. Ecological mitigation may be necessary.

ACCEPT but too small to allocate in Local Plan. The site is better considered through future planning applications.

Approximate Yield: 3

1. SITE INFORMATION	
Reference number	HO-15
Site name/address	Headcorn Road, Staplehurst,
Landowner	Mr P M Stanley
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	15ha
Proposed yield	165 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement (RSC)
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the east of Staplehurst. To the west of the site are residential properties, with the back gardens of these properties backing onto the fields. To the north of the site is the open fields of Fishers Farm and a commercial property. To the east of the site are further open fields. To the south of the site is a farm complex and further open fields. There are a number of small trees within the site although there are no TPOs served upon these. There are no ponds within the application site although there is one adjacent to one. Public footpath KM303 runs through the site from north to south. Footpath KM304 runs through the southern portion of the site from east to west. The land is generally flat.
Current use	Agricultural.
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	Special Landscape Area.
Planning history	MA/03/1645 - Retrospective application for the change of use of land from agricultural to mixed use of agricultural and the keeping of horses. Approved.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere. • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been removed for intensive arable cultivation. • Sparse scattered small woodlands.

	• Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good Sensitivity Assessment: High Guideline: Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The majority of the site is grassland fields with intermittent hedges through out the site. A small area to the north of the site is a nursery which is hard standing or sheds. The buildings may have some limited potential to be suitable for roosting bats. There are 4 ponds on site with several more within the surrounding area - potential of GCN being present within the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO12/2001 is/are within the adjacent land. No TPOs within the site itself.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	There are no listed buildings within the site or in close proximity of the site.
Archaeology (SAM etc.)	Nothing known.
PROW (within or near site)	Public footpath KM303 runs through the site from north to south. Footpath KM304 runs through the southern portion of the site from east to west.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Large site accessed directly from Headcorn Road, which has a footway on the opposite side of the road to the site from Staplehurst centre to the junction with Slaney Road. This would need to be extended to the site and a pedestrian crossing installed. Headcorn Road currently has a national speed limit past the site and this would need to be changed to 30mph for the site to be acceptable. Poor crash record on the bend adjacent to the NE corner of the site would require improvement for the development to be acceptable. The junction between Headcorn Road and the A229 would also require improvement for a large development to be considered acceptable. Access to existing public transport would not be acceptable from many parts of the site which would be over 400M walking distance to the nearest bus stop and therefore a new or enhanced bus service that serves the site directly would need to be provided.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is located within approximately 800metres of a site for an approved supermarket, and approximately 300metres from the existing village centre. The railway station would be approximately 1km from the site (nearest point). The nearest bus stop would be approximately 400metres from the application site. The nearest health centre is located to the rear of the library which is approximately 300metres from the site.

	The nearest primary school is approximately 400 metres from the site. There is no secondary school provision within the village.
Impacts on existing residential amenity (including access to open space)	The site would be adjacent to existing residential properties, however, the impact upon these properties could be mitigated through a suitable design. Access could be made into the site within the need for an entry point that would significantly impact upon residential amenity. In terms of access to open space, the site would adjoin open fields, and would also be of a scale that would require the provision of internal play provision.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is in close proximity of existing residential properties that are all served by the necessary utilities. Subject to the necessary consents, these could be connected in to.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area. However, there are water bodies within. The site would be of a size where SUDs could be utilised.
Suitability (assessment conclusion)	The site is well screened from the west, and in part from the commercial buildings to the north. It is located within a relatively sustainable location, being within walking distance of local amenities. However, the station and the nearest bus stop would be a significant distance from properties to the south of the site. There would be a relatively high impact upon the character and appearance of the locality, as the site contributes significantly to the locality.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes, although there is no confirmed developer for this site.
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable however, there is no known developer.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Overall conclusions: There are a number of transport mitigation measures in order to bring forward development on this site. There would be a relatively high impact upon the character and appearance of the locality, as the site contributes significantly to the locality. These factors along with the uncertainty of having a developer linked to the site bring into question its deliverability. Coupled with the probable reliance on the car given the distance to public transport links mean that on balance it is recommended for rejection.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-16
Site name/address	Green Lane Cottages, Green Lane, Langley
Landowner	Mr Schroeder
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	2ha
Proposed yield	60 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Langley village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises evergreen conifer (Christmas trees). The land is relatively flat with residential development to the north. Green Lane is narrow and there are clear views of the site from Green Lane with boundary screening from Leeds Road.
Current use	Commercial Conifer growing.
Adjacent uses	There is existing woodland to the south of the site, residential to the north east and west. There are some Listed Buildings in the locality.
Planning and other designations (AONB, greenbelt etc)	The site lies in the open countryside and the designated Southern Anti-coalescence Belt.
Planning history	Several applications in the 1960's, 70's, 80's and 90's for residential development have been refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Land at Green Lane, Langley was considered by the Inspector and whilst unclear of the exact site, the Inspector did conclude to – <i>"Not modify the Plan in response to this objection".</i>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The area is identified for its landscape value as set out below. <u>30 - Langley Heath Undulating Farmlands</u> KEY CHARACTERISTICS • Small scale field pattern for orchard and soft fruit production • Grazed pasture

	• Species rich native hedgerows • Small mixed woodland blocks • River Len situated in shallow valley to the north • Numerous vernacular style buildings and use of local materials • Pockets of high density, recent Development Condition Assessment - Very Good Sensitivity Assessment - Very High CONSERVE <u>30.8 - Langley Fruit Plateau</u> KEY CHARACTERISTICS • Small scale field pattern • Shelterbelts and tall hedgerows • Small farms and cottages throughout the area • Recent residential area at Langley Heath • Narrow roads Condition Assessment - Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF."</i> <i>It is rough grassland which has been recorded as neutral grassland within the 2012 Habitat Survey. The site has mature trees or hedgerows along the northern and eastern boundary. There is woodland on the southern boundary. There is potential for protected/notable species to be present including reptiles, foraging bats, flora and invertebrates."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No significant issues have been identified by the Landscape Officer. It is noted that the current site is characterised by evergreen conifer trees which are not a

	species which are afforded protection by a TPO.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	<u>Conservation comments-</u> <i>"Historic Buildings: None affected. Conservation Areas: The Sutton Valence Conservation Area lies some distance to the north of this site, separated from it by an area of 20th Century development. Development of this site is unlikely to have any adverse effect on the setting of the Conservation Area. Historic Parks and Gardens: None affected. Archaeology: No known implications."</i>
Archaeology (SAM etc.)	LEVEL 4 - site lies adjacent to historic farm complex of Green Lane Farm.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Langley Heath. • Potential for access from Green Lane and/or the B2163 Leeds Road, although KCC's preference would be for the primary vehicular access to be taken from Leeds Road. • The site is considered suitable for housing. It enjoys direct access to the B2163 Leeds Road, which has a relatively good crash record and adequate forward visibility. A continuous footway link to the bus stops on Leeds Road is provided. • There are few services within walking or cycling distance of the site; however the nearby bus stops on Leeds Road are served by Bus Route 13, which provides a service to Maidstone every two hours on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is 337m from medical/GP service Site is 3,362m from secondary school Site is 1,972m from primary school Site is 1,786m from post office Site is 1,342m from outdoor sports facility 344m from 'neighbourhood' children's play space 245m from the nearest area of publicly accessible green space 344m from bus stop 4,235m from train station 604m from cycle route
Impacts on existing residential	

amenity (including access to open space)	It is considered that a development could be provided on site without detriment to existing residential amenity.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	<u>Flood Risk</u> Surface runoff from all sites should be managed using sustainable drainage techniques, with discharge restricted to no more than runoff from the existing site following the critical rainfall events for a range of return periods, up to an including the 100yr event. An allowance for climate change should also be included the drainage design. This site is within the 'Boughton Monchelsea Drainage Strategy' - The area between Cliff Hill and Breresford Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared of evergreen trees this in itself is not a significant constraint. No other constraints or delays are apparent at this time.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	immediately
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The landowner suggests that a development of 60 dwellings be considered for the site. I consider that were the site to be developed for housing, taking into account landscape buffers and green space and a low density development that an appropriate yield would be more likely around 45 dwellings. However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its edge of village location. Whilst there may be no highway or overriding consultee objections to delivering a scheme on this site, the site performs poorly in terms of sustainability and residents would be heavily reliant on the private car for the majority of their trips. The redevelopment of the site would transform the existing character of the area and there would be significant encroachment into the countryside. It is therefore considered that the site should be rejected. REJECT Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO- 17
Site name/address	Ashford Drive, Kingswood
Landowner	Form says Mr P Howard.
Agent	Maurice Ashenden-Bax
Greenfield/PDL	Greenfield
Site area (ha)	Approx 0.3ha
Proposed yield	6 bungalows
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement of Kingswood
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is a level parcel of land abutting and to the north of the settlement boundary of Kingswood. It is a roughly rectangular open grassed field with some scrub in places. The field is open to the southwest corner where access could be achieved onto Ashford Drive.
Current use	Nil use
Adjacent uses	It is bounded by close boarded fencing and houses on the south side, coppice ancient woodland on the east side, a conifer hedge and horse paddock beyond to the north and an access track and local needs housing beyond to the west.
Planning and other designations (AONB, greenbelt etc)	None although adjacent to ancient woodland. Landscape officer states that whilst the trees on the site are not currently protected there appear to be trees on the eastern boundary which merit protection by a TPO.
Planning history	MA/97/0251 - Erection of 3 no detached dwellings with garaging and formation of a new vehicular access to Ashford Drive – REFUSED & APPEAL DISMISSED (Unjustified extension of development into open countryside)
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Development would extend out into the countryside and may prove harmful to adjacent ancient woodland. Views would be possible from the very end of Ashford Drive. There are no medium or long range views as the public footpath 190m to the north is screened by woodland. KEY CHARACTERISTICS • Extensive tracts of mixed and sweet chestnut coppice woodland • Plateau of Greensand Ridge and dip slope to east • Deep loam to clay soils with extensive deposits of head • Ponds, some of which are species rich • Strong sense of enclosure

	• Extensive recent development Condition Assessment Good Sensitivity Assessment Moderate Guidelines – Conserve and Reinforce Consider the generic guidelines for Greensand Orchards and Mixed Farmlands • Conserve the characteristic central cross contour road and the peripheral pattern of small tree blocks and tree lines • Conserve and restore hedgerows and mature hedgerow trees • Conserve characteristic blocks of remnant ancient woodland and, where appropriate and where opportunities arise, facilitate 'healthy' woodland extensions
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Adjacent to Ancient Woodland so high potential for ecological impact.
Trees (inc. TPO, ancient woodland)	Ancient Woodland adjoins the site on the east side.
Agricultural land quality	Possibly Grade 2
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	Nothing known
PROW (within or near site)	Public footpath KH301 is 190m north of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Access could be achieved onto Ashford Drive. It enjoys relatively good access to the A274 North Street via Broomfield Road and Chartway Street and the A20 via Broomfield Road which have a good crash record. All of the village services within Kingswood are within walking and cycling distance of the site via continuous footway links and the nearby bus stops on Broomfield Road are served by Bus Route 59, which provides two return journeys a day to Maidstone. KCC Highways advise the site may be suitable for a limited quantum of housing.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop: 120m Train station: Headcorn approx. 7km Shop: 300m GP: 2.4km (Langley) Primary school: 650m
Impacts on existing residential amenity (including access to open space)	Development of the site would impact negatively on the amenity of adjacent dwellings to the south and west.
Availability of utilities infrastructure – e.g. water/gas/electric	Edge of village so available.
Air quality/noise	None significant.
Land contamination	Unlikely.
Flood zone/drainage	Zone 1

Suitability (assessment conclusion)	Development of this site would prove an unjustified extension into the open countryside and would prove harmful to adjacent ancient woodland and residential amenity.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The application form would suggest so.
Availability conclusion	Available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Development of this site would prove an unjustified extension into the open countryside and would prove harmful to adjacent ancient woodland and residential amenity. Furthermore, because of the limited services and facilities in the village, development of this site is considered unsustainable and not in keeping with the Borough Council's spatial distribution of development.

I recommend this site is rejected.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-18
Site name/address	Caring Lane and Ashford Road,
Landowner	Mr B Bishop, Mr D Prince, Mrs B Prince
Agent	Martin Potts Associates
Greenfield/PDL	Greenfield
Site area (ha)	0.17 ha
Proposed yield	3 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site is a small area of mainly woodland, close to the junction of Caring Lane and the A20. It does not appear managed and individual trees are generally not of quality. There is a derelict shed on site. The site is set at a much lower level than the A20. Protected conifers to frontage to Caring Lane.
Current use	Woodland
Adjacent uses	Residential and agricultural
Planning and other designations (AONB, greenbelt etc)	Countryside (adjacent to Special Landscape Area)
Planning history	<u>07/2337</u> Outline appn for dwelling – REFUSED <u>06/1886</u> Outline appn for dwelling – REFUSED <u>84/0753</u> Field shelter – APPROVED <u>73/0317/MK2</u> Outline appn for 2 bungalows – REFUSED, APPEAL DISMISSED <u>57/0130/MK2</u> Outline appn for 2 dwellings – REFUSED, APPEAL DISMISSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Mainly short range views of site available from both Caring Lane and the A20. Tree coverage as a group makes a positive and softening contribution to the corner with the A20. Landscape Character Area Assessment: Leeds Castle Parklands KEY CHARACTERISTICS ☐☐ Artificial landform as part of golf course at Leeds Castle ☐☐ Historic Leeds Castle and surrounding parkland ☐☐ Pocket of lowland dry acid grassland ☐☐ Mature parkland trees including oak, horse chestnut and pine ☐☐ River Len to the south

	☐☐ Severance caused by the M20, HS1 and A20 Condition Assessment Moderate Sensitivity Assessment High Guidelines- Conserve & restore Consider the generic guidelines for Valleys ☐☐ Conserve the traditional parkland character of the landscape ☐☐ Conserve the remote qualities of the Len Valley and its setting, and strengthen vegetation along the River Len and adjoining ditches to improve habitat connectivity ☐☐ Conserve and appropriately manage the pocket of lowland dry acid grassland to the northwest. Refer to Maidstone's local Biodiversity Action Plan Phase 1: 2009 – 2014 HAP 2 Lowland Dry Acid Grassland and Heath ☐☐ Conserve and restore tree cover, which helps to screen views of major infrastructure routes KEY CHARACTERISTICS ☐☐ Urban edge influences and suburban land uses ☐☐ Frequent small woodland clumps ☐☐ Pasture ☐☐ Medium sized fields ☐☐ Undulating topography ☐☐ Dominance of road infrastructure Condition Assessment Poor Sensitivity Assessment Low Guidelines – Improve Consider the generic guidelines for Valleys ☐☐ Create a new functional integrity in which the use of the land is reflected in clear landscape features ☐☐ Improve historic parkland features ☐☐ Improve the more distinctive and characteristic elements, e.g. native woodland, which strengthen the setting of the Kent Downs AONB ☐☐ Avoid urban fringe influences extending along the A20
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: " The site is predominately woodland and has small patches of scrub/grassland. There is at least 3 ponds within 400m of the site. Potential for roosting bats, reptiles and GCN. Ecological Constraint level 2 - Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural

	habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	TP01 of 2008 (group of conifers) upon site frontage. Landscape Officer comments: "Tree Preservation Order (TPO) No. 1 of 2008 protects a group of trees on the western boundary of the site. There appear to be other significant trees within the site that merit retention and would constrain any development proposals."
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval."
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: • "The site is a small site between the A20 and existing residential properties. • The crash record in the area is good, with no accidents in the last five years on Caring Lane or the A20 within the vicinity of the site. • The 10X bus service serves the A20 on a broadly hourly basis and there are bus stops close to Caring Lane, although there are no footways on Caring Lane. Contributions would be sought for a footway to be installed on Caring Lane. Land from the development may also be required to facilitate this. • The site has good access to the strategic road network being close to junction 7 of the M20. • Caring Lane is a straight road with good visibility and the site is considered acceptable for a small number of dwellings (5) subject to approval of any vehicular access close to the Caring Lane/A20 junction."
Access to services – distances from bus stop/rail station/shop/GP/school	Not closely related to facilities. KCC Highways comments: "The nearest services are in Bearsted around 1 mile away."
Air quality/noise	Potential noise from A20
Land contamination	Not expected
Flood Risk(zone/drainage)	Environment Agency comments: • No flood risk identified. • Site is in Groundwater Protection Zones 2 & 3, where drainage may be restricted.
Impacts on existing residential amenity (including access to open space)	No significant adverse impact envisaged.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable

Suitability (assessment conclusion)	Unsuitable due to visual harm to openness/character of countryside and not closely related to facilities.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	AVAILABLE

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	ACHIEVABLE

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Development is likely to result in harm to the open and rural character of the countryside. Outline applications for planning permission have previously been refused.

The site is not within or adjacent to any existing settlement and is around 1 mile from services in Bearsted, which is not considered positive in sustainability terms.

There are tree constraints.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-19
Site name/address	Dingley Dell, Heath Road, East Farleigh
Landowner	Mr J Penfold
Agent	Martin Potts Associates
Greenfield/PDL	Appears to be previously developed
Site area (ha)	0.5 ha
Proposed yield	4+ dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is an area of land which does not generally appear maintained. There are tall conifers to the front and some evidence of former commercial activity remaining on site (skip/container). There is a large pond to the north. There is a handful of dwellings to the west and undeveloped land to the east. Paddocks lie further north.
Current use	Unknown, could be B1 and B8 if 05/1366 implemented.
Adjacent uses	Residential and agricultural
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	<u>10/1079</u> - Erection of a split level chalet bungalow including change of use from B1/B8 use to residential - R, appeal Dis. <u>09/0296</u> - Demolition of existing buildings and erection of a detached dwelling with detached garage with remainder of site to be used as garden - R, appeal Dis. <u>05/2014</u> - Erection of a detached bungalow with detached double garage - R <u>05/1366</u> - Erection of 2 number replacement units within one building for class B1/B8 use - AC <u>05/0710</u> - Demolition of workshop/nursery and retail shop and erection of a new building for class B1 use with associated access and parking - R <u>03/1238</u> - Change of use from redundant nursery and farm shop to residential and erection of 1No. detached bungalow and detached garage - R
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing	The site is not of any high quality landscape value and lies close to the settlement of Coxheath. There would be views from the road and longer distance views from a public footpath to the north. Development of the site would consolidate built development in the countryside.

screening	Landscape Character Area Assessment: "KEY CHARACTERISTICS • Plateau above Greensand Ridge • Orchards and soft fruit production • Broadleaf woodland with sweet chestnut coppice • Extensive recent development at Coxheath • Long distance views across the Medway Valley to the North Downs Condition Assessment - Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE Gallants Flats - KEY CHARACTERISTICS ☐ ☐ Orchards ☐ ☐ Tree lines and hedgerows ☐ ☐ Shelterbelts ☐ ☐ Arable fields Condition Assessment Moderate Condition Assessment Moderate ☐ ☐ Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐ ☐ Conserve traditional orchard pattern where remaining and resist further loss of traditional field pattern ☐ ☐ Conserve trees along Gallants Lane and enhance this characteristic through planting new native trees where appropriate"
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: "The site is within 100meters of a Local Wildlife site and Ancient woodland. The site is a mixture of rough grassland, scrub/woodland and bare ground. The eastern boundary is a mature hedgerow. There is a pond within 100m of the site. There is a potential for GCN, Reptiles and bats to be present. Ecological constraints level 3 - Some suitable habitats and features for protected/notable species present on or near site."
Trees (inc. TPO, ancient woodland within and adjacent to site)	Not of significant amenity value.
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	Public footpath only at a distance to north
Access (Highways) • Site access • Impact on wider highway network	KCC Highways comments: • The site is accessed from the B2163 Heath Road. The site access junction would need widening and

- Access to strategic/main highway network - Availability of public transport/walking/cycling	the visibility splay would need to be improved if the site were to be developed. - The crash record for the B2163 close to the site is relatively poor, with 15 incidents (including 2 serious) recorded from Wilkins Corner to the junction between the B2163 Heath Road and Heath Road to the west. - The B2163 is a national speed limit road and therefore any additional vehicle manoeuvres turning onto the road would be of concern without mitigation.
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: - The nearest services are located in Coxheath, approximately 1.5 miles away. - Bus stops on Gallants Lane (200M away) are served by the hourly 89 bus service, but as the B2163 does not have a footway and therefore the service would be difficult to access.
Air quality/noise	Unlikely to be significant.
Land contamination	Possible, extent unknown.
Flood Risk (zone/drainage)	Not expected to be a significant issue.
Impacts on existing residential amenity (including access to open space)	Only property close is Dingley Dell, may not be significant, subject to detail.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	This site is relatively well related to facilities, although it is not part of any strong pattern of built development, but the edge of a small group of dwellings. The site is not considered of high landscape quality.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected. History indicates that contamination is likely to be present, which could result in clean up costs.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	

2026 - 2031

5. CONCLUSIONS

Planning permission has previously been granted for a barn-style building on site for Class B1/B8 use.

This site is not part of a pattern of built development and residential development would not relate particularly well to the layout of the surroundings. It is on the edge of a small group of dwellings, so would extend this further into the countryside. It is relatively close to facilities in Coxheath.

Possible ecology/woodland constraints.

Given the visual impact and the minor positive impact upon the housing provision, it is not considered that this site should be accepted.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-20
Site name/address	Hoppersfield, Tonbridge Road
Landowner	Mr Bowra
Agent	Mr Bowra
Greenfield/PDL	Greenfield
Site area (ha)	0.44 ha
Proposed yield	8 to 12 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Proposed site within rural location adjacent to urban boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is adjacent to Tonbridge Road and to the west of the urban boundary of Maidstone. The site is within an Area of Local Landscape Importance. The pattern of development is inconsistent and more sporadic within this area outside of the urban boundary. A cluster of development to the west of the site. The site is within the Medway Valley and therefore there are extensive views to the rear across the valley. The site is set on a lower level than the road and has an existing vehicular access from Tonbridge Road. The site contains 3 buildings including 'The Cookhouse' which is a Grade II listed building and 'The Sheephouse'. The remaining barn style building is sited adjacent to the road. Much of the square shaped site is laid to lawn with some landscaping including a line of established planting to the southern boundary.
Current use	'The Cookhouse ' and 'The Sheephouse' on site have lawful uses as tourist accommodation. The remaining barn style building appears to be used for storage purposes.
Adjacent uses	Residential uses are predominantly within the vicinity of the site including a residential development of No8 dwellings and of 1980's construction. To the east and south of the site are agricultural fields.
Planning and other designations (AONB, greenbelt etc)	Area of Local Landscape Importance Open Countryside location
Planning history	Extensive planning history at this site for the conversion of a number of buildings within the site for tourist accommodation use. Planning permission has also been refused and dismissed at appeal for the conversion of these buildings for residential use. 11/0850, 05/1775, 05/0071, 04/0387, 03/0285, 03/0217, 02/2221, 01/2059, 00/0830, 00/0103, 99/1493

Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	SHLAA 2009 – Reason for rejection:- Unacceptable effect upon the setting of a Listed Building. Planning history of refusals and dismissed appeals, permission unlikely to be granted.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	1. Site falls within character area 21-1 – Barming Slopes 2. Key Characteristics (blue box) • Strong enclosure by extensive woodlands to the north • Dramatically isolated church building • Large arable fields to the west • Small area of orchards in the north east • Long views out across the Medway to West Farleigh Medway Valley Side 3. From Summary of Analysis Box • Condition Assessment = Moderate • Sensitivity Assessment = Low 4. Guideline = Improve and Reinforce • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands • Conserve traditional buildings and the striking isolated location of the church • Improve the definition of, and strengthen the boundary with, the urban edge • Improve the quality of existing boundaries
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecology Response – “Ex Farm Buildings, amenity grassland and areas of scrub. The buildings are in poor condition so potential for bats to be roosting”. (2)
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs on site and although there are some trees within the hedgerows there are no specific specimens that would be worthy of a TPO.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	Historic Buildings: The site contains a listed building, the former hoppers’ kitchen. Development of the site would remove the rural and agricultural context for this heritage asset which given its original use would be highly detrimental to its significance. Forge House adjacent is a former Grade II listed building of late 18th/ early 19th Century date. Its setting has already been compromised to its western side by the development of houses in the late 20th Century. Development of this site would further dilute its setting. There are also currently attractive rural views over the site towards the spire of the Grade I listed parish church of Barming. The isolated rural setting of this church is an important contributor to its significance and the incursion of urban development into this view will have

	some detrimental impact. Conservation Areas: None affected. Historic Parks and Gardens: None affected. Archaeology: No known implications.
Archaeology (SAM etc.)	KCC Archaeology Response:- site lies north of some Roman activity sites, including a walled cemetery; site contains former Hoppers Field farm complex with one historic barn building surviving on site; includes the Cookhouse Listed Building.
PROW (within or near site)	Public Right of Way KM8 is located to the west of the site and extends from Tonbridge Road south through agricultural land.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Comments:- • Site accessed form the A26 Tonbridge Road. • The site is considered suitable for housing. It enjoys direct access to the A26 Tonbridge Road, which has a relatively good crash record, although there is a poor crash record at its junction with North Street and South Street which may require mitigation. A continuous footway link to the centre of Barming is provided on the northern side of Tonbridge Road. • All of the services within Barming are within walking and cycling distance of the site and the nearby bus stops on Tonbridge Road are served by Bus Routes 6, 6A and 7, which provide a combined service to Maidstone and Tunbridge Wells every 15 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Good access to services. • Within 1.5m of East Farleigh Rail Station. • Within 0.3m of bus stop, and local convenience shop. • Within 0.7m of local primary school. • Within 1.2m of GP surgery.
Impacts on existing residential amenity (including access to open space)	There would not be a significant impact upon neighbouring amenity. Depending of residential layout, potential for overlooking/loss of privacy to
Availability of utilities infrastructure – e.g. water/gas/electric	Utilities available on site and have been previously supplied.
Air quality/noise	As the site is adjacent to Tonbridge Road, air quality and noise would be an issue. However, mitigation of this would be possible with suitable conditions imposed

	to any planning permission. Outside of AQMA.
Land contamination	There is unlikely to be a significant contamination issue at this site. Although, a suitable condition could be imposed due to agricultural storage which may have taken place at this site over time.
Flood Risk (zone/drainage)	The site is not within a flood zone and there is unlikely to be any flooding issues.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to public transport and highway network. • Good access to local services. <u>Against</u> • Grade II listed building within site. • Rural and historic character of existing site. • Scale of site would only provide limited housing yield. • Extensive views possible of the site within surrounding area. <u>Conclusion</u> The site is not suitable for development due to the impact upon the listed building within the site and the visual impact upon the locality due to the extensive views of the site.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site is in single ownership with the tourist uses on site run by the landowner who is willing to develop the site. No existing tenancy agreements or leases outstanding.
Availability conclusion	The site is available for development and could be developed in 2012-2016.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Due to the location of the site close to listed buildings, any design would need to be of quality in form and materials. This may hinder development to some degree.
Achievability conclusion	Good availability.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	

2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Overall, this site significantly contributes to the setting of the neighbouring listed buildings. Whilst the site is sustainable to some degree, this is outweighed due to the impact upon the buildings of merit which would be compromised as a result of development. The site would also offer a limited yield for housing and therefore would not be suitable for allocation within the SHLAA.

I therefore recommend the site is rejected.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-21
Site name/address	North of Teasaucer Hill
Landowner	Mark Wooding
Agent	Anna Bloomfield - Bloomfields
Greenfield/PDL	Greenfield
Site area (ha)	1.53ha.
Proposed yield	Dwellings – Number/density not specified.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban area/rural.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the west of the urban boundary and lies within a countryside location. The site comprises a rectangular shaped site sited to the east of Hayle Place, a Grade II listed former manor house. The area to the east of the site comprises a residential area of 1960's construction. It is a mixed area of single storey and two storey properties within the scale and density reducing to the west of this area. The site area comprises land once associated with Hayle Place and comprises a residential property and its associated curtilage together with an area of rough grassland and associated mature landscaping. Within the vicinity there are a small number of residential properties sporadically placed with most fronting Teasaucer Hill and adjacent to Hayle Place. The land has a sloping topography with the land sloping west towards the Loose Valley. This gradient increases beyond the western boundary of the proposed site. To the north of the site is an area which received planning permission under 12/1848 for a residential development of 127 dwellings and landscape works. This area only was allocated under policy H1 of the MBWLP 2000. Beyond this the urban area extends north with further urban residential development.
Current use	Part of site comprises the dwelling and residential curtilage of Hayle Cottage. Remainder appears to be rough grassland, possibly used for grazing. Residential development under construction to the north - 12/1848.
Adjacent uses	Sporadic residential development with rough grassland and some grazing. Adjacent to urban residential area to east. Residential development under construction to the north

	- 12/1848.
Planning and other designations (AONB, greenbelt etc.)	• Area of Local Landscape Importance • Within Countryside • Part of site lies within Loose Valley Conservation Area
Planning history	Some planning history relating to this site. As previously detailed, planning permission for a residential development has been granted for an adjoining site (12/1848). Other planning history relating to site specifically listed below:- 12/1154 – Approved with conditions 60/0245/MK1 – Refused 60/0658/MK1 – Refused 79/0252 – Approved with conditions
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Land at Cripple Street considered in SHLAA 2009 – Reason for rejection:- The site is constrained by having a substandard access, affected by TPOs and effect on adjacent Conservation Area. The Local Plan categorises it as of 'Local Landscape Importance', and overall effect of development on the setting of the Loose Valley Conservation Area would in our view, on balance, be unacceptable.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	5. Site falls within character area 27-9 – Hayle Estate 6. Key Characteristics (blue box) • Rough pasture • Scrub vegetation • Views of Maidstone's urban edge • Hayle Place Estate 7. From Summary of Analysis Box • Condition Assessment = Poor • Sensitivity Assessment = Low 8. Guideline = Improve • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands. • Encourage the restoration of historic parkland planting around Hayle Place and respect the setting of Hayle Place itself. • Maintain Hayle Place historic walled driveway. • Enhance and respect the built and natural environment through the sensitive integration of any further development. • Respect views from, and the setting of, the adjacent Loose Valley in any development proposals.

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response:- The site is adjacent to a LWS. The site consists of an area of woodland within the middle and western side of the site. There is a rough grassland field to the north of the woodland. To the south of the woodland there is a grassland field and buildings. The site is surrounded by hedgerow and mature trees. Potential for protected/notable species to be present including reptiles, roosting bats (trees and buildings) and dormice. (Level 2).
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status Tree Preservation Order (TPO) No. 23 of 1975 protects the whole site under an 'area' designation. The most significant trees appear to be in the middle of the site. Most trees within the southern portion of the site are also protected by virtue of the Conservation area status. Ancient Woodlands There are no designated Ancient Woodlands. Hedgerow status Hedges in the southern portion of the site may be an 'important' hedgerow.
Agricultural land quality	Site falls within both Other land primarily in non-agricultural use and Grade 2 land quality.
Heritage impacts (Listed building, conservation area)	Historic Buildings: The site lies directly opposite Hayle Place (Grade II) and in fact forms part of its former parkland. The southern part of the site formerly comprised a walled garden, of which the walls still survive as attractive historic features; it also contains the early 19th Century gardener's house, which although subject to some inappropriate alterations still maintains much character and is worthy of consideration as a non-designated heritage asset, as are the garden walls. The garden walls and this house are attractive historic features which make a positive contribution to the setting of the listed building and enhance its significance. Development of this site would have a severe impact on the setting of Hayle Place, particularly given its close proximity and the loss of setting which will also ensue from the development of land to the north for which planning permission has been granted. It would also have an extremely adverse impact on the non-designated heritage assets of the garden walls and the gardener's house.

	Conservation Areas: The site lies within the Loose Valley Conservation Area, where its open character as land formerly within the park/garden of Hayle Place is important to the character and appearance of this part of the conservation area. Historic Parks and Gardens: Although no registered sites are affected, the park and gardens formerly associated with Hayle Place are of local interest and importance for the reasons outlined above and development of the site would be highly detrimental. Archaeology: Roman burials were found within this site in 1834; it is therefore possible that further burials may exist and also that there may well have been some form of Roman occupation nearby. The site probably has potential from the medieval period too, as Hayle Place appears to have been the site of a former house – Hasted, writing in 1798, describes it as being “formerly called Le Hayle, and by the ancient gateway seems to have been an habitation of some account in past times”. He goes on to say that the house was “new fronted” in 1763 which suggests that what we now see is a re-casing of an older house. Other Comments: There are very strong heritage objections to the development of this site.
Archaeology (SAM etc.)	KCC Archaeology Response:- Site contained a Roman cinerary urn which may be part of a larger Roman cemetery site; lies adjacent to the post medieaval mill complex of Hayle Mill. (Level 3).
PROW (within or near site)	Public Right of Way KB33A extends north/south adjacent to the urban boundary and extends east/west to the southern boundary of the site. KB22 extends to the south of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Response:- • Potential access from Teasaucer Hill. • The site is considered suitable for housing development with a good crash record and good links to the strategic road network. However, Teasaucer Hill is a single carriageway road, which may need to be considered when developing the site. The potential access to the site is situated on a bend which may need to be addressed as the visibility is poor at this location. • Teasaucer Hill currently lacks a footway which may

	need to be addressed. • There is a bus stop located nearby on Loose Road with half hourly services into Maidstone Town Centre.
Access to services – distances from bus stop/rail station/shop/GP/school	• Within 3m of Maidstone East Rail Station • Within 0.5m of local shops, GP and bus service which runs along Loose Road serving the Town Centre and villages to the south. • Within 1.2m of local school.
Impacts on existing residential amenity (including access to open space)	There is unlikely to be an impact upon existing residential amenity of properties within vicinity due to their proximity to the proposed site.
Availability of utilities infrastructure – e.g. water/gas/electric	Utilities exist nearby within Richmond Way, Teasaucer Hill and adjoining site currently being developed and could be provided within the proposed site.
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	No issues raised.
Flood Risk (zone/drainage)	The site does not comprise a flood zone and it is not anticipated that flooding would be an issue.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services. • Development would provide good housing yield. <u>Against</u> • Visual harm to Area of Local Landscape Importance. • Land provides some landscape and ecology quality. • Harm to existing semi rural character of area. • Significantly contributes to the character of the area. • Impact upon protected trees within the site. • Visual harm to the appearance and character of the Loose Valley Conservation Area. • Harm to setting of neighbouring listed building and parkland of Hayle Place. <u>Conclusion</u> Development at this site would extend the grain of development for the recent grant of permission 12/1848 to the north. This would result in the erosion of the setting of the Hayle Place buildings and would erode part of the Area Local Landscape Importance and well as possible harm to the character and appearance of the Loose Conservation Area. There would be strong heritage concerns relating this development at this site as outlined above. It should be noted that sites H)-22 and HO-68 border the proposed site. This proposed site is the closest to the Hayle Place buildings and Conservation Area of Loose Valley and therefore would have the greatest

	impact from a heritage point of view. Therefore, for the reasons stated above, this site is unlikely to be suitable for development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site appears to have one owner who is willing to develop the site with a willing developer also interested in the site. Available for development 2012-2016.
Availability conclusion	

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Due to the sensitivity of the site, there would be additional costs to development in terms of design and materials although development would be achievable.
Achievability conclusion	Good achievability.

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent/developer suggested).
2016 – 2021	X (appropriate access arrangements would need to be agreed).
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Overall, I consider that development at this site would result in the erosion of the setting of the Hayle Place buildings and would possible harm to the character and appearance of the Loose Conservation Area. It is noted that sites HO-22 and HO-68 border the proposed site. This proposed site is the closest to the Hayle Place buildings and Conservation Area of Loose Valley and therefore would have the greatest impact from a heritage point of view. Therefore, for the reasons stated above, I do not consider the site is suitable for development and recommend the site is rejected for development. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-22
Site name/address	Cripple Street
Landowner	Jim Dimmock
Agent	Peter Court – Peter Court Associates
Greenfield/PDL	Greenfield
Site area (ha)	2.1 ha
Proposed yield	Dwellings – Number/density not specified
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban area
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the west of the urban boundary and lies within a countryside location. The site comprises a rectangular shaped site sited to the east of Bockingford Court, a Grade II listed building. The area to the east of the site comprises a residential area of 1960's construction. It is a mixed area of single storey and two storey properties within the scale and density reducing to the west of this area. The site comprises rough grassland with established landscaped borders and is adjacent to the urban area and the properties of Broadoak Avenue. Within the vicinity there are a small number of residential properties sporadically placed with most fronting Cripple Street including the Grade II listed Bockingford Court. The land has a sloping topography with the land sloping west towards the Loose Valley. This is a slight gradient which increases further to the west of the site. To the north of the site is an area which received planning permission under 12/1848 for a residential development of 127 dwellings and landscape works. This area only was allocated under policy H1 of the MBWLP 2000. Beyond this the urban area extends north with further urban residential development.
Current use	Site appears to be rough grassland, possibly used for grazing.
Adjacent uses	Sporadic residential development with rough grassland and some grazing. Adjacent to urban residential area to east. Residential development under construction to the north - 12/1848.
Planning and other designations (AONB, greenbelt etc.)	• Area of Local Landscape Importance • Within Countryside

	Site lies to the east and adjoins the Loose Valley Conservation Area
Planning history	Some planning history relating to this site. As previously detailed, planning permission for a residential development has been granted for an adjoining site (12/1848). Other planning history relating to site specifically listed below:- 91/0187 – Approved with conditions 70/0044/MK1 – Refused 69/0264/MK1 – Refused
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Land at Cripple Street considered in SHLAA 2009 – Reason for rejection:- The site is constrained by having a substandard access, affected by TPOs and effect on adjacent Conservation Area. The Local Plan categorises it as of 'Local Landscape Importance', and overall effect of development on the setting of the Loose Valley Conservation Area would in our view, on balance, be unacceptable.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	9. Site falls within character area 27-9 – Hayle Estate 10.Key Characteristics (blue box) - Rough pasture - Scrub vegetation - Views of Maidstone's urban edge - Hayle Place Estate 11.From Summary of Analysis Box - Condition Assessment = Poor - Sensitivity Assessment = Low 12.Guideline = Improve - Consider the generic guidelines for Greensand Orchards and Mixed Farmlands. - Encourage the restoration of historic parkland planting around Hayle Place and respect the setting of Hayle Place itself. - Maintain Hayle Place historic walled driveway. - Enhance and respect the built and natural environment through the sensitive integration of any further development. - Respect views from, and the setting of, the adjacent Loose Valley in any development proposals.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response:-

	A rough grassland field with a number of trees within the site. The site is surrounded by hedgerows and mature trees. The site has potential to be suitable for protected/notable species including reptiles and roosting bats (Level 2).
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status Whilst the trees on the site are not currently protected there appear to be significant trees on the western edge of the site and possibly some hedgerow trees to the north of merit. Trees immediately to the northwest of the site will be protected by virtue of being located in the Conservation area. Ancient Woodlands There are no designated Ancient Woodlands. Hedgerow status There appear to be no 'important' hedgerows.
Agricultural land quality	Site falls within both Other land primarily in non-agricultural use and Grade 2 land quality.
Heritage impacts (Listed building, conservation area)	Historic Buildings: The site occupies land formerly under orchard use, presumably associated with Bockingford Farm, whose farmhouse remains and is listed Grade II. It is now subsumed in the late 20th Century development of Broadoak Avenue/ Buxton Close which has seriously impacted upon its setting and detracts from its significance. However, rural land in the form of this site still remains to the immediate west, and this is the only side on which the original setting of the farmhouse is preserved. Development of this land would complete the destruction of the setting of the listed farmhouse, much to the detriment of its significance. Conservation Areas: The site lies adjacent to the boundary of the Loose Valley Conservation Area and its present open agricultural character is important to the setting of the conservation area. Historic Parks and Gardens: No registered sites affected but development of this land would adversely affect the setting of the locally important parkland associated with Hayle Place. Archaeology: No known implications.
Archaeology (SAM etc.)	KCC Archaeology Response:- site lies close to the discovery of a Roman cinerary urn which may be part of a larger Roman cemetery; site lies adjacent to Bockingfold Farmhouse and Bockingfold post medieval sites. (Level 3).
PROW (within or near site)	Public Right of Way KB22 extends to the eastern

	boundary of the site. KB33A extends to the north and adjoins the northern boundary of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Response:- • Potential access from Cripple Street. • The site is considered suitable for housing development; however the severe peak period congestion at the A229 Loose Road / Boughton Lane / Cripple Street junction and the limited options for further capacity improvements may constrain the quantum of development that is acceptable at this location. • Improvements may need to be made to provide adequate visibility at the site access. However, the crash record on Cripple Street is good. • Cripple Street does have a footpath which could be extended from the site down to Teasaucer Hill. • There is a bus stop located nearby on Loose Road which could serve the development, providing half hourly services into Maidstone Town Centre.
Access to services – distances from bus stop/rail station/shop/GP/school	• Within 3m of Maidstone East Rail Station • Within 0.5m of local shops, GP and bus service which runs along Loose Road serving the Town Centre and villages to the south. • Within 1.2m of local school.
Impacts on existing residential amenity (including access to open space)	There is unlikely to be an impact upon existing residential amenity of properties within Broadoak Avenue although a buffer will need to be provided to ensure no loss of privacy/overlooking.
Availability of utilities infrastructure – e.g. water/gas/electric	Utilities exist nearby within Broadoak Avenue, Teasaucer Hill and adjoining site currently being developed and could be provided within the proposed site.
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	No issues raised.
Flood Risk (zone/drainage)	The site does not comprise a flood zone and it is not anticipated that flooding would be an issue.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services. • Development would provide good housing yield. • Good relationship to the existing urban boundary. <u>Against</u> • Area of Local Landscape Importance. • Land provides some landscape and ecology quality.

	• Site contributes to the semi rural character of this area. • Loose Valley Conservation Area. • Harm to setting of neighbouring parkland of Hayle Place and listed building of Bockingford Court to the west of the site. <u>Conclusion</u> Development at this site would extend the grain of development from Broadoak Avenue to the east and would infill the space between the urban area and the sporadic development fronting Cripple Street to the west of the site. Whilst this would have an impact upon the setting of the listed buildings of Bockingford Court and the Loose Valley Conservation Area, I do not consider that this would be a significant impact to resist development altogether. In addition to this, the need to provide sites suitable for housing holds significant weight which outweighs this visual harm. In addition to this, the NPPF attaches less weight to the protection of locally designated landscapes such as the areas of local landscape importance which is applicable in this case. It should be noted that sites HO-21 and HO-68 border the proposed site. I therefore consider that this site is suitable for development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site appears to have one owner who is willing to develop the site with a willing developer also interested.
Availability conclusion	Positive

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site has some ecological and landscape value which would require suitable mitigation. Although I consider that development of this site would be achievable.
Achievability conclusion	Positive

Timing (following assessment - when could the site be delivered?)	
now – 2016	Agent/developer suggested.
2016 – 2021	Appropriate access arrangements would need to be agreed. Sooner implementation may be achievable.
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Layout and design would be very important in developing this site. Access to the site would also be important and should this site come forward, highway improvements within the locality are likely to be necessary as per the comments from KCC Highways.

Overall, I consider that this site is suitable and I recommend that it is accepted for development.

ACCEPT

Approximate Yield: 70

1. SITE INFORMATION	
Reference number	HO-23.
Site name/address	Gore Court.
Landowner	James Barker.
Agent	Peter Court Associates.
Greenfield/PDL	Greenfield.
Site area (ha)	4.6.
Proposed yield	Not indicated.
Is the site urban, adjacent to urban, rural settlement or rural	Rural.
Site origin (e.g. Call for Sites)	Site was submitted to call for sites as part of the 2009 Strategic Housing Land Availability Assessment (SHLAA). The site was resubmitted as part of the 2012 strategic site allocations call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The land being promoted for development at Gore Court, Church Lane is within the same ownership of Gore Court house (a Grade II* listed building) and is screened from that particular building by mature trees. The site is bounded by East Wood (ancient woodland) to the south east, open countryside to the north and south, and the western boundary of the site along Church Road comprises woodland (approx 70m strip, including ancient woodland at Senacre Wood) forming part of the screen between the site and Woolley Road (Senacre/Shepway). The site is currently in use as a private garden to Gore Court, and can be described in general terms as an attractive parkland setting.
Current use	Garden/private amenity.
Adjacent uses	Farmland and open countryside. A large section of the site to the west lies in close proximity to Woolley Road and a number of the small residential estates that use Woolley Road to connect to Willington Street.
Planning and other designations (AONB, greenbelt etc.)	Open countryside.
Planning history	Gore Court is a Grade II* listed building and has been granted planning permission for alterations to doors and fenestration. Within the grounds of Gore Court an associated building has been converted to residential accommodation.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	From Maidstone Landscape Character Assessment 2012 The site lies within the broader Langley Heath undulating farmlands character area (LCA 30), falling within detailed landscape character area 30.3 Gore Court Farm, the key characteristics for which are:

	• Flat topography • Medium-sized irregular fields – arable • Remnant woodland blocks include. AW • Parkland landscape of Gore Court • Some suburban influence on land use and vegetation. <u>Views</u>: Parkland views, opening up to views across the North Downs <u>Condition</u>: Very Good <u>Sensitivity</u>: Moderate <u>Landscape Guidelines</u>: Conserve & reinforce. Generic guidelines include: • Promotion of appropriate fruit growing. • Conserve traditional landscape patterns & connectivity • Conserve/reinstate hedgerow boundaries. Actions for the site to include: • Conserve/reinforce woodland with links to AW & parkland. • Conserve parkland characteristics. • Conserve setting of Gore Court & Rumwood Park.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Two areas of Ancient Woodland lie in relatively close proximity to the east and west site boundaries. A pond lies within woodland on-site. KCC advise that the presence of and potential for impacts to protected species would need to be assessed at the application stage for the site. Surveys may be needed for dormice, breeding birds and bats. A preliminary ecological assessment would provide detailed recommendations for specific surveys. In addition to mitigation for protected species impacts, there would also need to be measures in place to minimise the potential for development at this location to result in deterioration of the woodlands around the site. Kent Wildlife Trust raises concerns over the potential for ancient woodland to be further fragmented and become ringed by development and seeks the protection and enhancement of all woodland on site will need to be secured within policy. Maidstone Borough Council –Local Biodiversity Access (LBAP) Plan advises that the site is one of a number of undeveloped sites which act as buffers and stepping stones between remaining Ancient Woodland blocks and Mote Park.

	Ancient and species rich hedgerows are a UK BAP habitat but for which we have no specific LBAP action plan. Connectivity with hedgerows in this area is important but MBC has no specific projects in the area. 1/4, 1 is the most sensitive.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No Tree Protection Orders on site. However, there are a number of mature trees on and adjacent to site with protectable trees/groups/woodland south of Gore Court.
Agricultural land quality	Land is generally grade 2 agricultural land in this area. However, this site is in use as a private garden.
Heritage impacts (Listed building, conservation area)	Gore Court is a grade II* listed building.
Archaeology (SAM etc.)	Site contains the medieval and post medieval complex of Gore Court with its associated formal gardens and wider parkland landscape. Site is likely to contain sensitive medieval and later archaeology, upstanding remains and historic landscape features. 3/5, 5 is least sensitive.
PROW (within or near site)	To the east of the site a public right of way runs in a generally north-south direction, providing access from Church Lane and White Horse Lane out towards Green Hill in the centre of Otham village (KM87, KM88, KM90).
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Access to the site would be from Church Road, which links the site to the residential area of Downswood less than 1 mile to the north, and Sutton Road (via Gore Court Road) less than 1 mile to the south. Church Road is a narrow minor road which for the most part passes through woodland, thus reducing visibility. Access is an issue in this area, particularly because of the distance from the site to Sutton Road (A274) and the width of Church Road/Gore Court Road, which links to this main transport artery into the town centre. Access to Willington street (which would provide the option of linking to Sutton Road or Ashford Road (A20)) is possible but not preferred as this would result in directing traffic on narrow roads through the established residential areas of Downswood and Senacre. Public Transport • Buses 84, 85 & 86 – Shepway/Senacre Wood (Woolley Road) – Town Centre. Bus stop is less than 5 min walk from site – but would involve creating a linkage through a 30m woodland strip to Woolley Road. • No. 82 Bus service from Maidstone town centre to Parkwood (Wallis Ave) is well used and has a frequency of every 10 mins at peak times – this service also runs through the town centre to Maidstone Hospital. Site is approx 20 min walk from

	bus stop.
Access to services – distances from bus stop/rail station/shop/GP/school	Geographically the site is in close proximity to the Senacre shopping parade on Woolley Road but access to this area would have to be provided through a strip of woodland (approx 70m) between Church Road and Woolley Road. There would have to be a crossing point on Woolley Road but existing speed ramps on this road make this an easy solution. • Nearest primary school is 10-15min walk. • Nearest secondary school is New Line Learning near Linton corner. • Nearest GP is 0.5 miles. • Nearest dentist is 0.4 miles. • Nearest PO is at parade of shops (Senacre) a 5-10 min walk away. Also have the parade of shops at Parkwood less than 1 mile away. • Morrisons supermarket Sutton Road is approx 1 mile from site.
Impacts on existing residential amenity (including access to open space)	Impacts on existing residential amenity are not immediate. Gore Court could only likely be developed as part of a wider land release that links it to the existing urban area to the west. As part of this there would traffic and open space considerations to take into account, which would affect the living environment for existing residents in the area. It is difficult to define exactly, but there is a question of intensity and the cumulative effect of development if this did occur.
Availability of utilities infrastructure – e.g. water/gas/electric	Southern Water advises that significant off-site sewerage infrastructure will be required to serve the strategic locations in the Maidstone Urban Area. This is the case regardless of which sites are selected. The need for this infrastructure should be identified in policy terms in the Core Strategy. This does not preclude any of the sites from future development.
Air quality/noise	No issues.
Land contamination	No issues.
Flood Risk (zone/drainage)	Flood zone 1.
Suitability (assessment conclusion)	<u>For</u> • Few on-site constraints to development. <u>Against</u> • Site access (particularly the narrow width of Church Road for vehicles) and difficulty of connecting to the A20 and A274. • Landscape character - the rural character and appearance of this site make it part of Maidstone's countryside setting. • Two areas of Ancient Woodland lie in relatively close proximity to the east and west site boundaries. • Development on site may negatively impact on the setting of Gore Court House, a Grade II* listed building.

	<u>Conclusion</u> For this site to be developed, Church Lane would need to be improved sufficient to be able to take development not only from Gore Court, but also from the other sites that would need to be allocated for Gore Court to also be acceptable. In addition to the fact that this site cannot be allocated alone, if development were to proceed the setting of Gore Court would be irreversibly damaged and the rural character of the area changed fundamentally. This site is unsuitable for development.

3. AVAILABILITY

Is the whole site available for the proposed use, e.g.: - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site is available for use and the information submitted from the planning agent does not indicate any issues in this respect.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered.	The achievability of this site would be dependent on the allocation of land surrounding it, otherwise this would not be adjacent to the urban area.
Achievability conclusion	Negative/neutral (this relies on the allocation of other land).

Timing (following assessment - when could the site be delivered?)

now – 2016	X (indicated by agent).
2016 – 2021	X (dependent on other sites being allocated and developed).
2021 – 2026	X (dependent on other sites being allocated and developed).
2026 – 2031	

5. CONCLUSIONS

The proposed development at Gore Court would see residential units in the grounds of a grade II* listed building. The landowner has suggested that this development could fund the ongoing restoration of the building. In addition to the allocated sites at North of Sutton Road and North of Bicknor Wood, development at this location would see the eastern boundary of the Maidstone urban area extending further into the open countryside. Opposite the site on Church Road, the woodland is designated ancient woodland. Without the allocation of submitted sites adjacent to Gore Court, this site itself would not be adjacent to the urban area. Church Road is relatively restrained at this location due to its location passing through woodland and due to the narrowness of Gore Court Road to the south.

The wooded/parkland character at this location, combined with restricted access means that on the whole this site is unsuitable for development. This site is in principle unacceptable without the larger scale allocation of land in the area which would encompass it. The site alone is not adjacent to the existing urban area.

This site is rejected for development.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-24
Site name/address	Maidstone Road, Headcorn
Landowner	Alfred Day and Sons Ltd
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	4.9 ha
Proposed yield	Up to 147 dwellings at 30 dph
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is generally flat, open field. Forms visual break between Headcorn village and sparser built development to north. There is a ribbon of built development to the south, fronting the road, running into Headcorn village.
Current use	Open farmland
Adjacent uses	Mainly agricultural, some residential
Planning and other designations (AONB, greenbelt etc)	Special Landscape Area
Planning history	<u>61/0161/MK2</u> – Outline application for residential development - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site makes a positive contribution to the open character of the Special Landscape Area and is of scenic quality, visible from both the main road and public footpaths, including one crossing the site. It is not closely related to the built form of Headcorn village because the close-by part of the village settlement boundary comprises a ribbon of development fronting the road, with the main part of the village being more compact to the south east. Development would harm the scenic quality and open character of the Special Landscape Area. Landscape Character Area Assessment: Key Characteristics (blue box) • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees Summary of Analysis • Condition Assessment = Good • Sensitivity Assessment = High

	Guideline = Conserve • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No significant impact likely, as useable farmland. KCC Ecological Officer comments: "A large arable field which is surrounded by mature hedgerow - there is a tree in the centre of the site. Large number of ponds within the surrounding area. Some potential for bats to use the hedgerows for foraging, roosting or commuting and presence of Reptiles and GCN within the site - particularly in the boundary. Ecological constraint level 2 - Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	One tree of high amenity value but could be retained.
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	Grade II Listed White Barn to south, setting unlikely to be significantly compromised. Conservation Officer comments: "The Barn (Grade II) lies a little to the south of this site. Rather unusually, this former agricultural building always seems to have formed an isolated feature, not being associated with other farm buildings or a farmhouse. It is now linked to Headcorn to the south-east by a long ribbon of 19th and 20th Century housing; to the north-west it is bounded by the grounds of a bowling club, which whilst open in nature does not have the character of open countryside. A little further to the north-west along Maidstone Road lies another short ribbon of 20th Century housing development. The original isolated rural setting of this building has, therefore, already been substantially lost. Development of this nearby land for housing, whilst having an effect on the setting of the listed building, would perhaps not be so damaging as it might have been given the context of these existing ribbons of development."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "No known archaeological potential on the site or part of it"
PROW (within or near site)	KH585 on site. KH584 to north west.
Access (Highways) • Site access • Impact on wider highway network	Onto 50 mph stretch of A274. Public transport available. KCC Highways comments:

- Access to strategic/main highway network - Availability of public transport/walking/cycling	- Site situated within close proximity of the Headcorn village boundary. - Site accessed from the A274 Maidstone Road. - The site is considered suitable for housing. It enjoys direct access to the A274 primary route, which has a good crash record, although the northward extension of the 30mph speed limit beyond the site access may be required. - The site is within walking and cycling distance of many of the residential properties and services in Headcorn village.
Access to services – distances from bus stop/rail station/shop/GP/school	Generally well related to services/ facilities. Short distance from Headcorn village centre, which includes food store, school, train station, etc. Pavement leads to village. KCC Highways comments: The site is served by Bus Route 12, which provides an hourly service to Maidstone and Tenterden on weekdays, and within relatively close proximity of Headcorn Station, which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross.
Air quality/noise	Some potential for road noise.
Land contamination	Not expected
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Unlikely to be significant adverse impact.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Unsuitable. Visual impact of development would be harmful to open character and scenic quality of Special Landscape Area.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	
2021 – 2026	✓
2026 – 2031	

5. CONCLUSIONS
Development of this site would harm the open character and scenic quality of the Special Landscape Area. The site makes a positive contribution to the open character of the Special Landscape Area and is of scenic quality, visible from both the main road and public footpaths, including one crossing the site. It is not closely related to the built form of Headcorn village because the close-by part of the village settlement boundary comprises a ribbon of development fronting the road, with the main part of the village being more compact to the south east. This site forms a visual break between Headcorn village and sparser built development to north. Residential development here would consolidate built development in a lengthy northward strip, which would not relate well to the existing extent of the settlement and the joining of the village to existing development north of the site (the site forming a substantial gap and visual break in between) would exacerbate the harm to the openness of the Special Landscape Area. The site is relatively well related to existing facilities, including Headcorn station, shops and other facilities, but given the substantial visual harm, it is concluded that this site should be rejected. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-25
Site name/address	6 Tonbridge Road
Landowner	
Agent	Page and Wells
Greenfield/PDL	PDL
Site area (ha)	0.1 ha
Proposed yield	20 flats
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is a commercial site located on Rocky Hill on the northern side of the A26 Tonbridge Road. The site is triangulated by the A20 to the south, A20 London Road to the north and Rocky Hill to the east, which form a gyratory. Site is located on the outskirts of the town centre. The site comprises a car park and shop and is surrounded by a variety of commercial uses (office, retail, and a hotel). There is also large medical centre under construction opposite the site and beyond this, to the south west, are flats. The existing buildings on site are two storey with the older buildings toward the rear of the site. These appear to be early 20th century with a 1950's extension to the building the front is the more modern.
Current use	Car Park, Shop, Workshops.
Adjacent uses	Hotel, Garage, Offices, Medical Centre, Shops
Planning and other designations (AONB, greenbelt etc)	Allocated for Economic Development (principally B1 use) within the Development Plan. No landscape designations
Planning history	Historic application relating to the business use of the premises.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	No landscaping on site and little landscaping within the surrounding area. Area is heavily built up dominated by the road gyratory. Buildings are of varied age and appearance and of varied architectural detail. Very open from the A26 to west, no screening in place. Located on Rocky Hill, any high rise development would be highly prominent in medium to long distance views of the area. The site is within the urban area and not within a

	landscape character assessment area.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. PDL site and therefore of very low ecological value. Although the buildings may be used by roosting bats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	None
Agricultural land quality	N/A.
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	None.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Existing access to the site is off the A20 to the south of the site. Located within 0.5km of the town centre, the site has good access to bus services; bus services run on the A26 and the A20 and both Maidstone East and West train stations are within walking distance. Good cycle and footpaths routes along the river. • Site located adjacent to existing residential and commercial properties within Maidstone Town Centre. • Site accessed from the A26 Tonbridge Road. • The site is considered suitable for housing in the form of flatted development. It enjoys direct access to the A26 Tonbridge Road, which has a relatively poor crash record, although the majority of these crashes have been minor in nature and should be set in the context of the high peak time traffic flows into central Maidstone. • Consideration should be given to the effect of the development on local air quality. • The site is within walking and cycling distance of many of the services within central Maidstone via continuous footway links and is close to Maidstone West Station. • London Road is served by frequent bus services to Maidstone Hospital, Tonbridge, Tunbridge Wells and the Medway Gap settlements. The site is within close proximity of Maidstone West Station, which is served by half-hourly rail services to Strood and hourly services to Paddock Wood and Tonbridge on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is a town centre location. Local shops, public transport, St Michaels Primary School and health facilities are within 1km of the site. • Site located adjacent to existing residential and commercial properties within Maidstone Town Centre. • Site accessed from the A26 Tonbridge Road. • The site is considered suitable for housing in the form of flatted development. It enjoys direct access to the A26 Tonbridge Road, which has a relatively poor crash record, although the majority of these crashes have been minor in nature and should be set in the context

	of the high peak time traffic flows into central Maidstone. • Consideration should be given to the effect of the development on local air quality. • The site is within walking and cycling distance of many of the services within central Maidstone via continuous footway links and is close to Maidstone West Station. • London Road is served by frequent bus services to Maidstone Hospital, Tonbridge, Tunbridge Wells and the Medway Gap settlements. The site is within close proximity of Maidstone West Station, which is served by half-hourly rail services to Strood and hourly services to Paddock Wood and Tonbridge on weekdays.
Impacts on existing residential amenity (including access to open space)	There are no flats or housing adjacent or opposite the site. Impacts upon residential amenity are therefore very low Site has good access to the river bank and riverside walk. Public parks such as Whatman Park and Brenchley Gardens are within walking distance.
Availability of utilities infrastructure – e.g. water/gas/electric	Edge of town centre site and would have connections to serve the current bathroom showroom.
Air quality/noise	Noise disturbance from the adjacent garage to the north and surrounding roads is likely. Air quality issues from traffic on the circulatory.
Land contamination	Possible given the current use of the site and the surrounding uses.
Flood Risk (zone/drainage)	Not located within a designated flood zone.
Suitability (assessment conclusion)	The site is previously developed land within the urban area (edge of centre). It would be a suitable residential development site. Approximate Yield: 20

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing Landowner. Developer Interest
Availability conclusion	Site is available with some development interest but there is an existing occupant of the unit for retail purposes that would need to quit the site.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	Development should be achievable on the site.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	
2021 – 2026	x
2026 – 2031	

5. CONCLUSIONS
The site is previously developed land within the urban area. It is within a designated employment site (B1) but does not have this use on it at the current time (being A1). There would need to be work done to demonstrate the site is not suitable for employment (under the current policy regime). However, this has been undertaken successfully at other sites nearby. Based on this assumption the site would be acceptable. The design of the scheme would have a significant bearing on the yield but approximately 20 units could be achievable. ACCEPT Approximate yield: 15

1. SITE INFORMATION	
Reference number	HO-26
Site name/address	Rochester Meadow, Old Chatham Road, Sandling.
Landowner	Mr and Mrs Murray
Agent	N/A
Greenfield/PDL	Greenfield.
Site area (ha)	2ha.
Proposed yield	25 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Greenfield – To the north of urban boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises a partial of land surrounded by residential development lining Chatham Road, Tyland Lane and Boarley Lane. To the south of the site is the M20 and the slip road leading from the A229. The site has a sloping topography with the land rising to the north. The vicinity and area surrounding the site is in residential use with part of the site used for grazing of horses. Part of the site is rough grassland with some significant landscaping within it, particularly to the western corner. This includes some significant planting and trees with hedgerows and trees forming the boundary to the field. Due to the rising topography of the site, views are possible from the footbridge crossing A229.
Current use	The site does not appear to be actively used. Stated by landowner within submitted proforma.
Adjacent uses	Appears to be some grazing of horses on adjoining fields.
Planning and other designations (AONB, greenbelt etc.)	• Site lies within Strategic Gap • To the south/east of AONB and SLA but outside of Kent Downs AONB
Planning history	Some planning history at this site, appears to be associated with the use of neighbouring land. Listed below:- 55/0213/MK2 - Refused 69/0161/MK2 – Approved with conditions
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact –	13.Site falls within character area 12-2 – Sandling

including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Woodland and Heath • Major road infrastructure • Mostly modern housing • Pockets of vernacular style buildings • Vegetation clumps and topography limit views • Coppice woodland • Mill ponds 14.Key Characteristics (blue box) 15.From Summary of Analysis Box • Condition Assessment = Poor • Sensitivity Assessment = Low 16.Guideline = Improve • Consider the generic guidelines for the Gault Clay Vale. • Improve the more distinctive and characteristic elements, such as Cuckoo Wood, which strengthen the setting of the Kent Downs AONB and provide historic and ecological value. • Resist further inappropriate and out of scale development. • Improve field boundary pattern by planting native hedgerows at Grange Farm. • Improve treatment of boundaries between road corridors and housing.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response:- The site is a rough grassland field with an area of woodland/scrub to the east of the site. There is a building within the scrub area. The site is surrounded by hedgerow and mature trees. The site is within 1.5km of a SAC and SSSI so there would be a need to consider the impact the development would have on the designated sites - in particular from recreation. There is potential for protected/notable species to be present including reptiles, GCN and breeding birds. (2)
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Whilst the trees on the site are not currently protected there appear to be significant trees marking boundaries and a shaw to the southern tip of the site. Ancient woodlands (<i>from 'a revision of the Ancient Woodland Inventory for Maidstone borough, August 2012'</i>) There are no designated Ancient Woodlands.

	Hedgerow status: There appear may be 'important' hedgerows marking field boundaries.
Agricultural land quality	Classed as Non Agricultural Land - Other land primarily in non-agricultural use.
Heritage impacts (Listed building, conservation area)	Historic Buildings: The site lies relatively close to listed buildings in Boarley Road, St. Andrew's Chapel and Abbey Farmhouse. However, due to the distance away from these buildings and intervening development of 20th Century date, development of the site is unlikely to have any significant impact on their settings. Conservation Areas: The site lies close to the boundary of the Boxley Abbey Conservation Area but because of intervening development of 20th Century date development of the site is unlikely to have any significant impact on its setting. Historic Parks and Gardens: None affected. Archaeology: The site may have considerable archaeological potential as it lies immediately adjacent to the route of the Rochester – Maidstone Roman road. In the north-western corner of the site Roman cremation burials were found in 1937. To the south of the site Romano-British pottery and building materials were found in 1957 in spoil associated with the construction of the Maidstone Bypass (now M20) and further Romano-British burials were found a little further to the south near Abbey Court in 1919-20. The 1876 OS marks a well in the north-western part of the site, close to where the burials were found in 1937, which seems to be associated with a natural stream and raises the possibility of the existence of a sacred spring or pool. The existence of burials in more than one location and building materials suggests settlement in the area. Other Comments: Given the possible archaeological potential of this site it may be inappropriate to consider designation as a development site in advance of further archaeological evaluation.
Archaeology (SAM etc.)	KCC Archaeology Response:- Roman burials located within field adjacent to Rochester Meadow in 1937 and associated burials or Roman remains, possibly a cemetery, may survive on site; the site also lies within c.400m of the Scheduled site of Boxley Abbey, a medieval religious complex and associated remains may extend into the site. (Level 2).

PROW (within or near site)	No footpaths within site KH26 and KH25 are located to the east and may provide some views.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Response:- • Site located adjacent to existing residential properties within Sandling. • Site accessed from Old Chatham Road. • The site is considered suitable for a limited quantum of housing given its relatively unsustainable location. It enjoys good access to the A229 Bluebell Hill (southbound) via Old Chatham Road and Tyland Lane, which have a good crash record and a continuous footway link to the bus stops on Old Chatham Road (north). • There are few services within walking or cycling distance of the site; however the nearby bus stops on Old Chatham Road are served by Bus Route 150, which provides a service to Maidstone and Walderslade every two hours on weekdays. • It is recommended that the Highways Agency be consulted on this site given its proximity to the M20.
Access to services – distances from bus stop/rail station/shop/GP/school	• Within 2.2m of Maidstone East Station • Bus service on main A229 (Walkable) • Local shops, school and GP located within 1.5m
Impacts on existing residential amenity (including access to open space)	There would be limited impact upon existing residential amenity of properties within vicinity Depending on residential layout, may be a loss of privacy/overlooking to rear of properties within Tyland Lane and Chatham Road.
Availability of utilities infrastructure – e.g. water/gas/electric	Main drainage provided to the site in 1970's. No other utilities within site. Gas/Water/Electric exist within vicinity and could be provided.
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	No issues raised.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	<u>For</u> • Good access to highway network. • Moderate level of housing yield. <u>Against</u> • The site is within an unsustainable location. • Some visual harm to setting of neighbouring AONB and SLA. • Land provides some landscape and ecology quality.

	Harm to existing semi rural character of area. <u>Conclusion</u> On balance, I consider that development of this site would cause undue harm to the semi rural character of the surrounding area, including the setting of the AONB. The site is in an unsustainable location as it lies quite a distance from the urban area and any services and facilities.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has one landowner who is willing to develop the site. No existing uses. Hillreed Homes have expressed an interest in the land.
Availability conclusion	Positive

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site does have some ecological value with rough grassland areas and established planting. Suitable ecological surveys would be required. Suitable noise mitigation would also be necessary from M20/A229. The sloping nature of the site would also need to be addressed with any development layout.
Achievability conclusion	Neutral

Timing (following assessment - when could the site be delivered?)	
now – 2016	X (agent/developer suggested).
2016 – 2021	X (appropriate access arrangements would need to be agreed).
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
On balance, I consider that development of this site would cause undue harm to the semi rural character of the surrounding area, including the setting of the AONB. The site is in an unsustainable location as it lies quite a distance from the urban area and any services and facilities. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-27
Site name/address	Howland Road Marden
Landowner	Not specified
Agent	Developer: Elliott Newlyn, Rydon Homes,
Greenfield/PDL	Greenfield
Site area (ha)	1.8 ha
Proposed yield	Circa 60 residential dwellings with associated open space
Is the site urban, adjacent to urban, rural settlement or rural	Rural - In countryside, adjacent to RSC - Marden village boundary
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This level site comprises a number of scrub fields. It lies on the northern side of Howland Road and wraps round the rear (north) of a number of properties which themselves front Howland Road. The western boundary is defined with a hedge belt and to the north there is a further substantial tree belt beyond which is the railway line. The site fronts directly onto Howland Road in two places; at the western end between the properties Vine Cottage and 8 Grimwood cottages and at the eastern end between 7 Howland Cottages (listed building) and the property Bridgehurst (listed building). The site narrows towards the east; the proximity of the properties' rear gardens to the railway line creates a pinch point in the vicinity of 7 Howland Cottages.
Current use	Scrub/grazing land.
Adjacent uses	Residential properties fronting Howland Road. Railway line to the north; recreational playing field to the west.
Planning and other designations (AONB, greenbelt etc)	In countryside, adjacent to Marden village boundary (H27) T7 Railway Land Safeguarding runs along the north of the site.
Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is located within the Staplehurst Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native • hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where • hedgerows have been lost • Large scale open fields where hedgerows have

	• been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>. The Guidelines for this area are to Conserve. Assessment of landscape impact: There are glimpsed views of the western and eastern parts of the site from Howland Road. These views are obscured by the hedgerow boundaries fronting onto Howland Road at the western and eastern extremes of the site. There are more expansive views of the site from the minor residential road Meadow Way which runs between numbers 2 and 3 Grimwood Cottages. Longer distance views beyond and into the site are limited by the strong landscaped belts along the site's northern and western boundaries and overall the site is considered well contained in the landscape. The more exposed part of the site is the eastern most field which falls away slightly to the north east corner and beyond which limited views of the wider countryside to the north can be glimpsed through the tree and hedge belt bordering the site (views may be less apparent when trees are in full leaf). There are also views from Howland Road looking north westwards across this eastern field towards the main body of the site. Leaving Marden village along Howland Road, the end of the row of Howland Cottages does mark the point where the main core of the village gives way to more dispersed rural development. Development of the eastern most field would extend the built up area of the village on this northern side of Howland Road and could serve to link this frontage development that is associated with the property Bridgehurst.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The majority of the site is rough grassland and there is an area of woodland/scrub in the North Western Corner. The site has thick hedgerows/tree line along the northern and western boundary. High potential to contain protected/notable species including dormouse, reptiles, foraging bats, GCN and badger. The site is adjacent to the railway line so there is good connectivity to the surrounding site. Ecology Constraint Level 2 - potential for moderate ecological impacts. (scale is 1 – 4 of which 1 is the highest level of constraint)

Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland on/adjacent to the site.
Agricultural land quality	Mostly grade 2 agricultural land, grade 3 at the far East of the site.
Heritage impacts (Listed building, conservation area)	Historic Buildings: Yeoman Cottage/ Vine Cottage (Grade II) lie immediately adjacent to the western end of the site and Bridgehurst Farmhouse (Grade II) lies immediately to the east. For the most part this part of Howland Road is almost entirely ribbon-developed, with houses of widely varying ages. There is a small break immediately next to Vine Cottage and a larger one before Bridgehurst Farmhouse. The proposed site lies largely behind frontage development with the exception of these gaps at either end. It comprises open fields, sandwiched between the houses on the road frontage and the railway line, and makes only a minor contribution to the setting of Yeoman Cottage/ Vine Cottage; however, the gap in the road frontage at the eastern end performs a more important function regarding the setting of Bridgehurst Farmhouse and its associated former farm buildings where it preserves their rural character. Careful development of the site, but omitting this eastern section, might be able to be achieved without significant damage being caused to the settings of listed buildings. Conservation Areas: None affected. Historic Parks and Gardens: None affected. Archaeology: No known implications.
Archaeology (SAM etc.)	Site lies adjacent to historic farm complex of Bridgehurst Farm. It also lies immediately south of historic WWII pipeline, PLUTO. Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	No.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Marden. • Potential for access from Howland Road and/or Meadow Way. • The site is considered suitable for housing. It enjoys good access to the B2079 High Street via Howland Road, which has a relatively good crash record and a continuous footway link to the village centre. • All of the village services within Marden, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and/or cycling distance of the site and the nearby bus stops on High Street are served by Bus Route 26, which provides a service to Maidstone, Yalding and

	Goudhurst every two hours on weekdays. It is recommended that Network Rail be consulted on this site given the proximity of the Ashford-Tonbridge railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	Existing pavement access from the western end of the site towards the centre of the village. Station: 0.5 miles Shops: 0.2 miles GP: 0.5 miles School: 0.7 miles
Impacts on existing residential amenity (including access to open space)	Whilst the site lies to the rear of a number of properties, it is separated from the properties themselves by the distance of their rear gardens and the width of a rear access road that runs behind them. Development should be able to proceed without undue impact on these premises. The site fronts onto Howland Road at two points and development would need to be planned to avoid overlooking and undue disturbance to the properties which sit on either side of these stretches of frontage (namely Vine Cottage, 8 Grimwood Cottages, 7 Howland Cottages and Bridgehurst). There is no formal public access across the site. The site does appear to be used informally by local residents for dog walking etc.
Availability of utilities infrastructure – e.g. water/gas/electric	The developer has confirmed that gas, electricity, water (supply and foul) and telecoms are available.
Air quality/noise	The site is not in an AQMA and not in a hotspot. There will be some noise disturbance from the railway line. This should be mitigated, as necessary, by supplementing the existing landscape buffer along the site's northern boundary.
Land contamination	None known.
Flood Risk (zone/drainage)	Surface runoff from all sites should be managed using sustainable drainage techniques, with discharge restricted to no more than runoff from the existing site following the critical rainfall events for a range of return periods, up to an including the 100yr event. An allowance for climate change should also be included the drainage design. Marden and Harrietsham Drainage Strategy: We recommend a local drainage strategy be developed into which all the sites should contribute to, rather than each site considering site drainage independently. A local drainage strategy will likely result in a more efficient local drainage infrastructure.
Suitability (assessment conclusion)	This site is considered <u>suitable</u> for residential development subject to: - Retention of the significant, established landscape buffers along the site boundaries - Enhancement of these buffers, as required, to mitigate railway noise

	- Assessment of the ecological value of the site and the identification of appropriate measures to retain and enhance its ecological value, alongside mitigation measures if required. - The siting of development to preserve the setting of Yeoman Cottage/Vine Cottage - Development of the eastern part of the site only being acceptable of this can be achieved whilst preserving the setting of listed property Bridgehurst and minimising wider landscape impact.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- Site in single ownership with current developer interest through an option agreement. - Site is grazing land
Availability conclusion	The site is considered <u>available</u> .

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	This is a greenfield site. At the time of this assessment, there are no known abnormal costs.
Achievability conclusion	Based on currently available information, the site is considered <u>achievable</u> .

Timing (following assessment - when could the site be delivered?)

now – 2016	X (developers' assessment)
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This site is considered suitable for residential development subject to:

- Retention of the significant, established landscape buffers along the site boundaries
- Enhancement of these buffers, as required, to mitigate railway noise
- Assessment of the ecological value of the site and the identification of appropriate measures to retain and enhance its ecological value, alongside mitigation measures if required.
- The siting of development to preserve the setting of Yeoman Cottage/Vine Cottage
- Development of the eastern part of the site only being acceptable if this can be achieved whilst preserving the setting of listed property Bridgehurst and minimising wider landscape impact.

ACCEPT

Approximate Yield: 55

1. SITE INFORMATION	
Reference number	HO-28
Site name/address	West of Wentways, Warmlake Road, Chart Sutton
Landowner	Peter Constable
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	0.4 - 0.81 ha
Proposed yield	6-12 dwellings or 30-40 units
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Open agricultural fields generally flat, post and rail fence to south, sparse tree line.
Current use	Vacant (agricultural)
Adjacent uses	Mainly agricultural land – some residential close by.
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	None.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Not visually closely related to existing pattern of built development. Would be visible in long range and short range views – long range views across open fields to north from Plough Wents Road. Visually materially separated from village of Chart Sutton. Development likely to harm open character of the countryside. Landscape Character Area Assessment: KEY CHARACTERISTICS ☐ ☐ Plateau above the Greensand Ridge ☐ ☐ Sweet chestnut coppice woodland ☐ ☐ Orchards ☐ ☐ Arable land ☐ ☐ Recent infill development ☐ ☐ Grid like road pattern Condition Assessment Very Poor Sensitivity Assessment Very Low Guidelines – Improve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐ ☐ Conserve and improve the extent of woodland cover ☐ ☐ Improve hedgerows and therefore habitat connectivity by gapping up where practicable ☐ ☐ Improve the sense of place by maintaining remaining open space between swathes of development
Ecological Impacts (inc. SSI &	KCC Ecological Officer comments:

local wildlife sites within or adjacent to site)	"A grassland field with a hedgerow with mature trees along the southern boundary. Bats have been recorded foraging along the hedgerow. Trees may be used by roosting bats. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of particular importance.
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	Wentways, Grade II Listed lies to east. Conservation Officer comments: "Wentways is a Grade II listed building which appears to have been converted from a barn a considerable time ago. It lies within a small group of residential buildings in the countryside which also includes the Grade II listed Norton Court. Development of this site would cause it to be the dominant element within this small group of buildings and would erode the rural character of their location. There would therefore be some detrimental effect on the settings of listed buildings."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval" Conservation Officer comments: "Five Iron Age ditches and Iron Age pottery have been found close by, and this site is highly likely to also be crossed by Iron Age ditches, probably associated with outworks to the oppidum at Quarry Wood, Boughton Monchelsea – such ditches run parallel to Warmlake Road/ Amber Lane/ Back Lane throughout their length and are likely to have influenced the route of the road."
PROW (within or near site)	KH549 lies to east
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Onto a class C road. Change of 30 mph to national speed limit is outside site. KCC Highways comments: • Site accessed from Warmlake Road. • The site is considered suitable for a limited quantum of housing. It enjoys good access to the A274 North Street via Warmlake Road, which has a relatively good crash record, although there is a poor crash record at the A274/Warmlake Road junction which may require mitigation. The eastward extension of the 30mph speed limit and the footway link to Chart Sutton village centre to the site access may also be required.

Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: There are few services within walking or cycling distance of the site; however the bus stops on Warmlake Road are served by Bus Route 59, which provides two return journeys a day to Maidstone.
Air quality/noise	No significant issues.
Land contamination	Not expected.
Flood Risk (zone/drainage)	Environment Agency comments: The area between Cliff Hill and Breresford Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties.
Impacts on existing residential amenity (including access to open space)	Unlikely to be significant adverse impact, subject to detail.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Unsuitable due to harm to openness of countryside, setting of listed building and unsustainable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	

2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

Likely to cause harm to the open character of the countryside. The site is not related to any existing pattern of built development, nor is it within or adjacent to any existing settlement. It is visually separate from Chart Sutton village and development would be visible in both short and long range views across open fields from Plough Wents Road.

The site is not well related to existing facilities, which are generally not within walking or cycling distance and there are therefore significant sustainability issues.

There may be some harm to the rural setting of the listed building and minor ecological issues are envisaged.

There would also be a loss of high grade agricultural land.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-29
Site name/address	Mayfield Nursery, Ashford Road, Harrietsham
Landowner	Habil Kapasi
Agent	Not known
Greenfield/PDL	Greenfield
Site area (ha)	1.6 ha
Proposed yield	30-50
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located in the open countryside on the eastern edge of Harrietsham village, south of the Ashford Road, where housing is far more dispersed than on the northern side of the road, which is part of the village envelope. The site is approximately 1km from the 'centre' of the village and is on the main approach to the village from the east. The site consists of a large, relatively flat, unmanaged field. The northern boundary of the site runs along the A20, Ashford Road. There are clear views into the site from the A20, mainly because the site lies below road level and the hedgerow along this boundary is intermittent. The eastern and western boundaries are defined by strong hedgerows with trees in places. A tree lined bank encloses the site at its southern boundary and shelters the site from views further south. This wide bank serves the Ashford-Maidstone railway line, which is partly visible through the trees. Two semi-detached dwellings abut the north west boundary of the site, near the point of access, and there is a derelict detached bungalow and two derelict outbuildings near the western boundary. These buildings were formerly in use as Mayfield Nursery. The dwellings north of the A20, opposite the site, can be described as a mix of 1-2.5 storey semi detached and detached dwellings. The surrounding fields are in agricultural use and the character of the area on this side of the A20 is largely rural.
Current use	Unmanaged land – formerly used as a nursery
Adjacent uses	Residential to north and west, open fields to the south and east.
Planning and other designations (AONB, greenbelt etc)	None – land to the south is safeguarded for railway land under policy T7 of the Local Plan
Planning history	Numerous planning applications in the 1990s – erection of garden centre building – granted at appeal.

	Numerous planning applications in the 1980s – extension to nursery – refused, erection of farm shop – granted.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes – Inspector Comments below on whether housing on this site would harm the character and appearance of the area..... The site is part of a larger open area between the A20 and the railway line, although open land would remain between its boundary and the railway. From my visits to the area I have no doubt that the site is part of Harrietsham’s rural setting. Its openness is wholly in keeping with the rural character and appearance of the land to the south and east, whilst dwellings to the north are well screened and not prominent from the A20. In this context, housing on the site would be an intrusive urban feature extending significant built development south of the A20 into an area with a generally rural character and appearance. I conclude on this issue, therefore, that housing would be materially harmful to the character and appearance of Harrietsham.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	This site forms part of a rural setting on the outskirts of the village’s eastern boundary, south of the A20, Ashford Road. The principal of development in this area has been established on the northern side of the A20 but the land to the south remains rural in character. Long range views to the site are not an issue due to the topography of the land and adequate screening along all site boundaries. Site is in the Harrietsham to Lenham Vale Character Area KEY CHARACTERISTICS • Landscape to the north forms part of the Kent Downs AONB • Topography slopes upwards to the north across the foothills and lower slopes of the North Downs • Mosaic of mixed farmland divided by non rectilinear hedgerow boundaries • Pocket of lowland dry acid grassland • Small field pattern and equestrian grazing north of Harrietsham • Series of drains running south, often defined by ribbons of native vegetation • Blocks of native woodland Large scale industrial and commercial development Condition Assessment Moderate Sensitivity Assessment Very High Guidelines Conserve and restore

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	A rough grassland field which is surrounded by mature hedgerows and scrub areas. To the west of the site there are farm buildings. Potential for protected/notable species to be present including reptiles, roosting bats, GCN and breeding birds. The site is adjacent to an area of ancient woodland. Ecological Constraint Level = 2 (potential for moderate ecological impacts). Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland on or adjacent to site. The nearest TPO is to the north of the site, north of Ashford Road.
Agricultural land quality	Grade 3 Agricultural Land
Heritage impacts (Listed building, conservation area)	No known impacts
Archaeology (SAM etc.)	KCC Archaeology state that the site lies in an area which has revealed prehistoric, Romano-British and Early Medieval remains. Site is classed as grade 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties in Harrietsham. • Site accessed from the A20 Ashford Road. • The site is considered suitable for housing. It enjoys direct access to the A20 Ashford Road, which has a relatively good crash record. There are continuous footway links to Harrietsham village centre on the northern side of Ashford Road and it may be necessary to provide crossing facilities within the vicinity of the site. • All of the village services within Harrietsham are within walking and cycling distance of the site, including the railway station, which is served by hourly train services to Ashford, Maidstone, Bromley South and London Victoria on weekdays. The nearby bus stops on Ashford Road are served by Bus Route 10, which provides an hourly service to Ashford, Lenham, Bearsted and Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	• Village Hall and medical centre are 800m from centre of site. • Local shop and pub also approx 800m • Train station = 1.2km • Primary school = 1.5km
Impacts on existing residential amenity (including access to open	Minor impact on existing residential amenity – most affected would be the two dwellings abutting the site's

space)	boundary to the north west, along the A20, Ashford Road.
Availability of utilities infrastructure – e.g. water/gas/electric	Utilities connections should not be an issue considering there are residential developments opposite the south along the A20, Ashford Road
Air quality/noise	Noise from the A20 and train line would have to be mitigated for.
Land contamination	No issues highlighted by Environmental Health team. However, site was previously in use as a nursery, which may have caused land contamination on site.
Flood Risk (zone/drainage)	Site is not in Flood Zone 2 or 3
Suitability (assessment conclusion)	The site is considered suitable for development. The principal of development is established north of the A20 directly opposite the site's most eastern boundary and continuing west towards the village centre; albeit in some cases the houses are adequately screened from view. If development was screened in part from the A20 and the site's eastern boundary it would serve to mitigate impacts on the character and appearance of the approach to the village from the east along the A20 and from the existing houses directly adjacent to the site's western boundary.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- Whole site is available - Willing landowner - Willing developer (Bovis)
Availability conclusion	The site has no availability issues

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No known issues
Achievability conclusion	The site is achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site can be easily accessed from the A20 and is in close proximity to village services and

facilities, although a safe crossing point on the A20 near the site is required to ensure safe access to services for cyclists and pedestrians.

The principal of development is established north of the A20 directly opposite the site's most eastern boundary and continuing west towards the village centre; albeit in some cases the houses are well screened from view.

If development was screened in part from the A20 and the site's eastern boundary it would serve to mitigate impacts on the character and appearance of the approach to the village from the east along the A20 and from the existing houses directly adjacent to the site's western boundary.

On balance, this site is considered acceptable for housing development, once mitigation measures referred to above are in place.

ACCEPT

Approximate Yield: 50 dwellings

1. SITE INFORMATION	
Reference number	HO - 30
Site name/address	Elizabeth House, Grigg Lane
Landowner	Angus Stewart
Agent	Angus Stewart
Greenfield/PDL	Greenfield
Site area (ha)	0.4
Proposed yield	Either 4 dwellings, 10-12 "starter homes", retirement homes, or a mix.
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Approximately rectangular site extending northwards from rear of Elizabeth House. Site is level and in use for grassland/rough pasture. Surrounded by agricultural land to north and east; to west and east by a recent residential development, to south and east by residential properties. Site boundaries marked by native hedges with some mature trees. The site is level. Existing access to Grigg Lane via Elizabeth House.
Current use	Agricultural, rough grassland/pasture.
Adjacent uses	Agricultural, residential (including doctors surgery).
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	None relevant; all related to Elizabeth House.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Accepted in 2009 SHLAA (124).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would be isolated from the village of Headcorn, but located within an existing area of residential and commercial ribbon development to the north and south of Grigg Lane immediately adjacent to a recent development of 25 dwellings, a doctors surgery and school. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations

	• Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Grassfield with mature trees within the boundary and at the rear of the site. Suitable habitat within the site limited to the boundary and the rear of the site. There are records for GCN, bats and reptiles within the surrounding area so they may be present within the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Along boundaries; none protected or registered.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	KH 606 approximately 100m to west.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Grigg Lane is an unclassified highway, national speed limit. Highways improvements including lighting and provision of pavements westwards of Doctors surgery have been secured by way of S106. • Site situated within close proximity of the Headcorn village boundary. • Site accessed from Grigg Lane. • The site is considered suitable for housing, subject to constraints. It enjoys good access to the A274 primary route via Grigg Lane and Oak Lane, which have a good crash record, although the eastward extension of the 30mph speed limit beyond the site access may be required. However, forward visibility is poor in places, the road passes close to residential properties and it is not wide enough for two large vehicles to pass. These constraints may limit the quantum of development that can be achieved on this site and appropriate mitigation may be required if proven necessary though the submission of a Transport Assessment. • The site is within walking and cycling distance of many of the residential properties and services in Headcorn village, although the footway on Grigg Lane would need to be extended to the site access. • The site is also in relatively close proximity to both the A274, served by Bus Route 12, which provides an hourly service to Maidstone and Tenterden on weekdays, and Headcorn Station, which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross.

Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre (approximately 0.65km). New doctors surgery and school located immediately to west.
Impacts on existing residential amenity (including access to open space)	Site abuts 1 adjacent residential property (applicant).
Availability of utilities infrastructure – e.g. water/gas/electric	Relatively remote, but likely to be some services as there are other isolated properties in the vicinity, and a housing development immediately to the south west of the site.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	Notwithstanding the existing development to the south west of the site, the site would result in a visually incongruous development in the open countryside. It would be in reasonably close proximity to local services. Ecological mitigation likely to be required.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The landowner is willing, but there is no identified developer.
Availability conclusion	Available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None known.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Would represent a relatively isolated development in the open countryside, and located in a relatively unsustainable location. It would be visually intrusive and harmful to the character of the open countryside in this location.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-31
Site name/address	South of Sutton Road, Maidstone
Landowner	Controlled by Richard Ashby, James Fermor
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	26.6 hectares
Proposed yield	1175 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban (adjacent to Langley Park Farm West, Maidstone Borough-Wide Local Plan (MBWLP) 2000 allocation).
Site origin (e.g. Call for Sites)	Majority of site was submitted to 2009 SHLAA call for sites (site 035a). Site was resubmitted as part of the strategic sites call for sites in 2012. Current submission includes the golf driving range adjacent to Langley Park Farm West.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a large site immediately south of Sutton Road and separated from the urban edge of Maidstone by Langley Park Farm West (an existing allocation in the Maidstone Borough-Wide Local Plan 2000)/Langley Park (the proposed re-allocation of Langley Park Farm West as part of the Maidstone Borough Local Plan process). Sutton Road forms an almost continuous boundary along the northern and eastern edge of the site. The site is visible from Sutton Road but is shielded for the most part by a box hedge along its boundary. When travelling towards the junction of Sutton Road and Horseshoes Lane, there are clear and uninterrupted views of the site's open nature and the spire at St Mary's Church, Langley, a Grade II* listed building. Similarly when travelling towards Maidstone from the south there are clear views of the site as it slopes gently upwards before levelling out nearer to Langley Park. The western edge of the site is in use as a golf driving range and a small number of large detached dwellings adjoin the south west corner of the site. The rest of the site's southern boundary follows the Loose stream which flows into Langley Loch. The site slopes downwards gently in a south easterly direction and the majority of the site is in horticultural use. The only building on the site is a steel framed horticultural building near the junction of Sutton Road and New Road. The central and eastern parts of the site are used to grow plants for Rumwood Nursery. In general, the site contributes greatly to the open character of the landscape in this area.
Current use	Golf driving range, nursery.
Adjacent uses	Housing allocation, open countryside, nursery, residential.
Planning and other designations	Entire site forms part of the Southern Anti-Coalescence

(AONB, greenbelt etc.)	Belt (MBWLP 2000 ENV32).
Planning history	None.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	From Maidstone Landscape Character Assessment 2012 The site lies within the broader Farleigh Greensand Fruit Belt character area (LCA 27), falling within detailed landscape character area 27.15 Langley Park Farm, the key characteristics for which are: • Open arable fields with areas of rough pasture and scrub. • Nursery planting and agricultural buildings. • Hedgerows along Sutton Road and nursery boundaries. • Golf driving range. • Pocket of unmanaged orchard with poplar shelterbelts. <u>Views:</u> A public footpath runs through the middle of the site. The land slopes to east and south from the public footpath with views of Langley and the wider countryside. Views are contained to the west. <u>Condition:</u> Moderate <u>Sensitivity:</u> Low <u>Landscape Guidelines:</u> Improve and reinforce. Generic guidelines encourage: • Promoting appropriate fruit growing in the area. • Conserving traditional landscape patterns & connectivity. • Conserving/reinstating hedgerow boundaries. Actions on site should improve the urban edge boundary with native planting.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is not designated as being of importance for the protection or enhancement of any wildlife or plant resource. In particular, it is not covered or affected by any European species or habitat. The wider area includes belts of broad-leaved woodland and a small stream that runs into a reservoir (Langley Loch) The woodland and stream-side habitats provide some potential for birds, bats and water voles. None of these are likely to directly affect the site. KCC state that depending on the impact from any drainage scheme there may be a need for water vole and otter surveys to be carried out prior to determination of the planning application. There is currently no need for additional surveys for Bats, Badgers, Dormice, Reptiles and Great Crested Newts as there is either no suitable habitat present on site or it is

	not being directly impacted by the proposed development. However, if there is a significant delay with the development or the proposed layout of the site changes dramatically, there will be a need for a reassessment of the site to be carried out to identify if there is a need for further species surveys. A management plan must be submitted with the planning application for the proposed Country Park/wildlife area to ensure that the area is managed to benefit wildlife. The lighting design for the development must incorporate recommendations from the Bat Conservation Trust. Kent Wildlife Trust note that the south of the site abuts sensitive water bodies which are part of the system that feeds into the Loose Valley Local Wildlife Site. The water system will need to be protected from changes in quality and hydrology to ensure no impact on the locally designated sites that rely on this system.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Protection Order No.18 of 2008.
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	5 Grade II Listed Buildings near boundary of site – including St Mary’s Church, Langley (Sutton Road) which is a Grade II* listed building.
Archaeology (SAM etc.)	This large site is surrounded by some comparatively large post medieval or earlier farm complexes and associated archaeology and historic landscape features may survive within this site. (4/5, 5 is the least sensitive).
PROW (within or near site)	Footpath KH369 cuts through site north/south from Sutton Rd to Loose Stream/Shaw Stream.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Access to site would have to be from Sutton Road. The road is wide enough in places (including verge) to accommodate a turning lane. • Note: the draft SEMSL route takes up part of the site. • Localised improvements to Sutton Road (A274) along this frontage could be introduced as necessary, which could form part of the overall corridor improvements in this area. • An in-bound bus lane from Willington Street to Wheatsheaf Jcn on Sutton Road is being considered. This would improve public transport access between the site and Maidstone town centre and would significantly reduce journey times for bus users. • The site can be connected to the existing cycle lane from Parkwood Industrial Estate to the town centre. Public Transport • No. 82 Bus service from Maidstone town centre to Parkwood (Wallis Ave) has a frequency of every 10 mins at peak times – this service also runs through the town centre to Maidstone Hospital – nearest bus

	stop is 5-10 min walk from western side of site. - No. 13 – Town centre – Sutton Rd – Otham – Langley Heath – Leeds – Hollingbourne stops near Morrisons approx every 2 hours – nearest bus stop is approx 1.5 miles from site. - No. 12 – Tenterden – Headcorn – Maidstone – stops at Langley Heath and Parkwood at 1 hr intervals.
Access to services – distances from bus stop/rail station/shop/GP/school	- Nearest shopping parade is at Wallis Ave, Parkwood (approximately one mile). There is a further parade of shops to the north of Sutton Road at Senacre (1.5 miles from site). - Morrisons supermarket on Sutton Road is approximately one mile from the site. - Senacre and Parkwood primary schools are approx 1.5 miles from site. - Nearest secondary school is New Line Learning near Linton corner. - Nearest GP is on Horseshoes Lane, Langley but GPs at Wallis Avenue, Parkwood and at Grove Park (near Morrisons) are also nearby.
Impacts on existing residential amenity (including access to open space)	Low density residential development exists north, south and east of the site. The primary residential amenity that would be affected by development of this site would be to the houses in the south. These are accessed through the track east of the golf driving range. The primary issues for other residential developments are the change in character of their areas and the associated impacts that large scale development would bring. Access to open space in effect would remain as it is now, however, formal open space is proposed to be delivered with this development.
Availability of utilities infrastructure – e.g. water/gas/electric	Southern Water advise that significant off-site sewerage infrastructure will be required to serve the strategic locations in the Maidstone urban area. This is the case regardless of which sites are selected. The need for this infrastructure should be identified in policy terms in the Core Strategy. This does not preclude any of the sites from future development.
Air quality/noise	No issues.
Land contamination	Land has been used as a horticultural nursery – contamination unlikely but may need assessment.
Flood Risk (zone/drainage)	The southernmost edge of the site (at boundary with Loose Stream) is in flood zones 2 & 3. Flooding of the remainder of the site is highly unlikely. However, the use of measures to restrict surface water run off through sustainable drainage is desirable.
Suitability (assessment conclusion)	<u>For</u> - Large site, easy to access from Sutton Road, potential for country park. - Large housing yield. - Sustainable location <u>Against</u> - Site is removed from urban edge of Maidstone – access to local services and facilities would be

	difficult. Any development would need to link in with proposals at Langley Park. Development on this site would have an impact on the views of Langley and the open countryside (when travelling south on A274). Large scale change of character from predominantly rural. <u>Conclusion</u> Development of this site would alter the character of this area from rural to suburban. It is important to recognise that the MBWLP 2000 allocation, Langley Park Farm West, was subject to moratorium so despite being adjacent to the urban boundary, this site is not adjacent to the built edge of Maidstone. Development on this site would extend the built up area of Maidstone significantly to the east. However, should development of the neighbouring site come forward, then this would be a logical further addition. There would be visual harm as a result of developing this site up to the Sutton Road in the east. However, the need to provide sites suitable for housing holds significant weight which outweighs this visual harm. I therefore consider that this site is suitable for development.

3. AVAILABILITY

Is the whole site available for the proposed use, e.g.:	No developer is indicated for this site, but otherwise availability appears positive. The landowners are willing and have signed a legal agreement relating to the joint promotion and release of the site.
- No existing uses. - Willing landowner. - Willing developer. - Existing tenancy or lease agreement.	
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered.	There appear to be no abnormal costs or significant constraints associated with the development of this site. Existing uses would need to be relocated for development to proceed.
Achievability conclusion	Neutral (relating to the relocation of existing uses).

Timing (following assessment - when could the site be delivered?)

now – 2016	Suggested by agent.
2016 – 2021	Langley Park would likely be delivered prior to this site.
2021 – 2026	Build rates mean that a development of this size would likely last into this part of the plan period.
2026 – 2031	

5. CONCLUSIONS

The site could accommodate a range of dwellings for the housing market to this important residential area. The density matrix states that a density of 35dph would be suitable for this urban periphery site. Whilst this may be appropriate for the far western side of the site (once Langley Park is developed), the density should reduce and an increased level of openness and landscaping should be incorporated within any development, particularly shielding views from the east of the site. This would reduce the developable areas and housing yield of the site.

In terms of suitable uses within the site, its scale and location may afford the incorporation of additional school provision and local amenity in addition to predominantly residential development. It is highly unlikely that industrial or B1 uses would be necessary or appropriate due to the position of the site close to Parkwood industrial estate.

Overall, I consider that this site is suitable and I recommend that it is accepted for development.

ACCEPT

Approximate Yield: 930

1. SITE INFORMATION	
Reference number	HO-32
Site name/address	Louverne, Stede Hill, Harrietsham
Landowner	N/A
Agent	Kingsley Hughes, Designscape Consultancy Limited
Greenfield/PDL	Back garden
Site area (ha)	0.47
Proposed yield	10
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a small site, which lies approximately 500m to the north of Harrietsham village, in the open countryside of the North Downs Area of Outstanding Natural Beauty (AONB). The site comprises a portion of residential garden land within the curtilage of 'Louverne' to the east of Stede Hill, directly north of St John the Baptist Church and associated graveyard. The topography of the site is relatively flat, with the land to north of the site rising steeply. The site is close to the edge of the existing settlement boundary but is dislocated from the main built up area within Harrietsham. Site is surrounded by a residential dwelling to the north which is accessed from Stede Hill, open fields to the east and the Grade I listed St John the Baptist Church and associated graveyard to the south. There are several other residential dwellings along Stede Hill within reasonable proximity of the site. The site itself is screened from view from Stede Hill on its western, southern and eastern boundaries, but there are direct views of the site from 'Louverne' along the northern boundary.
Current use	Site is currently in use as a back garden, set within the curtilage of 'Louverne'.
Adjacent uses	There are open fields adjacent to the site's eastern boundary. Other surrounding uses include residential to the north and a church to the south.
Planning and other designations (AONB, greenbelt etc)	Site is in the AONB. The Kent Downs AONB Unit have the following comments: Objection • Unrelated to other sites; • Adjacent to Long Distance Route (North Downs Way) and other PRoW routes; • Not natural extension to settlement. Other sites outside the AONB need releasing first, then

	only the sites in the AONB that are sustainable and acceptable in environmental terms.
Planning history	04/1550 – an application for a side and rear extension to Louverne was granted. 03/2106 – an application for the creation of a new access was granted.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are clear views to the site from a residential property directly to the north. There are no long ranging views from or to the site. The site is located within the Harrietsham to Lenham Vale area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Landscape to the north forms part of the Kent Downs AONB • Topography slopes upwards to the north across the foothills and lower slopes of the North Downs • Mosaic of mixed farmland divided by non rectilinear hedgerow boundaries • Pocket of lowland dry acid grassland • Small field pattern and equestrian grazing north of Harrietsham • Series of drains running south, often defined by ribbons of native vegetation • Blocks of native woodland • Large scale industrial and commercial development The condition assessment is <i>moderate</i> and the sensitivity assessment <i>very high</i>. The guidelines for this area are to conserve and restore.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Two grassland fields and they have areas of scrub/mature trees and rough grassland at the south of the site. The site is surrounded on by hedgerows to the south, west and east of the site. Limited suitable habitat for protected/notable species. Ecological constraint level 3 - potential for minor ecological impacts. Some suitable habitats and features for protected/notable species present on or near site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland.
Agricultural land quality	Site can be characterised as Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	There is a Grade I listed building (St John the Baptist church) directly to the south of the site, and another Grade II listed building approximately 200m to the south west of the site. Both are screened from view by trees along the southern boundary of the site.
Archaeology (SAM etc.)	The site lies close to a prehistoric Romano-British and

	Anglo-Saxon activity and settlement site; similar remains may survive within this site.
PROW (within or near site)	Footpath KH287 runs diagonally through the site, from south west to north east, connecting Marley Road with Pilgrims Way.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties on Stede Hill. • Site accessed from Stede Hill. • The site is considered suitable for a very limited quantum of housing given the restricted nature of Stede Hill and its relatively unsustainable location. • Stede Hill suffers from poor forward visibility in places and the carriageway is not wide enough for two vehicles to pass without encroaching on to the highway verge. There are no footways present. • There are few services or public transport links within a reasonable and safe walking distance of the site.
Access to services – distances from bus stop/rail station/shop/GP/school	The village “centre” including the local shop, pub, restaurant, bus stops and train station is just under 1km from the site. The village hall and medical centre are slightly closer to the site on Church Lane, which is approximately 300m away.
Impacts on existing residential amenity (including access to open space)	The pattern of development in this location consists mainly of large single dwellings set within large plots of land. Residential development of more than one dwelling in this location would look out of character. The existing public footpath running through this site would be lost.
Availability of utilities infrastructure – e.g. water/gas/electric	There are several large residential dwellings in close proximity to the site (along Stede Hill) which will be served by utilities.
Air quality/noise	None
Land contamination	None
Flood Risk (zone/drainage)	None
Suitability (assessment conclusion)	This site is considered unsuitable for residential development for the following reasons: • Site is removed from Harrietsham village and is in the AONB; • The Landscape Character Assessment indicates that the sensitivity of the landscape surrounding the site is very high.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	• Willing landowner • Willing developer • No existing uses
Availability conclusion	Site is available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Site is constrained by the Kent Downs AONB.
Achievability conclusion	Site is not achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The development of this site would cause a significant change to the character of the area and would impact heavily on the setting of the Grade I listed St John the Baptist Church. The development would extend the built form of Harrietsham village and into the AONB. For this reason the proposed development would be unacceptable. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-33
Site name/address	North of Sutton Road (east)
Landowner	Redrow Homes
Agent	Redrow Homes
Greenfield/PDL	Greenfield
Site area (ha)	4.3 ha
Proposed yield	Circa 100 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban
Site origin (e.g. Call for Sites)	Allocated Housing Site within Local Plan Also SHLAA & Strategic Sites call for sites 2012

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is part of a larger site allocated in the Local Plan 2000 (policy H3). The A274, Sutton Road, forms a continuous boundary to the south of the site and Bicknor Wood screens the site in views from White Horse Lane to the north, and from the public footpath to the north-east. Apart from a sporadic hedgerow and two protected trees, the site's western boundary is not clearly defined where it merges with its adjacent previously allocated site to the west. To the south, the southern side of Sutton Road has an urban character and appearance along most of the frontage (Parkwood Estate). This would limit the intrusive effect of housing, since this part of Sutton Road is not wholly rural. Travelling east, the site is visible from Sutton Road and is screened only in parts by trees and hedging along the site's southern boundary. When travelling out of Maidstone the site marks an abrupt end to the town on the northern side of the road and its rural character and appearance make it part of Maidstone's countryside setting. The site is of higher landscape and (potentially) ecological importance than its adjacent site to the west and is more rural in character. There are a number of protected trees on, or adjacent to, the site. The principle of development on this site was established in the Local Plan 2000. It is considered that the site is well located with regard to existing services and is not subject to any major constraint that cannot be carefully mitigated. It has an extensive frontage to a main road, the A274, along which there are regular bus services into and out of Maidstone. It lies immediately opposite a major employment area, Parkwood Industrial Estate and adjacent to the residential area of Parkwood, which has a good range of shops and community services.
Current use	Agriculture

Adjacent uses	Agriculture
Planning and other designations (AONB, greenbelt etc)	Allocated for housing development in the Maidstone Borough-Wide Local Plan (2000).
Planning history	Historic planning applications for residential development MA/01/0452 for outline consent for residential was appealed on non-determination (refusal) but the appeal was withdrawn. Previously, MA/91/1391 for outline consent for residential was refused and dismissed at appeal.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes. Allocated for housing in the Maidstone Borough-Wide Local Plan (2000).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Small scale field pattern for orchard and soft fruit production • Grazed pasture • Species rich native hedgerows • Small mixed woodland blocks • River Len situated in shallow valley to the north • Numerous vernacular style buildings and use of local materials • Pockets of high density, recent development Condition Assessment Very Good Sensitivity Assessment Very High Conserve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC advise that there would be a need to undertake several ecological surveys at this site (ecological potential particularly at the eastern section of the site), including (but not limited to) botanical, bat, great crested newt and reptile surveys; a preliminary ecological assessment would provide detailed recommendations for specific surveys. The scope, level and achievability of any necessary mitigation would need to be assessed, perhaps in the context of the wider south-east allocations area. KCC also advise that the presence of and potential for impacts to protected species would need to be assessed at application stage for the site, and surveys may be needed for dormice, breeding birds and bats; a preliminary ecological assessment would provide detailed recommendations for specific surveys. In addition to mitigation for protected species impacts, there would also need to be measures in place to minimise the potential for development at this location to result in deterioration of the woodlands around the site. Kent Wildlife Trust consider any policy to seek the protection and enhancement of all woodland on site. All small pockets of woodland and grassland (BAP) habitats across the wider area (ie north of the Sutton Road)

	should be protected and connected within the build or compensated on at least a 1:1 basis. MBC-Local Biodiversity Action Plan advises that the site is one of a number of undeveloped sites which act as buffers and stepping stones between remaining Ancient Woodland blocks and Mote Park. Ancient and species rich hedgerows are a UK BAP habitat but for which we have no specific LBAP action plan. Connectivity with hedgerows in this area is important but MBC has no specific projects in the area
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 36 of 1981 protects individuals and a group of trees to the east of the site and TPO No. 37 of 1981 protects Bicknor Wood to the north. Bicknor Wood to the north of the site is designated as ancient semi-natural woodland. The hedgerow on the western boundary of the site may be 'important'. The site suffers from urban edge influences.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	The site lies close to Bicknor Cottage (Grade II), a former farmhouse dating from the 16th/17th Centuries, but is separated from it by Bicknor Farm Cottages which date from the 20th Century. On the opposite side of the road lies 20th Century industrial/ commercial development. The open land forming the subject of this submission formerly formed part of Bicknor Wood, which was cleared for agricultural use in the 20th Century. It makes only a minor contribution to the setting of the listed building and if developed for housing in an appropriate manner could be acceptable in terms of its impact.
Archaeology (SAM etc.)	None
PROW (within or near site)	Yes, public right of way footpath KM94 cuts north/south through site just east of Bicknor Farmhouse connecting Sutton Road, A274 to White Horse Lane
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Access to and from site would have to be from Sutton Road – potential to use a roundabout for access to Bicknor Farm and Langley Park farm West, which is on the opposite side of Sutton Road (A274) • An in-bound bus lane from Willington Street to Wheatsheaf Jcn on Sutton Road is being considered. This would improve public transport access between the site and Maidstone town centre and would significantly reduce journey times for bus users. • Cycling - easy to connect site to existing cycle

	lane from Shepway to town centre through Senacre estate.
Access to services – distances from bus stop/rail station/shop/GP/school	Public Transport: - No's 84,85, 86 – Shepway/Senacre Wood – Town Centre – Hospital (frequency of 10 mins at peak) - No. 82 Bus service from Maidstone town centre to Parkwood (Wallis Ave) is well used and has a frequency of every 10 mins at peak times – this service also runs through the town centre to Maidstone Hospital - No. 13 – Town centre – Sutton Rd – Otham – Langley Heath – Leeds – Hollingbourne stops near Morrisons approx every 2 hours - No. 64 – Cornwallis Academy – Sutton Road – Park Wood – Langley (peak times) The site is on the edge of Maidstone and there are local shops, schools and bus services reasonably close by. In addition, Parkwood Industrial Estate offers the possibility of local jobs. - The shopping parade at Wallis Ave, Parkwood is approx 1km from site = 15-20 min walk. There is a further parade of shops to the north of the site at Senacre (1km from site) - Morrisons supermarket Sutton Road is approx 1.5km from site - Nearest primary school is in Parkwood approx 1km from site (10-15min walk) - Nearest secondary school is New Line Learning near Linton corner Nearest GP is at Wallis Avenue Parkwood (10 min walk) – Also a GP at St Saviours Road and Grove Park near Morrisons
Impacts on existing residential amenity (including access to open space)	No significant impact on residential amenity.
Availability of utilities infrastructure – e.g. water/gas/electric	New utilities would be required into the site. However, it is likely to be accommodated from Sutton Road.
Air quality/noise	There would be some noise from Sutton Road. The development would have an impact on the Wheatsheaf hotspot.
Land contamination	None
Flood Risk (zone/drainage)	Flood zone 1.
Suitability (assessment conclusion)	The site has been accepted through the strategic site allocations and is considered acceptable for residential development. Approximate Yield: 100

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Owned by a developer
Availability conclusion	The site is available for development.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would appear to be no abnormal costs to this development
Achievability conclusion	Development would be achievable on the site.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is being progressed as part of the strategic site allocations and would be appropriate for residential development as indicated in the Maidstone Borough-Wide Local Plan (2000) allocation. ACCEPT Approximate Yield: 100

1. SITE INFORMATION	
Reference number	HO-34
Site name/address	North of Pleasant Valley Lane, Dean Street, East Farleigh
Landowner	Unknown
Agent	Peter Court Associates
Greenfield/PDL	Greenfield
Site area (ha)	0.75 ha
Proposed yield	Unspecified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site comprises two paddocks with a small collection of stables/sheds. There are dwellings to east and west and woodland and farmland to north and south. Pleasant Valley Lane is an unmade public footpath sloping downhill to east.
Current use	Paddocks
Adjacent uses	Residential and agricultural
Planning and other designations (AONB, greenbelt etc)	Countryside, Southern Anti-Coalescence Belt
Planning history	Three applications for residential development in 1960s and 1970s – all refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Development would impact on openness of countryside, although site not of any particular scenic quality. Views mainly limited to public footpaths to south and east of site. These views would be over some distance. Landscape Character Area Assessment: Key characteristics Dip slope of the Greensand Ridge ☐☐Hythe Beds incised with Atherfield Clay river valleys ☐☐Orchards dominate the land use ☐☐Frequent broadleaf and coppice woodland blocks ☐☐Frequent settlements Condition Assessment Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐☐Conserve the special landscape quality provided by the rural valley location and the meandering River Medway ☐☐Conserve the rural setting of historic buildings and settlements ☐☐Encourage the planting of isolated mature trees to

	conserve the parkland character KEY CHARACTERISTICS ☐☐Orchards and pasture ☐☐Well maintained hedgerows ☐☐Traditional buildings including oast houses ☐☐Modern housing built to traditional design ☐☐Few roads ☐☐Grid like pattern of tracks between orchards Condition Assessment Very Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐☐Resist the introduction of contrasting visual elements such as pylons and telecommunications masts ☐☐Conserve the sense of enclosure provided by ragstone walling and timber fencing ☐☐Conserve the orchard setting of East Farleigh, and Dean Street Conservation Area, and avoid expansion which would detract from its rural character
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No significant adverse impact expected. Quality of habitat likely to be low. KCC Ecological Officer comments: "The site is adjacent to a woodland included on the Ancient Woodland Inventory. The site is a grassland field which has a hedgerow on the southern and northern boundary. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	Generally not of particular visual significance.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	KM44 (Access) and KM43 is to east.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network	Access on to a C class road with 30mph limit. KCC Highways comments: • The site is accessed from Pleasant Valley Lane, which is a single track road, linking to Dean Street. Dean Street has a good safety record close to Pleasant

Availability of public transport/walking/cycling	Valley Lane, but there have been a significant number of incidents to the north close to the hamlet of Dean Street, where the road is narrow and winding. Pleasant Valley Lane would not be suitable for mass vehicle movements and therefore the site is not considered suitable for a development of more than 5 properties.
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: The nearest services are located in Coxheath village to the south east and Dean Street is served by the no. 26 bus service providing a two hourly link into Maidstone.
Air quality/noise	No significant issues
Land contamination	Not expected
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Potential for noise and disturbance from additional traffic movements along Pleasant Valley Lane.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Development would impact upon the open character of the countryside. Not closely related to facilities or well-related to existing pattern of development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is not within or adjacent to any existing settlement and development would not be well related to existing patterns of development. Development would consolidate built development in the open countryside, which would harm its openness.

The site is not especially well related to existing facilities, the nearest being some distance from the site within Coxheath village.

There are access constraints which, notwithstanding the above, would limit development to a maximum of 5 dwellings.

There would also be a loss of high grade agricultural land.

Minor ecological issues are envisaged.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-35
Site name/address	Dairy Lane, Chainhurst, Marden
Landowner	Not known
Agent	Peter Court, Peter Court Associates
Greenfield/PDL	Greenfield
Site area (ha)	3.51
Proposed yield	Not specified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies in the open countryside on Dairy Lane adjacent to Chainhurst (a small Hamlet), and removed from Marden Village further to the south by approximately 3km. Dairy Lane is a narrow rural lane which runs in a loop with both ends joining Hunton Road to the east. This loop encloses the site, with all of the site's western edge and part of its edge abutting Dairy Lane. The southern boundary of the site borders the long back gardens of several residential properties, and the site's eastern boundary comprises a mature hedgerow and woodland, screening the site from Hunton Road. The site itself is a large flat agricultural field, which for the most part has a strong tree line around its perimeter. However, there are several residential properties on Dairy Lane along the south west and northern boundaries of the site which have clear and uninterrupted views across the site. The views into the site in these locations are very attractive, owing to the openness and rural setting of the site. In general, the residential properties in close proximity to the site are large semi detached and detached dwellings. However, the overall character of the area is very rural.
Current use	Agricultural
Adjacent uses	Agricultural, residential
Planning and other designations (AONB, greenbelt etc)	None
Planning history	61/0292 – outline application for residential development – refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site lies in the Staplehurst Low Weald landscape character area. Maidstone's Landscape Character Assessment 2012 describes the condition of this landscape as good and states that it should be conserved. The sensitivity of this landscape area is described as 'high'.

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Site is described as Ecological Constraint Level 3 Grassland field with hedgerows bordering the site. There is a woodland adjacent to the site along the eastern boundary. Greatest potential for protected/notable species along the boundary including reptiles, breeding birds and bats. There are a number of ponds within 500m of the site so potential for GCN to be using the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	None
Agricultural land quality	The agricultural land quality surrounding the site is a mixture of Grade 2 and Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There is a Grade II listed building to the north west of the site.
Archaeology (SAM etc.)	KCC Archaeology state that the site lies within c.100m of a findspot of an Iron Age gold coin. Site also lies adjacent to the historic farm complex of Reed Farmhouse and to Whitehurst, a locally listed garden of historic interest. The site may have an impact on historic parks and gardens and it may be required to assess the significance of these historic landscape areas. It is recommended that there should be historic parks and gardens and/or historic landscape assessments undertaken by suitable gardens and historic landscape specialists, to ensure decisions on the proposals for this site are fully informed. The survey is recommended to clarify the significance of Whitehurst and any issues of setting.
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Comments from KCC Highways are as follows: • Site situated adjacent to existing residential properties in Chainhurst. • Site accessed from Dairy Lane. • The site is considered suitable for a very limited quantum of housing only, due to the restricted nature of Dairy Lane and its unsustainable location. • The site is poorly related to the strategic road network and whilst the crash record of the local highway network is good, there are no services and only limited public transport links within a reasonable and safe walking or cycling distance.
Access to services – distances from bus stop/rail station/shop/GP/school	Nearest concentration of services (shop, pub, village hall, rail station, GP, school) to site is at Marden, which is approximately 3km away. There is a bus stop on Hunton Road at Chainhurst, approximately 100m from the site. This is part of a rural route from Marden to Maidstone.
Impacts on existing residential	Development on this site would impact on the existing

amenity (including access to open space)	long range views across the site that residents adjacent to the south west corner of the site and on the northern boundary currently enjoy.
Availability of utilities infrastructure – e.g. water/gas/electric	Residential properties in close proximity to the site would suggest there are no major issues with availability of utilities
Air quality/noise	No known issues
Land contamination	No known issues
Flood Risk (zone/drainage)	EA had no known issues with the site
Suitability (assessment conclusion)	This site is considered unsuitable for residential development for the following reasons: • Site is poorly related to services in Marden village; • KCC Highways comments state that the site is poorly related to the strategic road network and that there are limited public transport links within a reasonable and safe walking or cycling distance; • The Landscape Character Assessment indicates that the sensitivity of the landscape surrounding the site is high.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	• Site is used for agricultural purposes • Site has willing landowner • Site has not yet been offered to a developer • No existing tenancy or lease agreement
Availability conclusion	Site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would appear to be no abnormal costs or constraints associated with this site.
Achievability conclusion	There would appear to be no barrier to achieving development.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The development of this site would cause a significant change to the character of the area. The site is disconnected from Marden village, making it unsustainable.

For this reason the proposed development would be unacceptable.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 36
Site name/address	Twelve Acre Farm, Grigg Lane
Landowner	Unknown – possibly Highpoint Developments
Agent	Martin Potts Associates
Greenfield/PDL	PDL
Site area (ha)	1.9
Proposed yield	Unknown
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Approximately rectangular site extending northwards from Grigg Lane. Site is level and previously developed, various outbuildings and greenhouses on the land; the south of the site is rough grassland. Surrounded by agricultural land to north and west; to south, west and east is residential, and a village sports ground. Site boundaries marked by native hedges with some trees. The site is level. Existing single track access to Grigg Lane.
Current use	Nursery. Agent claims light industrial use (builders yard) and describes site as “redundant greenhouses and associated retail and commercial”, however the LPA has no record of any consents/certificates having been issued for such uses.
Adjacent uses	Agricultural, residential, community facility.
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	MA/79/0318 Outline application of bungalow on small holding – DECISION OUTSTANDING MA/74/1071 Dwelling and facilities for 12 stables, access and cesspool - REFUSED 72/0073/MK2 Riding school, stabling and facilities with access and cesspool – APPROVED WITH CONDITIONS 71/0246/MK2 Outline application for riding school with re-siting of access – REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Unknown.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would be isolated from the village of Headcorn, but located within an existing area of residential and commercial ribbon development to the north and south of Grigg Lane, screened by existing hedging. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the

	River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The majority of the site is hard standing and buildings. However there is a rough grassland buffer surrounding the site and the hedges have some mature trees. There are records for GCN, bats and reptiles within the surrounding area so they may be present within the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Along boundaries; none protected or registered.
Agricultural land quality	Not applicable (theoretically Grade 4).
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	Not applicable.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Grigg Lane is an unclassified highway, national speed limit. • Site situated within close proximity of the Headcorn village boundary. • Site accessed from Grigg Lane. • The site is considered suitable for housing, subject to constraints. It enjoys good access to the A274 primary route via Grigg Lane and Oak Lane, which have a good crash record, although the eastward extension of the 30mph speed limit beyond the site access may be required. However, forward visibility is poor in places, the road passes close to residential properties and it is not wide enough for two large vehicles to pass. These constraints may limit the quantum of development that can be achieved on this site and appropriate mitigation may be required if proven necessary though the submission of a Transport Assessment.

	- The site is within walking and cycling distance of many of the residential properties and services in Headcorn village, although the footway on Grigg Lane would need to be extended to the site access. - The site is also in relatively close proximity to both the A274, served by Bus Route 12, which provides an hourly service to Maidstone and Tenterden on weekdays, and Headcorn Station, which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre (approximately 1km); minimum walk along public highway with no pavement of approximately 0.3km. New doctors surgery and school located approximately 0.3km to west along public highway with no pavement. Beyond doctors surgery highways improvements including lighting and provision of pavements have been secured by way of S106.
Impacts on existing residential amenity (including access to open space)	Site abuts 1 adjacent residential property.
Availability of utilities infrastructure – e.g. water/gas/electric	Relatively remote, but likely to be some services as there are other isolated properties in the vicinity.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	The current/lawful use of the land is undetermined. If it can be reasonably demonstrated that the site has a lawful and uncontrolled commercial use and is PDL, then an argument might be made that the redevelopment of the site might be advantageous. However, if it is a nursery and greenhouses, this would fall within the scope of agriculture, and therefore be Greenfield. Regardless of this argument, and despite the presence of other dwellings and development along Grigg Lane in this location, the site is isolated from the RSC and in a relatively unsustainable location.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	It is not known whether the “client” and the landowner are the same party, but there appear to be tenants on the site.
Availability conclusion	Probably available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered

None.

Achievability conclusion

Timing (following assessment - when could the site be delivered?)

now - 2016

X

2016 - 2021

2021 - 2026

2026 - 2031

5. CONCLUSIONS

Would represent a relatively isolated development in the open countryside, and located in a relatively unsustainable location. It would be visually intrusive and harmful to the character of the open countryside in this location.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-37
Site name/address	HIGHWOODS FARM PACKING SHED, HOLLY FARM, HOLLY FARM ROAD, OTHAM
Landowner	Mr & Mrs Sage
Agent	Martin Potts Associates
Greenfield/PDL	Greenfield per history
Site area (ha)	1 acre (not stated in ha).
Proposed yield	7-8 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	CALL FOR SITES

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site contains a large single storey brick building with a corrugated, asbestos roof. There is also a yard area containing rocks, hardcore and vehicles etc. The land rises to the east. To the western boundary is a bank with trees upon it, shielding the site from the road. The site is located in a narrow rural lane in the open countryside, with only a scattering of residential dwellings in the vicinity. Grade II listed farmhouse opposite site.
Current use	The current use of the site appears to be for commercial purposes. However, the planning history (appeal decision 06/1338) states that the site is not previously developed land and questions the lawfulness of the commercial uses. The lawful use appears to be agricultural.
Adjacent uses	Agricultural and residential
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	<u>06/1338</u> Outline application for the demolition of existing building and erection of a single detached dwelling – REFUSED, APPEAL DISMISSED <u>00/0680</u> Use of part (217 square metres) of an existing building as a joinery workshop (Use Class B2) together with the provision of five car parking spaces and two van parking spaces – REFUSED <u>89/1925</u> Demolition of existing agricultural building and erection of two dwelling houses – REFUSED <u>87/1004</u> Change of use from mainly agricultural to combined agricultural and general for one commercial vehicle partly used in connection with the farming business – REFUSED <u>87/1005</u> Erection of landscaped earth banks on site – APPROVED
Has site previously been	No

considered in Local Plan Inquiry, if so, record Inspectors recommendation	
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	As stated in the appeal decision reference 06/1338, residential development would contribute to the consolidation of an isolated group of buildings outside of a settlement and would further detract from the rural character and appearance of the countryside. Landscape Character Area Assessment: "KEY CHARACTERISTICS Small scale field pattern for orchard and soft fruit production ☐☐ Grazed pasture ☐☐ Species rich native hedgerows ☐☐ Small mixed woodland blocks ☐☐ River Len situated in shallow valley to the north ☐☐ Numerous vernacular style buildings and use of local materials ☐☐ Pockets of high density, recent development Condition Assessment Very Good Sensitivity Assessment Very High Guidelines – Conserve KEY CHARACTERISTICS ☐☐ Open rural farmland ☐☐ Some terracing along field edges ☐☐ Tightly hedged roads ☐☐ Tracks crossing the landscape ☐☐ Vernacular style building along Leeds/Langley Road Condition Assessment Good Sensitivity Assessment Moderate Guidelines – Conserve and reinforce
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No significant adverse impact expected. KCC Ecological Officer comments: "Site is predominately hard standing and there is a large building within the site. The site is surrounded by large mature hedgerows. The trees and building may have suitable features for roosting bats. Ecological constraints level 3 if hedgerows are impacted. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of significance which could not be retained.
Agricultural land quality	Grade 2
Heritage impacts (Listed building,	Conservation Officer comments:

conservation area)	"The site lies immediately adjacent to the Grade II listed Holly Farm Barn; opposite is the Grade II listed Holly Farm House and a collection of attractive converted farm buildings which form a good group with the farm house and should be considered as non-designated heritage assets. Close to the north-east lies the converted Holly Farm Oast, which should also be considered as a non-designated heritage asset. All of these attractive buildings lie in a close cluster and form a small hamlet together with a small number of other residential buildings. The proposed site is currently occupied by a large modern packing shed of unattractive appearance and excessive scale which detracts from the character of the hamlet. A sympathetic, low-key redevelopment of this site for housing purposes could result in an improvement to the setting of the heritage assets and a reinforcement of the hamlet's character."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Adjacent to historic farm complex of Holly Farm (Avery's Farm). Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Onto a narrow country lane. Remote rural location where use of public transport not feasible. KCC Highways comments: • "The site is not considered suitable for housing at present. Although it enjoys relatively good access to the A274 Sutton Road and the A20 Ashford Road and the surrounding local highway network has a relatively good crash record, forward visibility on these rural lanes is poor in places and the carriageway is not wide enough for two vehicles to pass without encroaching on to the highway verge. There are also no footways present for much of their length. • If it were possible to overcome these constraints, consideration would also need to be given to the installation of measures to dissuade rat-running through the unsuitable rural roads surrounding the site and to manage traffic speeds. Significantly enhanced public transport provision would also be required."
Access to services – distances from bus stop/rail station/shop/GP/school	No services close to site. KCC Highways comments: • "There are few services or public transport links within a reasonable and safe walking distance of the site. "
Air quality/noise	No significant issues expected.
Land contamination	Likely to be present due to previous uses.
Flood Risk (zone/drainage)	No
Impacts on existing residential	No significant adverse impact expected.

amenity (including access to open space)	
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	UNSUITABLE due to harm to open character of countryside and unsustainable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Appears to be
Availability conclusion	AVAILABLE

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Likely to be contamination clean-up costs which could cause delay.
Achievability conclusion	ACHIEVABLE with possible delay

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Unsuitable, as development would cause harm to open, rural character of countryside and is unsustainable. Outline consent for residential development has been refused and an appeal has been dismissed. Residential development would contribute to the consolidation of an isolated group of buildings. Any enhancement to the setting of the adjacent listed building would be unlikely to outweigh fundamental harm to the open and rural character of the countryside.

Access is insufficient and the location is remote, without adequate and easy access to necessary facilities.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-38
Site name/address	HOLLY FARM, HOLLY FARM ROAD, OTHAM
Landowner	Mr & Mrs Sage
Agent	Martin Potts Associates
Greenfield/PDL	Greenfield
Site area (ha)	24 acres (not specified in ha)
Proposed yield	300+ dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	CALL FOR SITES

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site is a large area of generally flat, open farmland, mainly fields it contains some poly tunnels and orchard, and small scale buildings/hard-standing. A public footpath runs through the site. There is a telephone exchange to the south and a scattering of dwellings in the vicinity. The site lies in a remote, rural location, upon a narrow, country lane.
Current use	Agricultural/equestrian
Adjacent uses	Agricultural and residential
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	<u>86/1760</u> Change of use of farm building to stables and riding school – APPROVED & others related to equestrian use.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	This is a generally flat and open area of countryside with the potential for long range views and views from nearby roads and a number of public footpaths. Development would result in very substantial consolidation of built development on a scale which is wholly disproportionate to the scale of surrounding development. Surrounding development comprises a small scattering of dwellings, with the area being of rural character and open appearance. This character, openness and appearance would be wholly lost as a result of development. Landscape Character Area Assessment; "KEY CHARACTERISTICS Small scale field pattern for orchard and soft fruit production ☐☐ Grazed pasture ☐☐ Species rich native hedgerows ☐☐ Small mixed woodland blocks ☐☐ River Len situated in shallow valley to the north ☐☐ Numerous vernacular style buildings and use of local materials ☐☐ Pockets of high density, recent development

	Condition Assessment Very Good Sensitivity Assessment Very High Guidelines – Conserve KEY CHARACTERISTICS ☐☐ Open rural farmland ☐☐ Some terracing along field edges ☐☐ Tightly hedged roads ☐☐ Tracks crossing the landscape ☐☐ Vernacular style building along Leeds/Langley Road Condition Assessment Good Sensitivity Assessment Moderate Guidelines – Conserve and reinforce”
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Hedgerows with potential for protected species. KCC Ecological Officer comments: “Site contains a number of fields/areas. The whole site is surrounded by mature hedgerow and there are hedges around all of the field boundaries. Traditional orchards are present in the middle and north east of the site. An intensively managed orchard is to the south West of the site. There are areas of hard standing/bare ground and an area which appears to be tip/dump - this area also includes buildings. The areas with bare ground/dump have scrub/rough grassland around it. To the north west of the site, the middle and the south of the site there are fields of rough grassland. There are a number of ponds within 500m of the fields. There is potential for suitable features for roosting bats within the trees/hedgerows or buildings. The site may be used by foraging or commuting bats. Potential for reptiles or GCN within the site. The areas of bare ground may have some potential to have a diverse invertebrate population. Ecological constraints level 2. Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways”
Trees (inc. TPO, ancient woodland within and adjacent to site)	Generally none of significance.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	Conservation Officer comments: “The site lies immediately adjacent to the Grade II listed Holly Farm Barn and the Grade II listed Holly Farm House and a collection of attractive converted farm buildings which form a good group with the farm house and should be considered as non-designated heritage assets. . All of these attractive buildings lie in a close cluster and form a small hamlet together with a small number of other residential buildings, but the overriding character is rural.

	The dominant rural character is an important contributing factor to the settings of this group of heritage assets. Development of this large site would result in substantial loss of this setting, with Holly Farmhouse in particular being divorced from its agricultural surroundings. There are therefore strong heritage objections to development of this land."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Historic farm complex of Holly Farm (Avery's Farm). Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval."
PROW (within or near site)	KH361 crosses site, KM360 lies to north.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Onto a narrow countryside lane. Not close to public transport links. KCC Highways comments: • "This is a significant site located to the east of Otham and the west of Leeds. • Housing development on this scale would likely require the provision of a purpose-built, strategic link road between the A274 Sutton Road and the A20 Ashford Road, as the existing local highway network could not be enhanced to the required standard. KCC is concerned that such infrastructure could not be viably provided by the developer(s) in addition to the site's other infrastructure and service requirements. • The site is not considered suitable for housing at present. Although it enjoys relatively good access to the A274 Sutton Road and the A20 Ashford Road and the surrounding local highway network has a relatively good crash record, forward visibility on these rural lanes is poor in places and the carriageway is not wide enough for two vehicles to pass without encroaching on to the highway verge. There are also no footways present for much of their length. • If it were possible to overcome these constraints, consideration would also need to be given to the installation of measures to dissuade rat-running through the unsuitable rural roads surrounding the site and to manage traffic speeds. Significantly enhanced public transport provision would also be required."
Access to services – distances from bus stop/rail station/shop/GP/school	Remote location, not close to any services KCC Highways comments: • "There are few services or public transport links within a reasonable and safe walking distance of the site."
Air quality/noise	No significant issues expected
Land contamination	Potential from agricultural use, but not expected to any significant degree

Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Potential noise and disturbance issues, from additional traffic movements.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	UNSUITABLE, due to harm to open and rural character of countryside and unsustainable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	AVAILABLE

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	ACHIEVABLE

Timing (following assessment - when could the site be delivered?)

now – 2016	√
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is not related to any existing pattern of built development or settlement. Development would cause substantial harm to the open and rural character of the countryside. Also, remote location is unsustainable. There is an insufficient number and range of facilities within a reasonable distance from the site. Furthermore, highway network insufficient to take development of this scale which would require a purpose built strategic link road. Harm to setting of Grade II listed farmhouse and barn would result and there are potential ecological connectivity issues.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 39
Site name/address	Iden Park, Cranbrook Road
Landowner	B A Matthews
Agent	Not applicable
Greenfield/PDL	Greenfield
Site area (ha)	2.8
Proposed yield	85
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to village.
Site origin (e.g. Call for Sites)	Call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises an approximately level triangular parcel of land to the south and east of the village of Staplehurst. The land is managed (grazed) open parkland of considerable visual amenity with a great number of mature Oaks within the site boundary; some of these appear to be arranged in circular patterns. Site is screened by mature native hedges to all boundaries, these are of mixed quality in respect of their screening value; Part of the west and north boundaries are screened by existing commercial and residential buildings. The KM309 and KM308 run along the south and east boundaries of the site respectively. A water course runs through the centre of the site. Mature trees (worthy of TPO) likely to be significant constraint on development.
Current use	White land; open parkland formerly associated with Iden Manor.
Adjacent uses	Agricultural to north, south, west and east, residential to west, petrol station with outline planning permission for residential to west. Tennis and cricket club to north and east.
Planning and other designations (AONB, greenbelt etc)	The site is located in open countryside designated as being within the Low Weald Special Landscape Area.
Planning history	MA/91/0007 Agricultural access – APPROVED WITH CONDITIONS MA/84/1594 Change of use to tennis club – APPROVED WITH CONDITIONS (north of site only)
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Rejected in 2009 SHLAA (136).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would extend Staplehurst to the south and east, not visually logical in relationship to existing village. Despite existing hedge screening, would be visible in the streetscene and approach to the village. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the

	River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	This site has been identified as a BAP Habitat (Wood Pasture Parkland). The site is a grassland site with scattered trees and is surrounded by hedgerows or mature trees. In the South West corner there is a strip of woodland with a pond. There is a potential of bats, reptiles and GCN being present.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Whilst the trees on the site are not currently protected there appear to be trees which merit protection by a TPO, namely blocks of trees to the west of the site (and northern tip) together with prominent individuals on boundaries and near the watercourse crossing the site. Some TPO'd trees in close proximity to north east boundary of the site.
Agricultural land quality	Grade 3.
Heritage impacts (Listed building, conservation area)	Historic Buildings: There would be negligible impact on any listed buildings. Conservation Areas: The site lies close to the southern boundary of the Staplehurst Conservation Area and development of this site would be likely to have some impact on its setting by extending the built-up area out into open countryside. Historic Parks and Gardens: Although not a registered site, Iden Park, within which this site lies, is of local importance and should be considered as a non-designated heritage asset. The parkland probably dates from the 1840s onwards, developed in connection with the Hoare family's occupation of Staplehurst House (now Staplehurst Manor) and later Iden Manor itself, built further to the south in 1887/8. This land still has a parkland character and development of it would be harmful to the park as a whole. Archaeology: No known implications but the proximity

	of the line of the Roman road means that there may be potential for finds/ features associated with it.
Archaeology (SAM etc.)	Adjacent to Roman Road alignment.
PROW (within or near site)	KM309 and KM308 run along the south and east boundaries of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Significant site adjacent to the Total petrol station. Current access is from Frittenden Lane but site could be accessed directly from the A229. To be acceptable from a highways perspective a new site access onto the A229 with excellent visibility splays and as far away from the petrol station as possible would be required. Access to public transport and services is acceptable. The crash record for this stretch of the A229 is ok, with 5 slight incidents in the last 5 years, but the junction between the A229 and Frittenden Lane is of more concern and therefore the site access should be as far as possible from Frittenden Lane.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Staplehurst village centre (approximately 0.75km), railway station approximately 1k.6`m.
Impacts on existing residential amenity (including access to open space)	Site abuts 1 adjacent residential property.
Availability of utilities infrastructure – e.g. water/gas/electric	Reasonable, as in close proximity to settlement boundary of Staplehurst.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	The site would appear as a contrived extension to the RSC, and its development would be detrimental to the setting of listed buildings and the conservation area. The site has a strong parkland character as a result of its association with Iden Manor and the presence of large numbers of protected and non-protected trees of considerable size and age, the loss of which would be harmful to the character and appearance of the open countryside. Although not in a zone recorded by the EA as being prone to flood, several watercourses run through the site and there is likely to be a need for ecological mitigation in the event of development of the land.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Trees likely to represent a significant constraint on development.
Achievability conclusion	Low

Timing (following assessment - when could the site be delivered?)

now - 2016	X
2016 - 2021	
2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

The site would appear as a contrived extension to the RSC, and its development would be detrimental to the setting of listed buildings and the conservation area. The site has a strong parkland character as a result of its association with Iden Manor and the presence of large numbers of protected and non-protected trees of considerable size and age, the loss of which would be harmful to the character and appearance of the open countryside. Although not in a zone recorded by the EA as being prone to flood, several watercourses run through the site and there is likely to be a need for ecological mitigation in the event of development of the land.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-40
Site name/address	Monchelsea Farm, Cock Street, Boughton Monchelsea
Landowner	Eastwell Ltd
Agent	N/A
Greenfield/PDL	Previously developed land
Site area (ha)	0.9 ha approx.
Proposed yield	Not stated (low density)
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site appears to be in a mixed commercial use for Classes B1, B2 and B8 usage, with a haulage yard. There is a large brick built industrial building of very substantial mass to the western side of the site and a large area of hard surfacing to the eastern side. A building having the appearance of a capped oasthouse sits between the hard surfaced yard and the car parking area to the south. There are dwellings to the east, a scrub field to the west and beyond that a petrol station. There is also a dwelling to the west. Land levels are generally flat. The main building is highly visible in the countryside, including in long distance views.
Current use	Industrial – B1, B2, B8
Adjacent uses	Residential, field and petrol station nearby
Planning and other designations (AONB, greenbelt etc)	Southern anti coalescence belt
Planning history	Most recent is: 82/0595 – erection of storage building - AC
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Likely to be positive – existing building has negative impact in long distance views across open countryside, due to its mass and appearance. Landscape Character Area Assessment: Key characteristics Dip slope of the Greensand Ridge ☐ ☐ Hythe Beds incised with Atherfield Clay river valleys ☐ ☐ Orchards dominate the land use ☐ ☐ Frequent broadleaf and coppice woodland blocks ☐ ☐ Frequent settlements Condition Assessment Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands

	☐ ☐ Conserve the special landscape quality provided by the rural valley location and the meandering River Medway ☐ ☐ Conserve the rural setting of historic buildings and settlements ☐ ☐ Encourage the planting of isolated mature trees to conserve the parkland character KEY CHARACTERISTICS ☐ ☐ Orchards and pasture ☐ ☐ Well maintained hedgerows ☐ ☐ Traditional buildings including oast houses ☐ ☐ Modern housing built to traditional design ☐ ☐ Few roads ☐ ☐ Grid like pattern of tracks between orchards Condition Assessment Very Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐ ☐ Resist the introduction of contrasting visual elements such as pylons and telecommunications masts ☐ ☐ Conserve the sense of enclosure provided by ragstone walling and timber fencing ☐ ☐ Conserve the orchard setting of East Farleigh, and Dean Street Conservation Area, and avoid expansion which would detract from its rural character
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	None significant or likely. Extensively hard surfaced site. KCC Ecological Officer comments: "A site consisting of hard standing and Farm buildings. There are some mature trees on the boundary of the site. The buildings may have some potential to be suitable for roosting bats. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None important
Agricultural land quality	Not relevant – industrial use at present.
Heritage impacts (Listed building, conservation area)	None – too far from Conservation Area.
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Part of historic farm complex of Tilts Farm. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	None affected

Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: • Site accessed from the B2163 Cock Street. • The site is considered suitable for a limited quantum of housing. It enjoys direct access to the B2163 Cock Street, which has a good crash record, although there is a poor crash record at its junction with the A229 Linton Road, which forms the principal access route to the site from Maidstone and the surrounding area. The eastward extension of the 40mph speed limit and the footway link to Boughton Monchelsea village centre to the site access may be required.
Access to services – distances from bus stop/rail station/shop/GP/school	0.2 miles to bus stops (east and west) 0.6 miles to Boughton Monchelsea school (Church Hill) and play area. KCC Highways comments: • Most of the village services within Boughton Monchelsea are within walking and cycling distance of the site and the bus stops on Cock Street are served by Bus Route 59, which provides two return journeys a day to Maidstone.
Air quality/noise	Significant issues unlikely.
Land contamination	Could be significant due to existing use.
Flood Risk (zone/drainage)	Environment Agency comments: The area between Cliff Hill and Breresford Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties.
Impacts on existing residential amenity (including access to open space)	Likely to be positive by removing industrial use next to dwellings.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Fairly well related to facilities. Potential positive impact upon visual amenity through loss of existing building of substantial mass/poor appearance.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Likely to be available – submitted by landowner, existing lease stated to expire in 2014.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There may be some contamination “clean up” costs which could delay delivery.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

There is likely to be a potential positive impact upon visual amenity through loss of the existing building of substantial mass/poor appearance.

There would be a loss of employment floorspace, which would impact negatively upon employment land availability.

Although relatively well related to existing facilities, the site is some distance away from the settlement boundary and is not closely related to it. Although some facilities are within walking distance, the lack of pavements would make this less feasible. On balance, the site is not considered to be a sufficiently sustainable location to warrant inclusion.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-41
Site name/address	West of Hermitage Lane, Maidstone
Landowner	Not known
Agent	Phil Aelen – DHA Planning
Greenfield/PDL	Greenfield land
Site area (ha)	9.5 ha
Proposed yield	220 dwellings
Within settlement, adjacent to settlement or countryside	Adjacent to urban boundary
Site origin (e.g. Call for Sites)	Call for sites 2009 and 2013

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Currently cultivated arable land. Adjacent to Hermitage Lane which is to the east of the site. The site comprises a one cultivated field and is largely flat in topography. There is planted borders to the boundaries of the site which includes some established planting. To the south of the site, there is a large warehouse building which is used for a B2/B8 business use. Beyond this is the urban area largely comprising residential development. To the west of the site is an area of ancient woodland bordered by footpath KB34 and with hermitage quarry beyond. Opposite the site to the east is the Maidstone Hospital and Hermitage Lane, a main route to the south of the Maidstone and Tonbridge and Malling borough and the M20 in the north.
Current use	Cultivated arable land
Adjacent uses	Existing SE Water underground reservoir to north. Woodland to west. Maidstone Hospital opposite site to the east and existing commercial warehouse to the south (B2/B8). (South west corner of site within Tonbridge & Malling BC boundary).
Planning and other designations (AONB, greenbelt etc)	Strategic Gap Countryside
Planning history	MA/88/2253, 58/0310/MK1, 73/0785/MK1
Has site previously been considered in Local Plan	Identified within SHLAA of April 2009
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	17.Site falls within character area 19 – Barming Heath Arable Land 18.Key Characteristics (blue box) • Apparently unmanaged arable land

	• Cemetery with place of worship • Small paddocks of equestrian grazing • Sweet chestnut coppice and broadleaf woodland • Reservoir 19.From Summary of Analysis Box • Condition Assessment = Poor • Sensitivity Assessment = Very Low 20.Guideline = Improve • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands. • Soften views of security fencing with native vegetation. • Improve the localised sense of place within the cemetery by planting new specimen firs and cedars to replace those that are declining. • Improve the built heritage through sensitive renovation. • Improve boundaries by gapping up native hedgerows.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response:- Previously provided detailed comments for SHLAA of 2009.
Trees (inc. TPO, ancient woodland)	Coppice woodland to north and west of site
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	No L/B or Conservation Area within locality of site. Limited heritage impact at this site.
Archaeology (SAM etc.)	KCC Archaeology Response:- site lies within an area which contains evidence of Iron Age and Romano-British activity including 2 Iron Age pits immediately to the north (Level 3).
PROW (within or near site)	KB34, KM12, KM10 running along site boundaries.
Access (Highways) • Site access • Availability of public transport/walking/cycling	KCC Highways Response:- Previously provided detailed comments for SHLAA of 2009. • See Highways requirements within Policy SS1 of the Maidstone Core Strategy Strategic Site Allocations document.

Access to services – distances from bus stop/rail station/shop/GP/school	• Within 0.1m of local shop, GP and bus stop with regular services serving town centre. • Within 1.2m of Barming Rail Station. • Within 1m of local school.
Impacts on existing residential amenity (including access to open space)	There is unlikely to be an impact upon existing residential amenity of properties within surrounding area due to their proximity to the proposed site.
Availability of utilities infrastructure – e.g. water/gas/electric	Utilities exist nearby within Hermitage Lane adjoining the site. Could be supplied to the proposed site.
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	Identified within response as possible for land contamination. Further comments required.
Flood zone/drainage	Within flood zone 1 – low probability of flooding.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services. • Development would provide good housing yield. • Limited far reaching views of proposed site. • Would respect existing pattern and grain of development. • No designated landscape within proposed site. <u>Against</u> • Land provides some landscape and ecology quality. • Harm to existing semi rural character of area. • Significantly contributes to the character of the area. • Proximity to quarry. • Wider transport solutions [as per policies SS1 and SS1c] need to be implemented to ensure efficiency of local transport network. • Character of existing site. <u>Conclusion</u> On balance this is an appropriate site for development. The constraint in this area, to be addressed through the implementation of MBLP policies SS1 and SS1c, is related to the efficiency of the local transport network. The site is located in a screened area that provides no long distance views and is appropriate for development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site is in the ownership of one owner who is willing to develop the site. There is also a developer interested.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There are limited constraints to this site itself. However, a small portion falls outside the Maidstone borough boundary and so this will require discussions with Tonbridge and Malling BC to secure suitable layout and scale. There are also highway improvements required to the local area as part of future residential development which would also need to be secured.
Achievability conclusion	Positive.

Timing (following assessment - when could the site be delivered?)

now – 2016	X Agent suggested
2016 – 2021	X Likely to be due to local highway improvements required.
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Similar to the conclusion of HO-60, the location of the site on the periphery of the urban boundary with limited visual harm and the reduced sensitivity of this particular landscape area, I consider is suitable for development. Due to the established development within this locality, only residential use would be appropriate.

Again, similar to HO-60, there would be a need to ensure permeability between this and any further sites allocated to the west which could be achieved through discussions during master planning. Having considered this together with the location of the site, a density of 35dph would be appropriate. The issue of the highway impact of this proposal is important and as detailed within section 4, provided the sites at Hermitage Lane are delivered, which are close by to the east of this site, suitable highways improvements could be delivered within the local area in terms of the highway network.

Overall, I consider that this site is suitable and I recommend that it is accepted for development.

ACCEPT

Approximate Yield: 220

1. SITE INFORMATION	
Reference number	HO-42
Site name/address	The Walled Gardens, Barham Court, Tonbridge Rd, Teston
Landowner	Mr Older
Agent	Christopher Atkinson
Greenfield/PDL	
Site area (ha)	Approx 0.32ha
Proposed yield	Up to 10 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Teston village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises former historic walled gardens and old glass houses relating to Barham Court (Grade 2* Listed). This is a dog-legged shape site, relatively flat and includes some TPO trees and protection is also afforded from the Teston Conservation Area designation. Access to the site is over a private driveway serving Barham Court. The site is not visible from Tonbridge Road. This is a well contained site. The site would be accessed off Tonbridge Road and walking distance to the village of Teston.
Current use	The current use of the site is wooded grounds, redundant glass houses – informal leisure/historic use associated to Barham Court.
Adjacent uses	There are residential dwellings to the west, Barham Court (conference facilities) to the east and agricultural land to the north.
Planning and other designations (AONB, greenbelt etc)	The site lies within the countryside, an Area of Local landscape Importance and a Conservation Area.
Planning history	Several planning permissions have been granted in the past on the larger site of Barham Court (1980's, 90's, 00's, 2010 and 2011) generally associated to changes of use of the main building.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Land Adjoining Barham Court was considered and whilst unclear of the exact site, the Inspector concluded to – <i>"Not modify the Plan in response to this objection".</i>
Landscape/townscape impact –	

including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	This is an enclosed site with localised visual impact. It is an important site in terms of the historic walls, the TPO trees and as a setting to Barham court. <u>20 - Oaken Wood</u> KEY CHARACTERISTICS • Sweet chestnut coppice with native standards • Coppice rotation provides various heights of coppice, and some clearings with isolated native standards and woodland ground flora • Access points and tracks through woodland • Narrow, enclosed, dark and winding road through woodland • Few recent properties within woodland with extensive security fencing • Disused mineral extraction site • Minimal woodland clearance for crop production Condition Assessment - Very Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>Adjacent to an area of Ancient woodland. This site is a woodland and there is potential for protected species to be present including dormouse, reptile and breeding birds. Although not designated as ancient woodland due to the location it has the potential to have an interesting ground flora."</i> Constraints Level 2 - Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments-</u> <i>"Tree protection status: Tree Preservation Order (TPO) No. 22 of 2004 protects all significant trees within the</i>

	<i>site, which also falls within Teston Conservation area.</i> <i>Ancient woodlands: There are no designated Ancient Woodlands.</i> <i>Hedgerow status: There are no 'important' hedgerows.</i> <i>Comments: None"</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 1 or 3
Heritage impacts (Listed building, conservation area)	<u>Conservation comments-</u> <i>"Historic Buildings: Barham Court is Grade II* and its stable block Grade II. Although remote from this main complex, this site comprises the walled gardens formerly associated with the house. The smaller of the two gardens used to contain greenhouses whilst the larger always seems to have been open. Development would have considerable impact on the significance of these gardens and 10 dwellings appear to be a lot for these tight spaces.</i> <i>Conservation Areas: The site lies within the Teston Conservation Area. Impact generally would be low, although the site currently seems to be occupied by a number of trees whose loss might make some impact.</i> <i>Historic Parks and Gardens: Although not registered the parkland of Barham Court is an attractive 18th and 19th Century designed landscape of local significance which also contributes greatly to the character of the conservation area. The walled gardens are an interesting component of this landscape, albeit rather lost at present.</i> <i>Archaeology: No known implications.</i> <i>Other Comments: None."</i>
Archaeology (SAM etc.)	SCALE 2 - The site seems to lie within part of the historic landscaped grounds associated with Barham Court. Part of the site seems to contain former glasshouses or structures associated with formal planting and designed historic gardens and landscape. Historic parks and gardens survey prior to further consideration recommended.
PROW (within or near site)	None.
Access (Highways) Site access	Site situated within the grounds of Barham Court,

• Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	which is accessed from the A26 Tonbridge Road by means of an unadopted lane. • The site is considered suitable for a limited quantum of housing. It enjoys good access to the A26 Tonbridge Road, although there is a poor crash record along this stretch of the primary route which may require mitigation. A continuous footway link to Teston village centre is provided on Tonbridge Road. • All of the village services within Teston are within walking and/or cycling distance of the site and the nearby bus stops on Tonbridge Road are served by Bus Routes 6, 6A and 7, which provide a combined service to Maidstone and Tunbridge Wells every 15 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1132m from the nearest medical hub/GP. The site is 4146m from nearest secondary school. The site is 2362m from nearest secondary school. The site is 205m from the nearest post office. The site is 243m from the nearest sports facility. The site is 162m from the nearest play space. The site is 386m from the nearest green space. The site is 162m from the nearest bus stop. The site is 1556m from the nearest train station. The site is 300m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant it is considered that dwellings could be provided without detriment to existing residential amenity.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	The site is not considered to be suitable for housing.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner and is submitted for immediate availability.
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site would need a historic parks and gardens survey to be undertaken to enable further consideration of the importance of the site. Whilst not abnormal costs, the site could therefore result in constraints to its development.
Achievability conclusion	Without specific survey information it is not possible to confirm achievability.

Timing (following assessment - when could the site be delivered?)	
now – 2016	The agent for the landowner indicates immediately.
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
This is an unusual and secluded site with limited views save for from private land. The site is afforded protection to its Conservation Area location, TPO trees and historic landscape setting in association with the historic Barham Court. It is clear that there are constraints to the development of the site and surveys would need to be undertaken to advise whether or not any scale of development would be achievable. The agent suggests that 10 dwellings would be appropriate number for the site, however due to the shape of the site, the importance of the wall and its overall setting I consider that a lesser number would be more achievable (possibly up to 8) – without compromising the former landscaped garden. No highway objections are raised to the proposal and it would be possible to achieve a development without detriment to the amenity of existing residential dwellings to the south and west of the site. The main concern relates to the significance of the site in relation to Barham Court. Whilst it is acknowledged that the applicants agent states this would be an opportunity to retain and repair the historic walls, this in itself is not adequate justification for the development. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-43
Site name/address	Heathfield, Heath Rd, Coxheath
Landowner	Mr Firmin
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	4.3 ha
Proposed yield	120 dwellings approx.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Coxheath village envelope.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located adjacent to the eastern edge of Coxheath settlement boundary. The site is open farmland which backs on to similar land to the north (grazing), east (orchards) and on the opposite side of Heath Road to the south. There is well established front boundary hedging onto Heath Road. The site fronts a straight stretch of Heath Road whereby access would be provided.
Current use	Agricultural land.
Adjacent uses	Residential to the west, farmland to north, orchards to east, open land to south. The day to day amenities, services and facilities of Coxheath are within walking distance to the west.
Planning and other designations (AONB, greenbelt etc)	The site is located within the open countryside and is designated Southern Anti-coalescence Belt.
Planning history	2 x 1990's application for a new dwelling refused (1 dismissed at appeal). 1960's outline application for residential was refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Site at 'Land at Heath Road' was considered by the Inspector and whilst unclear of the exact site, the Inspector did conclude to not modify the Plan in response to these objections.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is one of several parcels of land which are a buffer between Boughton Monchelsea to the east and Coxheath. Development would result in the extension of Coxheath settlement boundary in an easterly direction. A significant 'green' sparsely developed buffer would still provide visual separation between the two settlements. <u>28 - Coxheath Plateau</u> KEY CHARACTERISTICS • Plateau above Greensand Ridge • Orchards and soft fruit production • Broadleaf woodland with sweet chestnut coppice • Extensive recent development at Coxheath

	• Long distance views across the Medway Valley to the North Downs Condition Assessment - Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE <u>28.3 - Coxheath Orchards</u> KEY CHARACTERISTICS • Orchards and poplar shelterbelts • High, mature, well maintained native hedgerows • New housing development, the style of which is inconsistent with the surrounding housing • Holy Trinity Church Condition Assessment - Moderate Sensitivity Assessment - Very Low IMPROVE AND REINFORCE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF."</i> <i>Arable field which is surrounded by hedgerows. The hedgerows may have some potential to be suitable for protected/notable species. There are ponds within 500m so there will need to be some consideration to the impact on GCN."</i> Constraints Level 4 – Minimal potential for ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No significant issues.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	SCALE 4 - Nothing known.
PROW (within or near site)	Public footpath KM67 runs parallel with eastern

	boundary of site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from the B2163 Heath Road. • The site is considered suitable for housing. It enjoys direct access to the B2163 Heath Road, which has a relatively good crash record, although there is a relatively poor crash record at its junction with the A229 which may require mitigation. A continuous footway link to Coxheath village centre is provided along Heath Road. • All of the village services within Coxheath are within walking and cycling distance of the site and the nearby bus stops on Heath Road are served by Bus Route 89, which provides a service to Maidstone every 20 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 327m from the nearest medical hub/GP. The site is 922m from the nearest secondary school. The site is 471m from the nearest primary school. The site is 624m from the nearest post office. The site is 979m from the nearest sports facility. The site is 666m from the nearest play space. The site is 581m from the nearest green space. The site is 666m from the nearest bus stop. The site is 2797m from the nearest train station. The site is 919m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	Suitable for housing.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner and developer interest.
Availability conclusion	Available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Nothing obvious.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	Immediately
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site lies within the southern anti-coalescence belt; the purpose of the designation to prevent the encroachment/merging of one settlement into another. Clearly the development of this site on the scale put forward (120 dwellings) is would have a significant impact and encroachment into the anti-coalescence belt and countryside. This being said, the sustainable location of the site, it's proximity to the services of Coxheath and easy access either by public or private transport to Maidstone Town Centre make a suitable site in other respects. There are no obvious barriers to the development of this site. The site could have direct access onto the B2163 and is within striking distance of the junction with the A229. It is possible that highway improvements may be required in relation to this junction. It is considered that the site would be appropriate for residential development subject to an acceptable layout and density.i.e. 30 units per hectare. It is recommended that in the region of 80 units could be provided whilst still taking into account open space/landscape buffer to respect the countryside location. ACCEPT Approximate Yield: 130

1. SITE INFORMATION	
Reference number	HO-44
Site name/address	Vicarage Field, Linton
Landowner	Alan Firmin Ltd
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	1.92 ha
Proposed yield	24 dwellings at 30dpha
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site is a ploughed agricultural field, with land levels rising towards the centre and falling towards the edges. It lies in a Special Landscape Area and partly within Linton Conservation Area. There is some overgrown, vacant land to the north with a large orchard towards its western side. To the south and west are mainly dwellings. There are also some allotments to the south. The site is an important visual gap giving fine long distance views to a ridge many miles beyond. It lies upon a main arterial route, the A229, into Maidstone.
Current use	Agricultural
Adjacent uses	Some residential
Planning and other designations (AONB, greenbelt etc)	Special Landscape Area, partly Conservation Area.
Planning history	None.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes, and was found to be unsuitable. Inspector concluded housing here would cause visual harm and be unsustainable.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is an important visual gap, which is highly visible from the road and public footpath network. It makes a strong, positive contribution to the open character and scenic quality of the Special Landscape Area, particularly because of the topography in this area. The consolidation of built development in this area would cause substantial harm to that important scenic quality and open character. It is estimated that the dwellings shown in the suggested layout (confining residential development to the western side of the site) would still be clearly visible in long range views, because of the topography and the introduction of woodland would be out of character with what one would expect to see upon this generally open ridge. Landscape Character Area Assessment: KEY CHARACTERISTICS ☐ ☐ Low lying landscape which forms part of the Low Weald ☐ ☐ Reservoirs and water bodies along the foot of the Greensand Ridge

	☐ ☐ Drains running southwards towards the River Beult ☐ ☐ Enclosed pasture ☐ ☐ Frequent orchards ☐ ☐ Parkland landscape surrounding Hunton Court ☐ ☐ Historic settlement of Yalding Condition Assessment Very Good Sensitivity Assessment High Guidelines Conserve Conserve orchards and the traditional small scale field pattern ☐ ☐ Conserve the largely undeveloped rural landscape and the remote quality of existing development ☐ ☐ Conserve the historic parkland landscape around Hunton Park ☐ ☐ Conserve the rural setting of traditional buildings and farmhouses ☐ ☐ Conserve distinctive ragstone walling ☐ ☐ Conserve the undeveloped character of the landscape ☐ ☐ Resist conversion to arable land ☐ ☐ Avoid linear infill development along roads
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Unlikely to be significant as site is a ploughed field. KCC Ecological Officer comments: "Intensively managed orchard which is surrounded by hedgerows. Ecological constraints level 4. Some suitable habitats and features for protected/notable species present on or near site."
Trees (inc. TPO, ancient woodland within and adjacent to site)	Landscape Officer comments: Tree Preservation Order (TPO) No. 21 of 1976 protects 2 individual trees on the northern site boundary. There appear to be other significant boundary trees worthy of retention on the eastern and southern (eastern extent) boundaries. There are no designated Ancient Woodlands. The hedgerow to the north of the site may be 'important'.
Agricultural land quality	Grade 3.
Heritage impacts (Listed building, conservation area)	Conservation Officer comments: "No listed buildings affected. 19 th Century estate cottages to the south of the site make a positive contribution to the character of the conservation area and should be considered as non-designated heritage assets. Development of the site would potentially adversely affect their setting. The eastern half of the site lies within the Linton Conservation Area. This area of open farmland penetrating into the village street is an important feature which is identified in the approved Conservation Area Appraisal. I therefore do not consider that development of this site is appropriate.

	The site lies opposite the registered historic parkland of Linton Park."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Site adjacent to Linton Park EH Registered Parkland Grade II. Significant archaeology could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	KM137 lies to north of site
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Access is on to A229 main road. Public transport is easily available, as the site lies on a bus route, with stops within easy walking distance. KCC Highways comments: • Site situated adjacent to existing residential properties within Linton. • Site accessed from the A229 Linton Hill. • The site is considered suitable for housing. It enjoys direct access to the A229 primary route, which has a good crash record, although the nearby A229/B2163 Heath Road junction has a relatively poor crash record. • The site is within walking and cycling distance of the services within Linton and parts of Loose. (Services in the vicinity are very limited).
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: • Bus Route 5 serves the A229 Linton Hill, providing an hourly service to Maidstone, Staplehurst, Cranbrook and Hawkhurst on weekdays. (However, very limited facilities in close proximity).
Air quality/noise	Some potential road noise from A229.
Land contamination	Not expected.
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Unlikely to cause significant harm, subject to an appropriate layout etc.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Unsuitable due to harmful visual impact and unsustainable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	

Timing (following assessment - when could the site be delivered?)	
now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The development of this site would cause significant visual harm to the open character and scenic quality of the Special Landscape Area and would erode an important visual gap and unacceptably consolidate built development in important long range views. The site makes a strong positive contribution to the Open Character of the Special Landscape Area, particularly due to the topography of the area, with fine long distance views across the site to a ridge many miles beyond. This site has previously been rejected at Local Plan enquiry on the grounds of visual harm and unsustainable. There is also a potential heritage impact in terms of the Conservation Area which covers part of the site. Also it is considered unsustainable as there are insufficient facilities in the vicinity. It is, therefore, considered unsuitable. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-45
Site name/address	Cricket and Hockey Club, Stanley Road, Marden
Landowner	Alan Firmin/MCHC
Agent	Phil Aelen DHA Planning 01622 776226
Greenfield/PDL	Existing sports field
Site area (ha)	4.2ha
Proposed yield	120 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural - Adjacent to RSC settlement
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This rectangular, level site lies at the southern edge of Marden village, to the east of Albion Road and to the south of Stanley Road/South Road. The site comprises pitches, courts and small ancillary buildings used in association with Marden Hockey and Cricket Club. At the western corner of the site is a pavilion building which overlooks a grassed sports area, understood to be a cricket pitch. Further east, and fronting Stanley Road, are two tennis courts and to the rear (south) of these a parking area. East of this again is an artificial sports pitch. A rough grassed area of land is at the far eastern end of the site. This area was not formally laid out as a sports pitch at the time of the site visit (March 2013). The boundary to Stanley Road/South Road comprises a chain linked fence and shrub/hedgerow. The eastern boundary is a more substantial tree belt and the southern and western boundaries comprise a mix of trees and hedges. There is gated access point into the cricket field from Albion Road. There is a further vehicular access from Stanley Road, situated approximately half way along the length of the site, adjacent to the tennis courts. Within the site sports pitches are generally separated from one another with chain link fences. There is a substantial hedge along two sides of the tennis courts. There is a telecommunications mast sited in the south east corner of the site.
Current use	Sports fields
Adjacent uses	Residential properties facing the site on the north side of Stanley Road/South Road and on the western side of Albion Road. Immediately to the south of the site is a further residential property, The Howlands and agricultural land. To the east is an area of rough grass land.
Planning and other designations (AONB, greenbelt etc)	Adjacent to settlement (H27) No other designations.
Planning history	87/1053 - Change of use of agricultural land to sports ground was Approved/Granted with Conditions on 19/5/1988.

	94/0339 - Installation of all-weather surface sports pitch was Approved/Granted with Conditions on 26/5/1994. 96/0356 - Erection of floodlighting system (8 No. 15m high masts) for proposed artificial grass hockey pitch was withdrawn. 96/0815 - Installation of artificial grass hockey pitch (revised siting to that permitted under MA/94/0339) and erection of 8 no. 15m high floodlighting masts and a 3 metre high perimeter fence was refused on 18/10/1996. 96/0913 - Installation of artificial grass hockey pitch (revised siting to that permitted under MA/94/0339) and erection of 8 no. 15m high floodlighting masts and a 3 metre high perimeter fence was refused on 18/10/1996. 97/1498 - Use of mobile floodlighting units to illuminate all weather surface sports pitch permitted under reference MA/94/0339 (Units to be folded to storage mode and removed from operating position to safe storage position when not in use to illuminate playing surface) was Approved/Granted on 27/2/1998. 99/1243 - Erection of 3m high fencing around perimeter of all weather surface sports pitch was refused on 24/9/1999. 13/1928 – Full planning application for the erection of 124 dwellings with parking, vehicular and pedestrian access, and associated hard and soft landscaping.. Decision awaited.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	From Stanley Road/South Road there public views of and across the site towards its southern boundary. Similarly from the existing entrance gate on Albion Road the full extent of the site can be viewed to the point of the mature trees along the easternmost boundary. The majority of the site's area is devoted to formal pitches and courts. The easternmost field is not clearly used for formal sports currently; although it may have been in the recent past. Buildings on the site are limited; a cricket pavilion and small scale structures in the vicinity of the tennis courts. These buildings and the fences and structures associated with the sports uses have a modest urbanising influence on the site, particularly in the views from Stanley Road over the central section of the site. In views from South Road, from the western end of Stanley Road and from Albion Road the more over-riding impression is of the open nature of the site and in particular the western and eastern portions of the site.

	Travelling further south along Albion Road, the road gently descends away from the site. Looking northwards towards the site from this direction, the buildings and trees at The Howlands are visible on the skyline and these serve to screen views of the site itself. Overall, the vegetated site boundaries and the falling topography of the land to the south would serve to restrict views of the site from the south and east. Some harm would be caused as a result of development which would be appreciable in the shorter range views from the north and west due the loss of largely open site The site is located within the Staplehurst Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>. The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Half of the site is currently managed as the Cricket and Hockey Club and has limited potential to contain habitats for protected/notable species. The eastern half of the site appears unmanaged and contains rough grassland. The site is surrounded by hedgerows or mature trees. The eastern end of the site has some potential to be suitable for reptiles/foraging bats. The site has good connectivity to the surrounding area. Ecology Constraint Level 3 - potential for minor ecological impacts - Some suitable habitats and features for protected/notable species present on or near site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Some mature trees along the northern, western and eastern boundaries.
Agricultural land quality	N/A
Heritage impacts (Listed building,	Historic Buildings: Bishop House/ Jewell House lies

conservation area)	opposite this site and is Grade II listed.. Although originally separated from the village centre, it is now joined to it by 19th and 20th Century development and essentially lies within a built-up environment. Although the Cricket and Hockey Club land is currently open in nature it is not rural in character. It does contribute to the setting of the listed building, but sympathetic development at a low density should be possible without serious harm being caused to this setting. Conservation Areas: Marden Conservation Area lies nearby but development of this site is unlikely to seriously affect its setting. Historic Parks and Gardens: None affected. Archaeology: No known implications.
Archaeology (SAM etc.)	Site lies on River Terrace Gravels which have potential for rare and important Palaeolithic remains. Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	KM276 runs along the south side of Stanley Road alongside the site
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated to the south of existing residential properties on Stanley Road. • Potential for access from Stanley Road and/or Albion Road. • The site is considered suitable for housing. It enjoys good access to the B2079 High Street via Albion Road, which has a relatively good crash record and a continuous footway link to the village centre. • All of the village services within Marden, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and/or cycling distance of the site and the nearby bus stops on High Street are served by Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays. There is gated access point into the cricket field from Albion Road. There is a further vehicular access from Stanley Road.
Access to services – distances from bus stop/rail station/shop/GP/school	From the existing gated entrance on Albion Road the site is some 300m walking distance to the village centre (junction of High Street and Maidstone Road), approximately 800m to the railway station and approximately 1km to the primary school. There is a pavement on the eastern side of Albion Road.

Impacts on existing residential amenity (including access to open space)	Development would need to be designed and orientated to avoid the undue overlooking of the existing houses on the north side of Stanley Road/South Road which would face the development. The site is in existing recreational use being used for formal sports, known to include cricket, hockey and tennis. There is presumption against the loss of recreational facilities unless these are identified as surplus to requirements or the loss would be replaced with equivalent or superior provision (NPPF paragraph 74). Outline planning permission was granted on 6 June 2103, under application 13/0358, for a relocation of the club to a larger site off Maidstone Road Marden.
Availability of utilities infrastructure – e.g. water/gas/electric	There is existing residential development adjacent to the site and there are no known limits on the availability of utilities services. The site's promoter states that connections are achievable.
Air quality/noise	Not in an AQMA and not in a hotspot
Land contamination	None known
Flood Risk (zone/drainage)	EA Comments: Surface runoff from all sites should be managed using sustainable drainage techniques, with discharge restricted to no more than runoff from the existing site following the critical rainfall events for a range of return periods, up to an including the 100yr event. An allowance for climate change should also be included the drainage design. Marden Drainage Strategy: We recommend a local drainage strategy be developed into which all the sites should contribute to, rather than each site considering site drainage independently. A local drainage strategy will likely result in a more efficient local drainage infrastructure.
Suitability (assessment conclusion)	Now that permission has been granted for application M13/0358 and subject to Reserved Matters Approval being obtained and the facilities being opened, a previous objection to the loss of the existing facilities has been addressed. The timing of the development on this site is dependent on the provision and opening for use of the replacement facilities and this can be secured through a planning obligation or condition. The site is well related to existing development in the vicinity and is located immediately adjacent to the existing village confines and is within walking distance of key village facilities. There would be some harm as a result of the loss of an area of land currently largely devoid of buildings and hard surfacing. Visual impact would be on shorter range

	views from Albion Road and Stanley Road/South Road. Overall, the vegetated site boundaries and the falling topography of the land to the south would serve to restrict views of the site from the south and east. These boundaries would need to be preserved if possible.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	This site is will not be available until detailed consent has been granted pursuant to outline permission 13/0358 for the replacement facility and these have been completed and are available for use. The landowner is promoting the site. There is no named developer. (subsequent planning application has been submitted by Countryside Properties)
Availability conclusion	Available once replacement has been constructed

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	This site is will not be achievable until detailed consent has been granted pursuant to outline permission 13/0358 for the replacement facility and these have been completed and available for use. There are no other immediately identifiable or abnormal constraints that would prevent or delay the development.
Achievability conclusion	Achievable once replacement facility has been constructed

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	Likely to be within this period given the need for the reserved matters approval for replacement facilities to be obtained and the need to ensure that the replacement facilities are open and in use before this site can be redeveloped.
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site amounts 4.2ha and at 30dwellings/ha could yield up to 120 dwellings.

Subject to development on this site being conditional (by planning condition or through a planning obligation) on the completion of the replacement facility off Maidstone Road approved in outline (13/0358), this site is suitable for residential development.

The site is well related to existing development and is located immediately adjacent to the existing village confines and is within walking distance of key village facilities.

The vegetated site boundaries and the falling topography of the land to the south would serve to restrict views of the site from the south and east. These boundaries would need to be preserved if possible.

ACCEPT

Approximate Yield: 125

1. SITE INFORMATION	
Reference number	HO-46
Site name/address	Ham Lane, Lenham
Landowner	Not known
Agent	D W Short, The Emerson Group
Greenfield/PDL	Greenfield
Site area (ha)	2.6 ha
Proposed yield	75-100
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a large L shaped site, which lies to the west of Lenham, just outside of the village boundary, in the open countryside and in the setting of the AONB. The site comprises a flat parcel of land to the west of Ham Lane, directly south of Ashford Road, accessed via Ham Lane. The land rises to the north of Ashford Road revealing clear views of the North Downs. The site is within walking distance of Lenham village and is surrounded by open fields to the north and south, and residential dwellings to the west and along Ham Lane to the east. An established hedgerow on the eastern boundary of the site provides good screening at ground level, however there are uninterrupted views of the property to the west of the site. The southern boundary of the site comprises a mixture of trees and fences, providing views of a new residential development that is under construction to the south east of the site. A decaying concrete barn is located on the southern edge of the site, likely to have been in agricultural use.
Current use	Agricultural land used for grazing.
Adjacent uses	Residential, agricultural.
Planning and other designations (AONB, greenbelt etc)	Site is located within the setting of the AONB. The Kent Downs AONB Unit made the following comments: • Adjacent to KDAONB • Not a natural extension to Lenham
Planning history	66/0200 – application for a dwelling – refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are clear views to the site from residential properties to the east, south and west of the site, and there are long distance views to the site from the North Downs. Development of this site would form an extension of the village to the west along Ashford Road and Ham Lane, but the new dwellings would still remain closely connected to the key village services and

	facilities in Lenham. The site is located within the Harrietsham to Lenham Vale area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Landscape to the north forms part of the Kent Downs AONB • Topography slopes upwards to the north across the foothills and lower slopes of the North Downs • Mosaic of mixed farmland divided by non rectilinear hedgerow boundaries • Pocket of lowland dry acid grassland • Small field pattern and equestrian grazing north of Harrietsham • Series of drains running south, often defined by ribbons of native vegetation • Blocks of native woodland • Large scale industrial and commercial development The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>Very High</i>. The Guidelines for this area are to Conserve and Restore.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Adjacent to an area of Ancient Woodland. The site is a grassland field which is surrounded by hedgerows. Limited Potential for protected/notable species to be present and limited to hedgerows. Species include roosting bats and breeding birds. Ecological constraint level 3 – potential for minor ecological impacts. Some suitable habitats and features for protected/notable species present on or near site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO No.1 of 1976 borders north western edge of site.
Agricultural land quality	Land is classified as grade 2 (very good)
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	The site lies in an area which has revealed prehistoric, Romano-British and Early Medieval remains. Scale 4 – low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Potential for access from the A20 Ashford Road and/or Ham Lane, although KCC's preference would be for the principal vehicular access to be taken from Ham Lane to limit direct access to the strategic road network. • The site is considered suitable for housing. It enjoys good access to the A20 Ashford Road via Ham Lane, which has a good crash record. There are continuous footway links between Ham Lane and Lenham village centre via Cherry Close, although it may be necessary to provide crossing facilities on Ham Lane within the

	vicinity of the site. All of the village services within Lenham are within walking and cycling distance of the site, including the railway station, which is served by hourly train services to Ashford, Bearsted, Maidstone, Bromley South and London Victoria on weekdays. The nearby bus stops on Ham Lane are served by Bus Route 10, which provides an hourly service to Ashford, Harrietsham, Bearsted and Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The village centre shops etc. are 700-900 metres from the site; the railway station is 800 metres; there are bus stops outside the site on Ham Lane; there is a primary school within 550 metres; the secondary school is 400 metres away. The Health Centre in the village is 1.3km from the site.
Impacts on existing residential amenity (including access to open space)	Limited impacts on access to open space. The views into the site from existing residential dwellings would be compromised.
Availability of utilities infrastructure – e.g. water/gas/electric	Agent - Broad discussions/enquiries have been carried out with service providers as to the feasibility of servicing this site when dealing with them in connection with the Jones Homes (Southern) Ltd development on land adjacent to the south currently nearing completion at "Westwood" off Ham Lane. No difficulties were envisaged.
Air quality/noise	There will be issues with noise from the A20 Ashford Road.
Land contamination	None
Flood Risk (zone/drainage)	None
Suitability (assessment conclusion)	Site is suitable for development but would need to be screened to mitigate impacts on long range views from the North Downs

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- No existing uses - Willing landowner - Willing developer
Availability conclusion	Site is available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Site is achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The principle of development west of Ham Lane has already been established with the recent development of 19 dwellings (Westwood) south of the site in consideration here. The site is considered suitable in part to take development, with the focus of this development at the Ham Lane side of the site and following the field boundary along the southern end of the site but not in the narrower section further to the west along the Ashford Road, A20, which would stretch the site out along Ashford Road to an unsuitable and unsustainable degree. Focusing development along Ham lane allows for better access to the village facilities and transport connections. Mitigation measures (structural landscape buffers) along the northern, southern and western boundaries of the site will be required to soften views of the development from the North Downs. ACCEPT Approximate yield: 80

1. SITE INFORMATION	
Reference number	HO-47
Site name/address	MAP Depot, Goudhurst Road, Marden
Landowner	Redrow Homes (client)
Agent	Judith Ashton Associates
Greenfield/PDL	Part Greenfield part pdl
Site area (ha)	5.5 ha
Proposed yield	110 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural but adjacent to existing RSC settlement.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Situated on west side of B2079 Goudhurst Road, the site comprises the former Marden Agricultural Packers (MAP) Depot (now in use by G G Tomkinson and other companies). These are located on the southern side of the site and accessed by an existing concrete roadway that also serves some dwellings at Gravelpit Farm some 325m to the west. The buildings are surrounded by hardstanding/car park areas. The remaining part of the site is a grass field not actively grazed. The currently defined village envelope of Marden (MBWLP 2000) extends just beyond the site on the eastern side of Goudhurst Road. The site itself is not in the defined village envelope. The site is at lower level than Goudhurst Road which is bounded by a post and rail fence. The site is level and flat and very open. The western site boundary is marked by trees and a land drain. The northern boundary is marked by a ditch. The NE corner of the site bounds four dwellings which have established hedge boundaries with the site. There is a mixture of detached, semi-detached and terraced dwellings on the east side of Goudhurst Road that face the site. South of the site is West Field House a large dwelling in substantial grounds. The boundary with the site is marked by a close boarded fence and also hedge and trees further west into the site. The roof of the largest existing building is partially visible above West Field House when travelling northwards towards Marden on the Goudhurst Road, otherwise the field is not visible until West Field House is passed. From the NW corner of the site across adjoining fields to the north lies the Ashford-Tonbridge railway line which is on a tree lined embankment at this point. The railway line limits views to the north. The land to the west of the site is open level farmland

	with large fields bounded by established tree and hedge networks.
Current use	Grass field and commercial uses in existing buildings
Adjacent uses	Residential and beyond site agricultural
Planning and other designations (AONB, greenbelt etc)	Countryside adjacent to village envelope.
Planning history	13/0115 – Demolition of existing industrial buildings and breaking up of associated hardstanding and redevelopment of site to accommodate 112 dwellings together with associated play trail, amenity space, allotments, new access, parking and landscaping – APPROVED 1/10/13 . 12/1821 - Request for a screening opinion as to whether the proposed residential development of approximately 130 dwellings at the MAP Depot Site and land adjoining, west of Goudhurst Road, Marden, is development requiring an Environmental Impact Assessment. It was decided on 25/10/12 that an Environmental Statement is not required 93/0357 - Certificate Of Lawful Development for the use of the existing building for the storage of agricultural horticultural and forestry chemicals and distribution between the hours of 6am and 11pm was granted on 11/6/93
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is located within the Staplehurst Low Weald Character area of the Landscape Character Assessment 2012. Site is located very close to western boundary of the area. Area considered to be characterised by a low lying very gently undulating topography. ‘Typically views are intimate and contained by the tall thick hedgerows, orchards and shelterbelts, narrow tree belts and majestic hedgerow oak trees, especially on the flatter ground and where the grazed fields are small. Where there has been amalgamation of fields for arable cultivation views are longer and more open, stretching over large flat irregular fields to woodlands and hedgerows on the horizon and giving a simpler and bolder landscape.’ The roof of the largest existing building is partially visible above West Field House when travelling northwards towards Marden on the Goudhurst Road, otherwise the field is not visible until West Field House is passed. From the NW corner of the site across adjoining fields to the north lies the Ashford-Tonbridge railway line which

	is on a tree lined embankment at this point. The railway line limits views to the north. The land to the west of the site is open and level farmland with large fields bounded by established tree and hedge networks that limit vistas and visibility of the site. Views of the site from the east are limited by the existing housing on the east side of Goudhurst Road. Key characteristics of this area include: • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>. The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Site close to ditches/land drains and established tree lines/hedges also grass/un-grazed field. Ecology surveys submitted with current planning application. KCC Ecology have advised that they are satisfied with the survey information subject to clarification on receptor sites/translocation and trees with potential for bats being retained. Part of a current planning application. Detailed surveys and mitigation strategies have been submitted Ecology Constraint Level 3 - potential for minor ecological impacts - Some suitable habitats and features for protected/notable species present on or near site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPO's on site or in vicinity. Arboricultural assessments and tree protection/constraints plans etc. submitted with application 13/0115.
Agricultural land quality	The site is Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	No known archaeology.

	Scale 4 – Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval. KCC Heritage Conservation have advised in relation to the current planning application that the site lies within an area which has revealed evidence of prehistoric and medieval activity. Similar remains may survive on this site and in view of the size and scale of development, recommend that a condition requiring a programme of archaeological work is placed on any forthcoming consent:
PROW (within or near site)	PROW KM245 runs along the northern side of the ditch that forms the northern site boundary.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties within Marden. • Site accessed from the B2079 Goudhurst Road. • The site is considered suitable for housing. It enjoys direct access to the B2079 Goudhurst Road, which has a good crash record. • All of the village services within Marden, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and/or cycling distance of the site and the nearby bus stops on West End are served by Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays. There is the potential to provide additional bus stops closer to the site and for a footway to be provided on the western side of Goudhurst Road between the site access and the existing footway link into Marden village centre. The site has direct access to the B2079 Goudhurst Road. The site is within walking/cycling distance of Marden village centre, the primary school, railway station and the employment area in Pattenden Lane. Goudhurst Road is served by bus service 26 a two-hourly weekday service. The current planning application seeks to provide additional bus-stops either side of the Goudhurst Road in the vicinity of the site. A new footway on the west side of Goudhurst Road to link with the existing is also proposed as part of the current application. The current application also seeks to improve cycle parking provision in the village centre (at the station post-office and library)
Access to services – distances from bus stop/rail station/shop/GP/school	Primary School: c175m from site Marden Station: c650m Pattenden Lane Employment Area: c550m

	Village centre shops: c750m Shops adjacent to Pattenden Lane junction: c500m GP: c550m Bus stops: See above
Impacts on existing residential amenity (including access to open space)	Houses on east side of Goudhurst Road will have a significant change in outlook from an open field to a residential development. Otherwise no likely unacceptable impact on residential amenity through noise or general disturbance.
Availability of utilities infrastructure – e.g. water/gas/electric	Gas water and electricity supplies are available, as are telecoms connections
Air quality/noise	Not in AQMA and not in a hotspot
Land contamination	Potentially on existing buildings/hardstanding areas
Flood Risk (zone/drainage)	Western part of site in Flood Zone 2 & 3: EA consulted on current application and have no objections subject to safeguarding conditions. Proposed dwellings are sited outside flood zone area on application MA/13/0115. Surface runoff from all sites should be managed using sustainable drainage techniques, with discharge restricted to no more than runoff from the existing site following the critical rainfall events for a range of return periods, up to an including the 100yr event. An allowance for climate change should also be included the drainage design. The site is also susceptible to receiving surface runoff from Goudhurst Road and so the Flood Risk Assessment must demonstrate how this potential source of flooding will be managed. Should also form part of the Marden Drainage Strategy.
Suitability (assessment conclusion)	The site is considered suitable to take 115 dwellings

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Whole site is available with developer on board (Redrow Homes) as evidenced by current application made by them and current landowner jointly. (MA/13/0115).
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No significant abnormal costs likely. Clearance of existing buildings and hardstandings not considered likely to be significant.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The proposed site capacity is acceptable. The development would have localised visual impact from close range and no long distance impacts on the surrounding landscape due to the area's topography and existing field patterns and boundaries and the presence of a railway line on an embankment to the north. Other impacts (flooding, ecology, transport etc.) are capable of mitigation through appropriate design as evidenced by no technical objections being raised on the current application. ACCEPT (but do not allocate as has existing planning consent) Approximate Yield: 115

1. SITE INFORMATION	
Reference number	HO-48
Site name/address	Glebe Gardens, Lenham
Landowner	Not known
Agent	David Pares, Sibley Pares Chartered Surveyors
Greenfield/PDL	Greenfield
Site area (ha)	0.4 ha
Proposed yield	6-8
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site lies to the east of Lenham, just outside of the village boundary, in the open countryside. The site comprises a parcel of rough overgrown scrubland to the east of Glebe Gardens, directly south of Old Ashford Road. The northern portion of the site contains a pond and a stream runs along the eastern boundary of the site. The site is in close proximity to the village centre and is surrounded by an established residential development to the west, some residential dwellings to the north, and open fields to the east and south which are in agricultural use. The site perimeter along the Old Ashford Road has a strong tree line which blocks any views into the site.
Current use	Site does not appear to be in any use, and is essentially an overgrown scrubland.
Adjacent uses	There is an established residential development adjacent to the site's western boundary, and dwellings to the north. Other surrounding uses include agriculture to the east and south.
Planning and other designations (AONB, greenbelt etc)	None
Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is currently well screened with a dense tree line along Old Ashford Road which runs along its northern perimeter. The southern and eastern boundaries of the site also provide good screening from a listed farmhouse and open countryside respectively. The western boundary of the site comprises the residential estate of Glebe Gardens, where there is a ready made, albeit overgrown access point, which was clearly made with the intention of extending Glebe Gardens into this site at a later stage. The site would sit comfortably in the existing landscape

	and would allow for the enhancement of a pond which could form a key feature. Long range views of the site from the open countryside to the site would not be compromised because the already established development boundary of Glebe Gardens would simply be extended further to the east. The site is located within the East Lenham Vale area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Landscape to north of A20 is situated within the Kent Downs AONB • Series of springs and drains run south towards the Great Stour • Medium to large sized fields of arable and pasture • Field boundaries and roads run against and along the contours • Isolated farmsteads • Railway line cuts through landscape with arched brick underpasses The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>. The Guidelines for this area are to conserve: • Conserve the undeveloped foreground and rural setting of the Kent Downs AONB • Conserve the crisp boundary between Lenham's compact settlement and the surrounding rural area
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecology: Area of woodland/rough grassland with a pond to the north of the site. Good potential of protected/notable species being present including reptiles, GCN, breeding birds and flora. Constraint level: 1 or 2 – potential for significant/moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	There is significant tree coverage on the site, particularly around the perimeter and the pond/stream. No TPOs or ancient woodland.
Agricultural land quality	Site can be characterised as Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	Historic Buildings: Tanyard Farmhouse (Grade II) lies adjacent to this site. Despite the proximity of the village centre of Lenham, the farmhouse and farmyard occupy a rural setting – this is an important feature of the setting of the listed building which contributes to its significance. Development of this land would severely compromise this setting by physically linking it to the built-up area of the village. There is an attractive, small timber-framed building immediately adjacent to the south-eastern corner of this site which should be considered as a non-designated heritage asset – it is built immediately adjacent to the stream and its function is not clear. It may be industrial (associated with a tannery?). Apart from physical impact on its rural setting, the development of this parcel of land may also

	affect associated industrial archaeology (see below) Conservation Areas: Lenham Conservation Area lies to the west of this site, separated from it by modern housing development. The use of this site for housing would have a minor impact on the setting of the conservation area. Historic Parks and Gardens: None affected. Archaeology: Various investigations by the Lenham Archaeological Society suggest that land in this vicinity may have potential for Bronze Age and Iron Age features and deposits. Investigations during the construction of the Lenham Community Centre opposite in 2002/2003 also revealed Roman ditches and pits. The site itself may have interest from an industrial archaeology point of view. The source of the Stour appears to have been dammed to form a pond and the course of the stream to the south where it runs along the side of the Tanyard Farm farmyard appears to have been artificially straightened. The name of the farm implies that a Tanyard once operated here, although if so this use had ceased by the 1870s as the OS map of that date shows the pond silted up. Tanning required a good water supply, both for soaking the skins initially to clean and soften them up and also to power bark mills for grinding bark to produce the tannin necessary in the tanning process. Any tannery may have taken over a former milling site. Other Comments: Apart from the physical impact of development on the setting of the listed building, in my opinion this site should not be allocated for development without further study of the potential for industrial archaeological interest.
Archaeology (SAM etc.)	Geophysical surveying of an area immediately to the south suggests there may be a prehistoric or Roman industrial site and it may be that the southerly "pond" is an earthwork associated with industrial activity; the site lies adjacent to the historic farm complex of Tanyard Farm. Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.
PROW (within or near site)	KH399 runs adjacent to the southern boundary of the site connecting St Mary's Church to Tanyard Farm.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties in Lenham. • Site accessed from Old Ashford Road. • The site is considered suitable for housing. It enjoys good access to the A20 via Old Ashford Road, which has a good crash record and a continuous footway link to Lenham village centre on its southern side. • All of the village services within Lenham are within walking and/or cycling distance of the site, including the railway station, which is served by hourly train services to Ashford, Bearsted, Maidstone, Bromley and London Victoria on weekdays. • The bus stops on Old Ashford Road are served by Bus

	Route 10, which provides an hourly service to Ashford, Charing, Harrietsham, Bearsted and Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The village centre including the local shop, pub, restaurant, bus stops and train station is just under 400 metres from the site. The village hall is closer to the site along Old Ashford Road, approximately 150 metres away.
Impacts on existing residential amenity (including access to open space)	Limited impacts. The site is, however, in close proximity to a Grade II listed building.
Availability of utilities infrastructure – e.g. water/gas/electric	There are several residential dwellings in close proximity to the site (along Glebe Gardens) which will be served by utilities.
Air quality/noise	None
Land contamination	None
Flood Risk (zone/drainage)	This site is on a springline and susceptible to groundwater flooding. Springlines are generally not good locations for development and we would expect any development to be supported with a Flood Risk Assessment and be subject to the Sequential Test.
Suitability (assessment conclusion)	The site is considered suitable. It would form a logical extension to the existing residential development (Glebe Gardens) and is in close proximity to the village centre. Mitigation measures will be required

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- No existing uses - Willing landowner - Willing developer
Availability conclusion	Site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Site is achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site would form an extension to the existing residential estate of Glebe Gardens. As it stands the site is overgrown with trees and brambles and the potential access strip to the site from Glebe Gardens looks unsightly and overgrown also.

The site would sit comfortably in the existing landscape when viewed from the north, west and south but would potentially compromise the setting of a listed building to the east. Appropriate screening would be needed to minimise the impacts on this building and its surrounds.

Notwithstanding the potential impacts on the listed Tanyard Farm, on balance the site is considered suitable to accommodate minor development owing to the proximity of the site to the village centre and the fact that the development of this site affords the opportunity to improve the pond on the northern boundary of the site which could be a key feature of the village and a good source of recreation.

ACCEPT

Approximate Yield: 10 dwellings

1. SITE INFORMATION	
Reference number	HO-49
Site name/address	466-470 Loose Road
Landowner	
Agent	Page & Wells
Greenfield/PDL	Greenfield
Site area (ha)	0.47ha
Proposed yield	5 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is within the urban area of Maidstone, some 25m to the south of the junction with Anglesey Avenue. The site incorporates the curtilages of 466, 468 and 470 Loose Road, which lies to the south of Maidstone town centre. 466 Loose Road is a relatively large two storey (detached) dwelling; 468 Loose Road is a modestly sized detached bungalow; and 470 Loose Road is a two storey semi-detached property. All three properties have good sized gardens. These properties are set back more than 15m from Loose Road (A229), with off-street parking and vehicle access onto this highway. The eastern boundary of the site fronts onto Loose Road; the southern boundary runs along the rear boundaries of the bungalows in Anglesey Avenue (and the side boundary of 472 Loose Road); the western boundary runs along the rear boundaries of properties in Skye Close (with the closest neighbour, 7 Skye Close, being some 10m from the application site's western boundary); and the northern boundary in part runs along the southern end of Melrose Close, the side (southern) and rear (western) boundaries of 464 Loose Road and part of the side (southern) boundary 462 Loose Road. All of the surrounding properties that share a boundary with the site are two storey, except for the four bungalows fronting onto Anglesey Avenue. It should also be noted that the properties in Melrose Close (closest to this proposal) do have additional living accommodation in the roof space. The application site is relatively flat with well maintained lawned areas and relatively large areas of hardstanding to the front. The outer boundaries of the application site largely consisted of 1.8m high close boarded fencing, walls and well established hedging, mostly more than 2m in height; and to the front of the site was a low level brick wall to 470 Loose Road, low level close boarded fencing to 468 Loose Road and a low level ragstone wall to 466 Loose Road. The two Purple Beech trees to the front of the site are protected under Tree Preservation Order no.11 of 2007.

Current use	Residential
Adjacent uses	Residential and YMCA Sports Centre
Planning and other designations (AONB, greenbelt etc)	None
Planning history	MA/12/0766 – Demolition of 466, 468 and 470 Loose Road including all associated buildings and erection of 10(no) detached dwellings with new service road and associated works – REFUSED.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	By virtue of the fact that this would be backland garden development there would be no significant medium or long range views. The grain and layout of the area could be harmed through this garden land development which is generally resisted. The recent planning application MA/12/0766 was refused on the following ground:- <i>The development would by virtue of the number of residential units proposed have a detrimental impact upon the pattern and grain of development within this locality causing harm to the character and appearance of the area and to residential amenity. To permit the development would be contrary to policy ENV6 of the Maidstone Borough-Wide Local Plan 2000, policy CC6 of the South East Plan 2009 and the advice in the NPPF2012.</i> A scheme may be possible to devise that would not result in significant harm, however, this is a development management case rather than an allocation issue. I do not consider that the allocation of garden land for residential development would be appropriate in light of current guidance.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Previously been submitted as a planning application. Surveys identified there was limited potential for protected/notable species to be present within the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 11 of 2007 protects 2 Purple Beech trees, one on the eastern boundary of 466 Loose Road and one on the eastern boundary of 470. There is no ancient woodland. There are no important hedgerows.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	In area with general potential for Iron Age and Romano-British activity.
PROW (within or near site)	None
Access (Highways) - Site access - Impact on wider highway network	- Site located adjacent to existing residential properties within Loose. - Site accessed from Loose Road. - The site is considered suitable for a limited quantum

• Access to strategic/main highway network • Availability of public transport/walking/cycling	of housing in view of the severe peak period congestion at the A229 Loose Road / Boughton Lane / Cripple Street junction and the limited options for further capacity improvements. • There is a relatively poor crash record at the Loose Road / Boughton Lane / Cripple Street junction which may require mitigation. There are continuous footway links between the site and the local services within Loose. • Many of the local services within Loose are within walking and/or cycling distance of the site and the bus stops on Loose Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Many of the local services within Loose are within walking and/or cycling distance of the site and the bus stops on Loose Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Impacts on existing residential amenity (including access to open space)	Adjacent to other residential properties but unlikely to be any significant impact.
Availability of utilities infrastructure – e.g. water/gas/electric	Within the urban area surrounded by residential development. Utility infrastructure in vicinity.
Air quality/noise	Within the urban area air quality management area.
Land contamination	No apparent issues
Flood Risk (zone/drainage)	Flood Zone 1
Suitability (assessment conclusion)	The site is a garden site that encompasses a few dwellings and rear gardens. The grain and layout of the area could be harmed through this garden land development which is generally resisted. A scheme may be possible to devise that would not result in significant harm, however, this is a development management case rather than an allocation issue. I do not consider that the allocation of garden land for residential development would be appropriate in light of current guidance. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing Landowner
Availability conclusion	There is no developer interest but the landowners have already had a previous application refused. The site would appear to be available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	There would appear to be no abnormal costs or constraints apparent and development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	x
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
There is concern regarding this site and a previous application, MA/12/0766, was recently refused on the following ground:- <i>The development would by virtue of the number of residential units proposed have a detrimental impact upon the pattern and grain of development within this locality causing harm to the character and appearance of the area and to residential amenity. To permit the development would be contrary to policy ENV6 of the Maidstone Borough-Wide Local Plan 2000, policy CC6 of the South East Plan 2009 and the advice in the NPPF2012.</i> The site is a garden site that encompasses a few dwellings and rear gardens. The grain and layout of the area could be harmed through this garden land development which is generally resisted. A scheme may be possible to devise that would not result in significant harm, however, this is a development management case rather than an allocation issue. I do not consider that the allocation of garden land for residential development would be appropriate in light of current guidance. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-50
Site name/address	The Mote Cricket Club, Willow Way, Maidstone
Landowner	Mote Cricket Club
Agent	Page & Wells Ltd
Greenfield/PDL	Greenfield
Site area (ha)	9.6ha
Proposed yield	20 – 40 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site of the cricket club is within Mote Park. This is within the urban area of Maidstone but by virtue of its park location is open in character. The park is a designated historic park. The specific areas identified for residential development are an existing rugby pitch and adjacent to a cricket pitch. These facilities are likely to be needed to be replaced in order to satisfy Sport England. The surrounding land use is parkland, a leisure centre and residential.
Current use	Sports Club
Adjacent uses	The surrounding land use is parkland, a leisure centre and residential.
Planning and other designations (AONB, greenbelt etc)	Historic Park.
Planning history	Applications for floodlights
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Subject of ENV19, ENV24 and ENV25 of the Maidstone Borough-Wide Local Plan (2000).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Undulating landform, declining to a large lake • River Len with ragstone footbridges, paths and tracks • Tree avenues and woodland blocks • Wide mown rides through swathes of rough grassland • Flat sports pitches and car parking areas • Traditional buildings, ragstone walls
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is adjacent to a LWS and within 100m of Ancient Woodland and a LINER. The majority of the site is amenity grassland. The site is surrounded by hedgerow containing mature trees, there are a number of mature trees within the site. To the west of the site there are buildings and there is an area of rough grassland to the SW of the site. The hedgerow and the rough grassland have the highest potential to contain protected/notable species including breeding birds and

	roosting bats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 9 of 2005 protects 8 individual trees on the northern boundary, 2 individuals and 1 group on the eastern boundary, 4 groups and 2 individuals on the western boundary together with 1 group and 9 individual trees within the site.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	The site lies adjacent to the registered Historic Park and Garden of Mote Park. Careful development of the indicated sites for housing purposes at an appropriate density and with suitable landscaping could be achieved without adverse impact on its setting.
Archaeology (SAM etc.)	Site was part of Mote Park and now lies adjacent to the English Heritage Registered Parkland boundary. Historic landscape remains, including veteran trees, may survive on site; the site contains the historic farm complex of Pinfold; the site also contains remains of a chain of WWII anti tank ditch system, running zig zag down the western side of the site. Historic parks and gardens survey recommend to establish the elements associated with Mote Park Registered Parkland; also survey recommended for WWII anti tank ditches in order to preserve alignment and fabric of ditches.
PROW (within or near site)	Surrounded by a public park.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from Willow Way. • The site is considered suitable for housing, subject to the provision of an improved access. It enjoys good access to the A249 Mote Road via Mote Avenue, which has a relatively good crash record. There are continuous footway links between the site and Maidstone Town Centre. • The site is within walking and cycling distance of Maidstone Town Centre and the nearby bus stops on Upper Road are served by Bus Route 85, which provides a service to Maidstone Town Centre every 10 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is close to the town centre of Maidstone and all the required services.
Impacts on existing residential amenity (including access to open space)	One dwelling on site other residential properties are separated by existing roads.
Availability of utilities infrastructure – e.g. water/gas/electric	Near to existing residential properties with access to utilities. There would appear to be no significant barrier.
Air quality/noise	There are no noise issues with the site. The site is within the Air Quality Management Area and may have an impact on the town centre and Wheatsheaf hotspots.
Land contamination	None
Flood Risk (zone/drainage)	Flood zone 1.

Suitability (assessment conclusion)	There would be issues to overcome in terms of the assessment of the impact on the historic park and archaeology and the replacement of sports pitches. Subject to these matters being overcome the site may be suitable for development. But at this stage this would be a barrier to allocation. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner Interested developer
Availability conclusion	The land would appear to be available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The required assessments would take time to produce, however, there would appear to be no physical constraints to development for example significant contamination.
Achievability conclusion	

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

There would need to be various assessments carried out prior to the production of an acceptable development. However, these assessments would appear to be obstacles in relation to development. Subject to these matters being overcome the site may be suitable for development. But at this stage this would be a barrier to allocation.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-51
Site name/address	Hockers Farm, Orchard View, Detling
Landowner	Mr C. & Mr R. Dale
Agent	Ashfold Estates
Greenfield/PDL	PDL
Site area (ha)	0.26ha
Proposed yield	7 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Within Detling village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The existing site comprises farm buildings, is undulating in form and includes hard surfacing and scrub. The site is accessed at the end of a small cul-de-sac of dwellings. The site is visible from both private land, PRow and further afield with long distance views from the North Downs. There are no trees or vegetation of significance within the site.
Current use	The current use of the site is agricultural.
Adjacent uses	There is residential development to the south, paddocks to east, open/agricultural to the north and west. The site is within easy access to the village bus stops and the A249.
Planning and other designations (AONB, greenbelt etc)	The application site is located in the AONB, North Downs SLA and strategic gap. Kent Downs AONB Unit has given no comment.
Planning history	Several 1990's and 00's planning applications for residential development have been refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes. The site is currently allocated under Policy H1 (vii) in the MBWLP 2000 for delivery of 7 residential units.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The rear boundary of the site is in line with the rear boundary of residential gardens to the south of the site. There are footpaths zigzagging to the east of the site and Pilgrims Way is to the north. Redevelopment will be seen in the context of a backdrop of the existing settlement. Whilst development will extend the existing cul-de-sac Orchard View further into the countryside, due to the existing agricultural buildings on the site the openness of this part of Hockers Lane is already interrupted. <u>14 – Thurnham Vale</u> KEY CHARACTERISTICS

	• The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>14.2 – Thurnham Farmlands</u> KEY CHARACTERISTICS • Large arable fields across undulating land • Pockets of smaller fields and paddocks around settlements • Mixed woodland blocks • Historic settlements recognised as Conservation Areas • Large isolated farmsteads and estates • Narrow lanes with hedgerow Boundaries Condition Assessment - Good Sensitivity Assessment - High CONSERVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer comments -</u> <i>"A small site which contains rough grassland/scrub. It has good connectivity to the surrounding area and may have potential to contain breeding birds, reptiles and GCN. The site is within 1km of the North Down Woodlands SAC and Wouldham to Detling Escarpment SSSI - due to the size of the site, on it's on it may have limited potential to impact the designated site. However there are a number of allocated sites in the immediate area and in combination these site may have a big impact."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland)	No significant issues.

within and adjacent to site)	
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	SCALE 3 - Neolithic flints and earthworks have been recorded to the north and Iron Age and Romano-British remains noted to the south and west. Similar remains may extend into the site.
PROW (within or near site)	PRoW KH70 & KH71 lie to the north and east of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated to the rear of existing residential properties in Detling. • Site accessed from Orchard View. • The site is considered suitable for housing. It enjoys good access to the A249 via Hockers Lane and The Street, which have a relatively good crash record and a continuous footway link to the village centre and bus stops. • All of the village services within Detling are within walking or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1380m from the nearest medical hub/GP. The site is 2917m from nearest secondary school. The site is 2114m from nearest primary school. The site is 358m from the nearest post office. The site is 433m from the nearest sports facility. The site is 1731m from the nearest play space. The site is 4m from the nearest green space. The site is 1731m from the nearest bus stop. The site is 1779m from the nearest train station. The site is 212m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant, a layout can be designed to respect the amenity of the existing dwellings in Orchard View.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	M20 hotspot Adj AQMA
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	Suitable for housing – extension to existing cul-de-sac

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing landowner and developer.
Availability conclusion	Available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No obvious constraints to the provision of the development.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	Immediately
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is reasonably well related to the existing pattern of development within Detling Village. It would see an extension of the residential cul-de-sac Orchard View further into the countryside in a southerly direction and it would see the removal of the existing agricultural buildings on site. There would be clear views of the site from private garden land and footpaths to the east. Also more long ranging views from Pilgrims Way; these however would see the site with the backdrop of existing residential development. The site relies upon car borne travel even bus stops are not within easy walking distance. The village itself has limited amenities raising issues of sustainability. It is unlikely that there are would be any significant ecology concerns on this site. The land is not, due to its location, surroundings and relationship with other agricultural land to be considered of high value for agricultural use (notwithstanding its grade). In order to achieve a significant landscape buffer around the perimeter of the site, it is considered that a realistic yield would be for 6 dwellings. On balance, given that the site does not accord with the agreed spatial distribution and sits within the AONB the site is recommended to be rejected. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-52
Site name/address	Hockers Farm, Orchard View, Detling
Landowner	Mr C. & Mr R. Dale
Agent	Ashfold Estates
Greenfield/PDL	Greenfield
Site area (ha)	0.85ha
Proposed yield	12 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Detling village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Gentle rising slope north, paddocks, west borders gardens, to the east are agricultural fields.
Current use	Paddocks.
Adjacent uses	Residential, agricultural.
Planning and other designations (AONB, greenbelt etc)	Countryside AONB SLA Strategic Gap Public Open Space
Planning history	MA/13/0256 - An application for a Certificate of Lawful Development for existing development being use of land and stables within land marked 'A' in breach of conditions 3 and 7 of application MA/99/0949 for a period in excess of 10 years, and use of land and building – under consideration. 2002 and 2004 planning applications for residential development have been refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	'Hockers Farm' was considered by the Inspector and whilst unclear of the exact site, the Inspector did conclude to not modify the Plan in response to these objections.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc.	<u>14 – Thurnham Vale</u>

long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>14.2 – Thurnham Farmlands</u> KEY CHARACTERISTICS • Large arable fields across undulating land • Pockets of smaller fields and paddocks around settlements • Mixed woodland blocks • Historic settlements recognised as Conservation Areas • Large isolated farmsteads and estates • Narrow lanes with hedgerow Boundaries Condition Assessment - Good Sensitivity Assessment - High CONSERVE <u>Comments from Kent Downs AONB-</u> <i>"Full development of this area would challenge the character of Detling village. Object to full release of this land Exception site for small number of affordable homes acceptable. Scale, form, layout exceptional quality needed. Treatment of AONB edge paramount.</i> <i>Challenge to traditional orchards Challenge to village edge to open landscape of AONB to the east. Recreational pressures on agricultural land adjoining should be understood and addressed."</i>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice -</u> <i>"A derelict orchard with rough grassland. Potential for the site to be suitable for roosting bats, breeding birds,</i>

	<i>GCN and reptiles. The site is within 1km of the North Down Woodlands SAC and Wouldham to Detling Escarpment SSSI - due to the size of the site, on it's on it may have reduced potential to impact the designated site. However there are a number of allocated sites in the immediate area and in combination these site may have a big impact."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No significant issues.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	SCALE 3 - Neolithic flints and earthworks have been recorded to the north and Iron Age and Romano-British remains noted to the south and west. Similar remains may extend into the site.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated to the rear of existing residential properties in Detling. • Site accessed from Orchard View. • The site is considered suitable for housing. It enjoys good access to the A249 via Hockers Lane and The Street, which have a relatively good crash record and a continuous footway link to the village centre and bus stops. • All of the village services within Detling are within walking or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively.
Access to services – distances from bus stop/rail station/shop/GP/school	- Site is 1936m from nearest medical hub/GP. - Site is 2963m from nearest secondary school. - Site is 2156m from nearest primary school. - The site is 199m from the nearest post office. - The site is 235m from the nearest sports facility. - The site is 1781m from the nearest play space. - The site is adjacent to green space. - The site is 1781m from the nearest bus stop. - The site is 1814m from the nearest train station. - The site is 509m from the nearest cycle route.

Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	M20 hotspot Adj AQMA
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	Suitable for housing – extension to existing cul-de-sac

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner and developer.
Availability conclusion	Available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No obvious constraints to the provision of the development.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	Immediately
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is reasonably well related to the existing pattern of development within Detling Village. It would see an extension of the residential cul-de-sac Orchard View further into the countryside in a southerly direction and it would see the removal of the existing agricultural buildings on site.

There would be clear views of the site from private garden land and footpaths to the east. Also more long ranging views from Pilgrims Way; these however would see the site with the

backdrop of existing residential development.

The site relies upon car borne travel even bus stops are not within easy walking distance. The village itself has limited amenities raising issues of sustainability. It is unlikely that there are would be any significant ecology concerns on this site.

The land is not, due to its location, surroundings and relationship with other agricultural land to be considered of high value for agricultural use (notwithstanding its grade).

In order to achieve a significant landscape buffer around the perimeter of the site, it is considered that a realistic yield would be for 6 dwellings.

On balance, given that the site does not accord with the agreed spatial distribution and sits within the AONB the site is recommended to be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-53
Site name/address	Hockers Farm, Orchard View, Detling
Landowner	Mr C. & Mr R. Dale
Agent	Ashfold Estates
Greenfield/PDL	Greenfield
Site area (ha)	1.8ha
Proposed yield	70 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Detling village boundary.
Site origin (e.g. Call for Sites)	Call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site 1.80 hectares in size and rectangular in shape. It is adjacent to Detling Village boundary – a small village with little amenities. It adjoins other sites which are proposed as allocations and would need to be accessed through one of these. The site is relatively level and currently in use as horse grazing/ agricultural land. There is low fencing around the site and nearby footpaths. There are clear views from the site and of the site from the North Downs.
Current use	The site currently appears in use for horse grazing and agricultural land. It is likely used in connection with Hockers Farm Phases 1 and 2 (also put forward as SHLAA sites).
Adjacent uses	Adjacent to the site are open fields/agricultural to the north and east. PRow KH70 also runs along the northern boundary of the site. To the south is the M20 and to the west are rear gardens of existing dwellings in Hockers Lane. The dwellings have substantial lengthy back gardens which are located part within and part outside the village boundary.
Planning and other designations (AONB, greenbelt etc)	The site is open countryside and designated within the MBWLP 2000 as AONB; SLA and Strategic Gap.
Planning history	MA/09/1847 - Change of use of land from grazing of horses to mixed use of keeping horses and grazing of horses – Refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	'Hockers Farm' was considered by the Inspector and whilst unclear of the exact site, the Inspector did conclude to not modify the Plan in response to these objections.

Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is recognised for its landscape quality through designation in the local plan. <u>14 – Thurnham Vale</u> KEY CHARACTERISTICS • The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>14.2 – Thurnham Farmlands</u> KEY CHARACTERISTICS • Large arable fields across undulating land • Pockets of smaller fields and paddocks around settlements • Mixed woodland blocks • Historic settlements recognised as Conservation Areas • Large isolated farmsteads and estates • Narrow lanes with hedgerow Boundaries Condition Assessment - Good Sensitivity Assessment - High CONSERVE <u>Comments from Kent Downs AONB-</u> <i>"In the AONB. Full development of this area would challenge the character of Detling village. Object to full release of this land Exception site for small number of affordable homes acceptable. Scale, form, layout exceptional quality needed. Treatment of AONB edge paramount.</i> <i>Challenge to traditional orchards Challenge to village edge to open landscape of AONB to the east.</i>

	<i>Recreational pressures on agricultural land adjoining should be understood and addressed."</i>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice</u> - <i>"Half of the site is derelict orchard with rough grassland and half of the site is a mixture of arable/intensively managed fields. The orchard has the high potential to contain protected species including breeding birds, reptiles, bats and GCN. The site is within 1km of the North Down Woodlands SAC and Wouldham to Detling Escarpment SSSI - consideration must be given to the impact the proposed development will have on the designated sites in particular from recreation. In addition as there is a number of allocated sites in the immediate area so there is a need to consider the in combination impact."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No significant issues.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	SCALE 3 - Neolithic flints and earthworks have been recorded to the north and Iron Age and Romano-British remains noted to the south and west. Similar remains may extend into the site.
PROW (within or near site)	Public footpath KH70 runs parallel with northern boundary of site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated to the rear of existing residential properties in Detling. • Site accessed from Orchard View. • The site is considered suitable for housing. It enjoys good access to the A249 via Hockers Lane and The Street, which have a relatively good crash record and a continuous footway link to the village centre and bus stops. • All of the village services within Detling are within walking or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively.

Access to services – distances from bus stop/rail station/shop/GP/school	- Site is 1698m from nearest medical hub/GP. - The site is 2762m from secondary school. - The site is 1884m from the primary school. - The site is 238m from the nearest post office. - The site is 224m from the nearest sports facility. - The site is 1553m from the nearest play space. - The site is adjacent to green space. - The site is 1553m from the nearest bus stop. - The site is 1546m from the nearest train station. - The site is 1133m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	M20 hotspot Adj AQMA
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	This site is not considered suitable for the reasons set out in the conclusion below.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site is available for the period 2012 – 2016. There are no landownership issues which would prevent delivery.
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Development of this site could be achievable subject to the necessary assessment of a formal planning application. However, I consider that development would need to be considered in conjunction with the other proposed Hocker Lane Phases otherwise it would appear piecemeal.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	yes
2016 – 2021	

2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

The site is fairly isolated and located with a designated AONB. It does not lie close to the Maidstone Urban Area nor to a Rural Service Centre. Even if other sites were to come forward in Detling it would not improve the accessibility of this site. In terms of sustainability the site is not within easy walking distance to essential amenities such as doctors surgery or school. Similarly access to play/open space, other services and alternative means of transport i.e bus stops , train stations are all a significant walk.

The location of the site would mean further built development and encroachment into the countryside which has the highest level of protection. I am concerned that development would compromise the character of the countryside.

There would be issues relating to the proximity of the M20 which would need addressing such as noise and air quality. The site is adjacent to an Air Quality Management Area.

The applicant has suggested a figure of 70 dwellings for the development. Clearly any development would need a well landscaped perimeter to ensure softening into the landscape character of the AONB.

I do not consider this a suitable site for allocation for housing development.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-54
Site name/address	North of Heath Rd, Coxheath
Landowner	Mr Piper
Agent	Ashfold Estates
Greenfield/PDL	Greenfield
Site area (ha)	1.22ha
Proposed yield	40-50 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Site is 150m to the east of the Coxheath village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is accessed off the Heath Road to the east of Coxheath Rural Service Centre. It is roughly square in shape – save for a small square in the south-west corner which is outside the identified site. The land appears relatively level and comprises orchards. There is front boundary hedging adjacent to Heath Road. Public footpath KM67 runs parallel with western boundary of site and Public footpath KM64 runs parallel with eastern boundary of site.
Current use	The current use is for Orchard Land.
Adjacent uses	Adjacent to the site is farmland to the north, east and west and also opposite the site.
Planning and other designations (AONB, greenbelt etc)	The site is within the Countryside and designated as Southern Anti-coalescence Belt
Planning history	No planning history.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Site at 'Land at Heath Road' was considered by the Inspector and whilst unclear of the exact site, the Inspector did conclude to not modify the Plan in response to these objections.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>28 - Coxheath Plateau</u> KEY CHARACTERISTICS • Plateau above Greensand Ridge • Orchards and soft fruit production • Broadleaf woodland with sweet chestnut coppice • Extensive recent development at Coxheath

	• Long distance views across the Medway Valley to the North Downs Condition Assessment - Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE <u>28.3 - Coxheath Orchards</u> KEY CHARACTERISTICS • Orchards and poplar shelterbelts • High, mature, well maintained native hedgerows • New housing development, the style of which is inconsistent with the surrounding housing • Holy Trinity Church Condition Assessment - Moderate Sensitivity Assessment - Very Low IMPROVE AND REINFORCE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF."</i> <i>Intensively managed orchard which is surrounded by hedgerows. The hedgerows may have some potential to be suitable for protected/notable species. There are ponds within 500m so there will need to be some consideration to the impact on GCN."</i> Constraints Level 4 – Minimal potential for ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments-</u> <i>"Tree protection status: There appear to be no trees of significant amenity value on this site. Ancient woodlands: There are no designated Ancient Woodlands. Hedgerow status: There are unlikely to be any 'important' hedgerows."</i>

	<i>Comments: None."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	SCALE 4 - Nothing known.
PROW (within or near site)	Public footpath KM67 runs parallel with western boundary of site and Public footpath KM64 runs parallel with eastern boundary of site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from the B2163 Heath Road. • The site is considered suitable for housing. It enjoys direct access to the B2163 Heath Road, which has a relatively good crash record, although there is a relatively poor crash record at its junction with the A229 which may require mitigation. A continuous footway link to Coxheath village centre is provided along Heath Road. • All of the village services within Coxheath are within walking and cycling distance of the site and the nearby bus stops on Heath Road are served by Bus Route 89, which provides a service to Maidstone every 20 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	- Site is 472m from the nearest medical hub/GP. - Site is 753m from the nearest secondary school. - The site is 631m from the nearest primary school. - The site is 784m from the nearest post office. - The site is 810m from the nearest sports facility. - The site is 859m from the nearest play space. - The site is 412m from the nearest green space. - The site is 859m from the nearest bus stop. - The site is 2999m from the nearest train station. - The site is 685m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.

Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	The site is considered suitable for the reasons set out in the report.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes. Whilst the site is currently in use for fruit production, it is indicated that it can be available for immediate use.
Availability conclusion	Yes. The site is available immediately.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	It is considered that development can be achieved on this site without any obvious constraints or delays.
Achievability conclusion	Development is achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	Yes
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is well placed to deliver a development in terms of linkages to the rural service centre, both primary and secondary schools and other services. Whilst the site appears to be surrounded by agricultural land/countryside, a number of these sites are also likely to be brought forward as allocations.

The site is put forward with a proposed yield of 40-50 dwellings. Considering the risk of coalescence of settlement given the location of the site in relation to the existing boundaries of Coxheath, other proposed allocations and adjoining settlements, the site is recommended for rejection.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-55
Site name/address	Cross Keys
Landowner	Not known
Agent	Guy Osborne – Ashfold Estates
Greenfield/PDL	Greenfield
Site area (ha)	1.4 ha
Proposed yield	85 Dwellings proposed including 20 affordable homes
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to the urban area.
Site origin (e.g. Call for Sites)	Call for sites - The developer has approached the council and expressed interest in developing the site previously.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises a strip of land located to the east of Crosskeys to the west of Sutton Street and to the south of The Street/Roundwell. The site borders to urban boundary and is within a countryside location. The site has a flat area plateau area running through the middle with the river . To the west of this the land rises sharply in places to its boundary with Crosskeys and to the east this a gentle rise the rear of the properties within Sutton Street. The land is largely not maintained and includes areas of established grassland and established trees and planting. This area largely comprises residential properties and has a more rural character than the urban boundary of Bearsted to the west of the site.
Current use	The land is currently rough grassland and it appears that parts are used for grazing of horses.
Adjacent uses	There is an existing residential development to the west of the site which lies within the urban boundary of Maidstone. To the east of the street is a line of residential properties lining Sutton Street. To the south and south east of the site, some land is used for grazing of horses.
Planning and other designations (AONB, greenbelt etc.)	Countryside location Within Special Landscape Area Adjacent to Area of Local Landscape Importance Kent Downs AONB response:- Care with layout, orientation, design and landscaping of edge. Impact on views from AONB scarp need assessing
Planning history	There is some planning history at this site. Including 1972 and 1967 applications for residential development which were refused. The remaining permissions concern development for the raising of levels within the site.

	67/0284/MK3 – Refused 72/0035/MK3 – Refused 88/1670 – Refused 89/0469 - Refused
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Considered within the SHLAA 2009.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	21.Site falls within character area 49-1 – Caring Pastures 22.Key Characteristics (blue box) • Urban edge influences and suburban land uses • Frequent small woodland clumps • Pasture • Medium sized fields • Undulating topography • Dominance of road infrastructure 23.From Summary of Analysis Box • Condition Assessment = Poor • Sensitivity Assessment = Low 24.Guideline = Improve • Consider the generic guidelines for Valleys. • Create a new functional integrity in which the use of the land is reflected in clear landscape features. • Improve historic parkland features • Improve the more distinctive and characteristic elements, e.g. native woodland, which strengthen the setting of the Kent Downs AONB • Avoid urban fringe influences extending along the A20
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response - There are a variety of different habitats within the site. The site consists of woodland, rough grassland, scattered scrub, grassland fields and an unmanaged traditional orchard. Potential for protected/notable species to be present - particularly within the woodlands and the rough grassland to the SW, west and NW of the site. Species include roosting bats, reptiles, GCN, dormice. (2)
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Tree Preservation Order (TPO) No. 20 of 1995 protects Major's south of the site and the south western tip is adjacent to the C area. Whilst the trees on the site itself are not currently protected th to be woodland to the west which is worthy of a TPO together trees within the northern and the south southeastern portions which may merit protection.

	Ancient woodlands (<i>from 'a revision of the Ancient Woodland Inventory for Maidstone Borough, August 2012'</i>) There are no designated Ancient Woodlands in or adjacent to the site. Hedgerow status: There may be remnants of old hedgerows marking the historic boundaries of the site.
Agricultural land quality	Grade 4/5
Heritage impacts (Listed building, conservation area)	Historic Buildings: A number of listed buildings lie close to this site. Those most affected would be Gore Cottage, Sutton House and barn in Sutton Street and Cross Keys Cottage. Gore Cottage and Sutton House currently enjoy a largely rural setting which is an important contributor to their significance; this setting would be lost by development of this site. Cross Keys Cottage, whilst having a more built-up setting, would nevertheless be affected by the loss of its open outlook over the site. Conservation Areas: The site touches the boundary of the Bearsted (Holy Cross) Conservation Area at its south-western tip. An important part of the character of the Conservation Area is the feeling that it is at the edge of development, with open countryside beyond. This would be compromised by development of the site which would effectively join together the historically separate settlements of Bearsted and Sutton Street. The approved Conservation Area Appraisal and Management Plan for Bearsted identified this site as having potential for further study with a view to possible designation as an extension to the conservation area. Historic Parks and Gardens: No historic parks or gardens would be affected. Archaeology: The western part of the site is occupied by the important archaeological remains associated with the moated site of the medieval Mott Hall and its associated fishponds and dams. Mott Hall was one of the original manorial sites of Bearsted and originally belonged to Leeds Priory. Although not a Scheduled Ancient Monument, this archaeological site is of considerable importance and should be considered as a non-designated heritage asset. The fishpond and dam are particularly visible features in the landscape. Even if development were to be carried out so as to avoid direct interference with archaeological remains, their setting would be irreparably damaged.

	Other Comments: There are strong heritage objections to development of this site.
Archaeology (SAM etc.)	KCC Archaeology Response:- Land contains the site of Mott Hall, a medieval/post medieval manor complex with associated historic landscape including pond bay and earthworks.
PROW (within or near site)	Footpath KM75 runs along the very southern boundary of the site, but would not preclude any development in itself.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Response:- • Site located adjacent to existing residential properties within Bearsted. • Potential for access from Roundwell and/or Cross Keys. • The site is considered suitable for housing. It enjoys good access to the A20 Ashford Road via Roundwell, which has a good crash record. A continuous footway link to the centre of Bearsted is provided on Roundwell. • All of the services within Bearsted are within walking and/or cycling distance of the site, including the railway station, which is served by half-hourly train services to Ashford, Maidstone, Bromley South and London Victoria on weekdays. • The nearby bus stops on Roundwell are served by Bus Route 19, which provides an hourly service to Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	• Within 0.5m of Bearsted Rail Station • The Street/Roundwell is served by a bus service with the site located 100m from a bus stop. • Local shop/butchers and local pub within 0.4m. • Primary school and GP surgery within 0.9m.
Impacts on existing residential amenity (including access to open space)	There would be limited impact upon existing residential amenity of properties within Crosskeys. Depending on residential layout, may be a loss of privacy/overlooking to rear of properties within Sutton Street.
Availability of utilities infrastructure – e.g. water/gas/electric	No existing utilities exist within site. However, utilities exist within main road and access to this could be obtained.
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	No issues raised.
Flood Risk (zone/drainage)	Flood zone 2/3 The central part of the site following the path of the river Len is highlighted as potential for flooding. This amounts

	to a significant amount of the site.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to public transport and highway network. • Good access to local services. • Provide good level of housing yield. • Immediate area to west of urban residential character <u>Against</u> • Rural and historic character of existing site – Conservation objection/landscape objection. • Provides significant landscape and ecology quality. • Area of Local Landscape Importance. • Flood zone 2/3 – River Len running through site. <u>Conclusion</u> Having assessed the attributes of the site and on balance, I consider the site is appropriate for development. The site is within a sustainable location with good accessibility and position in relation to the surrounding developed areas.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has one landowner who is willing to develop the site with the interested developer (Ashfold Estates). Available for development 2012-2016
Availability conclusion	Site available for development.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	In terms of its achievability, there are a number of issues at this site which may hinder its development. Archaeological works which are likely to be necessary, can add a significant time to development schedule depending on finds and there are a number of engineering issues which would need to be overcome with the flood impact and the existing trees within the site.
Achievability conclusion	Neutral

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent/developer suggested).
2016 – 2021	X (appropriate access arrangements would need to be agreed and issues regarding site constraints as discussed above).

2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

Following the consideration of the issues raised above, the sustainable location and its close relationship to the urban residential area to the west, I consider that the site is suitable for development.

The site has some landscape importance locally and includes a number of established trees and planting, particularly concentrated to the western side of the site. This site also forms an important transitional space between the urban area of Bearsted to the west and the less developed area of Cross Keys to the east. As such, care would need to be taken in any design to ensure key elements of the character of this area are retained. The River Len also flows through this site and so the residential layout would need to allow sufficient spacing for this to mitigate the flood risk.

Similarly, the density of any residential development would need to be appropriate to be sympathetic to this character. Our development matrix indicates a density of 35dph for a site in this urban periphery location. However, due to the transitional character of this site and its existing constraints which are present to the western side of the site, I consider that a density of 30dph would be more appropriate.

As such, I recommend that the site is accepted for development.

ACCEPT

Approximate yield: 50

1. SITE INFORMATION	
Reference number	HO-56
Site name/address	Herts Farm, Old Loose Hill
Landowner	Mr Piper
Agent	Ashfold Estates
Greenfield/PDL	Greenfield
Site area (ha)	1.1ha
Proposed yield	25-30 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Loose village boundary.
Site origin (e.g. Call for Sites)	Call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site shelves in a southerly direction. The site has an agricultural use and is currently occupied by Orchards and is in intensive Orchard production with associated farmhouse, garden land, out buildings and hardstanding on the site. The site is fronted with a hedgerow to the east and also southern boundary and set back from the Linton Road by grass banks and Old Loose Hill. On the other side of Linton Road are residential properties in a linear arrangement extending in both a northern and southerly direction. To the south and west of the site is open countryside. PRow KM62 is parallel to the site on the northern boundary.
Current use	The current use of the land is orchards.
Adjacent uses	As set out above the site adjoins open fields/agricultural land. Residential use is opposite and to north and east.
Planning and other designations (AONB, greenbelt etc)	The site is countryside and lies within the designated Southern Anti-coalescence Belt
Planning history	None.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There is a degree of visual separation of the site from Linton Road by Old Loose Hill, the grass banks and the residential dwelling at the north-eastern end of the site between Old Loose Hill and Linton Road. The site itself makes a valuable contribution to the character of the area falling within the Farleigh Greensand Fruit Belt. <u>27 - Farleigh Greensand Fruit Belt</u> KEY CHARACTERISTICS • Dip slope of the Greensand Ridge • Hythe Beds incised with Atherfield Clay river valleys • Orchards dominate the land use

	• Frequent broadleaf and coppice woodland blocks • Frequent settlements Condition Assessment - Good Sensitivity Assessment - High CONSERVE <u>27.1 - West Farleigh Medway Valley Side</u> KEY CHARACTERISTICS • Sloping valley side • Mature parkland trees • Traditional orchards • Parkland pasture • Native tree and shrub belts • Traditional buildings and materials • Few visual detractors except Pylons Condition Assessment - Very Good Sensitivity Assessment - High CONSERVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>Two fields which are intensively managed orchards and there is a building and small grassland field within South East of the Northern field. There are some hedgerows along the south and eastern boundary of the site. Three are mature trees along the eastern boundary of the site. The buildings and mature trees (if to be impacted) may have some potential to contain features for roosting bats."</i> Constraints Level 4 – Minimal potential for ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments-</u> <i>"Tree protection status: Whilst there are no TPOs on the site there appears to be a significant Copper Beech on the northern boundary which may merit protection. Ancient woodlands: There are no designated Ancient</i>

	<i>Woodlands.</i> <i>Hedgerow status: There are unlikely to be any hedgerows bounding the site which are considered as 'important'.</i> <i>Comments: None."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	LEVEL 4 - General area known for Iron Age and Roman activity and associated Iron Age/Romano-British remains could extend into the site.
PROW (within or near site)	Public footpath KM62 runs parallel with northern boundary of site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from Old Loose Hill. • The site is considered suitable for housing. It enjoys good access to the A229 Linton Road via Old Loose Hill, which have a relatively good crash record. A continuous footway link to the centre of Loose is provided on Linton Road, although there may be scope to provide a short section of additional footway between the Linton Road / Old Loose Hill junction and the site access. • All of the local services within Loose are within walking and cycling distance of the site and the nearby bus stops on Linton Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is 1,300m from the nearest GP/Medical service Site is 573m from the nearest secondary school Site is 1,354m from the nearest primary school Site is 554m from the nearest post office Site is 751m from nearest outdoor sports facility >300m from 'neighbourhood' children's play space Site is 328m (from nearest area of publicly accessible green space Site is 744m from nearest bus stop Site is 2,932m from nearest train station Site is 593m from nearest cycle route
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.

Suitability (assessment conclusion)	Unsuitable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	There is a willing landowner and the entire site is available for immediate delivery.
Availability conclusion	The site is therefore available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	In light of the assessments it is considered that are unlikely to be any abnormal costs or significant constraints to delivering this as a housing site.
Achievability conclusion	The site is achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	Immediately
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site lies in the open countryside and within the southern anti-coalescence belt. Whilst there are existing dwellings to the north and east there are open fields to the south and west. The site is within walking distance to limited local amenities and affords good access to the Linton Road and bus services.

The site however, does make a significant contribution to the rural character of the area and in my view to allow built development of the nature proposed would cause erosion into the countryside in a westerly location. Whilst it is acknowledged that there is further residential development to the south, allowing the site to be developed would increase pressure to encroach further into the countryside in a southerly direction until reaching this existing development.

Therefore, whilst there may be no specific highway objections to the proposal the harm that such a use would cause to the character of the area could not be mitigated.

Had the site been considered acceptable for residential development then an appropriate yield would have been approximately 20-25 dwellings.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-57
Site name/address	The Old Quarry, Well Street, Loose
Landowner	Mr Piper
Agent	Ashfold Estates
Greenfield/PDL	Greenfield
Site area (ha)	0.25ha
Proposed yield	4 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Loose village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is of a general square shape and it is located adjacent (to the south) to a pair of semi-detached properties known as 'Beggar's Roost' and 'Pipers Cottage'. 'Palm Cottage' beyond this pair of semi-detached properties is a Grade II listed building. The site fronts onto Well Street, and there is already an existing access into the site. The site is an overgrown disused quarry with a number of significant trees within it. The site is at the southern end of ribbon development along Well Street, and agricultural land dominates to the east, south and west of the site. Well Street is a narrow lane with no pavements or street lighting; and at this point it does change from 30mph to the national speed limit. The site is outside the defined village boundary of Loose and its northern boundary is adjacent to Loose Conservation Area.
Current use	Woodland.
Adjacent uses	Agriculture, residential to north.
Planning and other designations (AONB, greenbelt etc)	Countryside Southern Anti-Coalescence Belt Site is adjacent Loose Conservation Area
Planning history	Several planning applications for residential development in the 1950's, 60's and 70's have been refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.

Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>27 - Farleigh Greensand Fruit Belt</u> KEY CHARACTERISTICS • Dip slope of the Greensand Ridge • Hythe Beds incised with Atherfield Clay river valleys • Orchards dominate the land use • Frequent broadleaf and coppice woodland blocks • Frequent settlements Condition Assessment - Good Sensitivity Assessment - High CONSERVE <u>27.1 - West Farleigh Medway Valley Side</u> KEY CHARACTERISTICS • Sloping valley side • Mature parkland trees • Traditional orchards • Parkland pasture • Native tree and shrub belts • Traditional buildings and materials • Few visual detractors except Pylons Condition Assessment - Very Good Sensitivity Assessment - High CONSERVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>An area of woodland and scrub. There is potential for protected species to be present in the site including breeding birds, reptiles, bats, badgers, dormice and plants."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland)	

within and adjacent to site)	<u>Landscape comments-</u> <i>"Tree protection status:</i> <i>Whilst the trees on the site are not currently protected there appear to be significant trees which would merit protection by a TPO.</i> <i>The north boundary of the site meets the boundary of the Conservation area</i> <i>Ancient woodlands: There are no designated Ancient Woodlands.</i> <i>Hedgerow status: There are no 'important' hedgerows.</i> <i>Comments: None."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	<u>Conservation advice –</u> <i>"Historic Buildings: There would be no major impact on the setting of Palm Cottage.</i> <i>Conservation Areas: The site lies immediately adjacent to the boundary of the Loose Valley Conservation Area. At this point Loose village has the character of a ribbon of development along Well Street stretching out from the village centre. The development of this small site with two pairs of semi-detached houses would simply extend this pattern and if the existing screen of trees along the frontage can be retained the impact on the setting of the conservation area would be minor.</i> <i>Historic Parks and Gardens: None affected.</i> <i>Archaeology: No known implications.</i> <i>Other Comments: None."</i>
Archaeology (SAM etc.)	LEVEL 4 – find spots of an Iron Age coin and a post medieval copper spoon located nearby but site seems to have been historically quarried.
PROW (within or near site)	Public footpath KM62 runs parallel with southern boundary of site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties in Well Street. • The site is considered suitable for a limited quantum of housing in view of its location and restricted access. It enjoys relatively good access to the A229 Linton Road via Well Street, High Banks and Old Loose Hill, which have a relatively good crash record. However, there is no footway on Well Street and the road is not

	wide enough for two vehicles to pass without encroaching on to the highway verge. • All of the local services within Loose are within walking and/or cycling distance of the site, although it is located some distance from the nearest bus stops on Linton road, which are served by Bus Routes 5 and 89, providing a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	- Site is 883m from nearest bus stop - site is 2,628m from nearest train station - Site is 176m from nearest cycle route - Site is 1,238m from nearest GP/Medical service - Site is 1,006m from nearest secondary school - Site is 1,211m nearest primary school - Site is 621m from the nearest post office/shop - Site is 894m from nearest outdoor sports facilities 300m from 'neighbourhood' children's play space - Site is 167m from the nearest area of publicly accessible green space
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	EHO - Not on or within 250m of landfill site. <u>Environment Agency states</u> – The site has unknown backfill material. (Land use maps have been used to identify historic land use and landfill operations. Please note that this is a brief review based on limited data).
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site would have to be cleared and infilled given its previous use. The site has the potential for moderate ecological impacts and so a number of different protected species surveys could be required. There are trees within the site that appear to be significant trees which would merit protection by a TPO. The site has unknown backfill material that would have to be investigated.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The developer has suggested a total of 4 houses (2 pairs of semi-detached properties) that the site could accommodate. If the site were to be considered for residential development, a low density development would be appropriate, with what I would suggest as being a potential yield of around 7 dwellings.

However notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site, given its edge of village location within the West Farleigh Medway Valley Side that is of high sensitivity. Indeed, the redevelopment of the site would transform the existing character of the area; and there would be significant encroachment into the countryside hereabouts.

In addition, this Greenfield site is not adjacent to the Maidstone Urban Area, or a rural service centre; the site is not in easy access of the nearest train station, bus stop, primary school or medical/GP service; there is no street lighting or footway on Well Street and the road is not wide enough for two vehicles to pass without encroaching on to the highway verge; and whilst Loose village centre is within walking distance of the site, the nearest bus stops (with services in and out of Maidstone) on Linton road are some distance away.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-58
Site name/address	South of Eyhorne Street, Hollingbourne
Landowner	Keith Abrehart is client (and possibly the landowner)
Agent	DHA
Greenfield/PDL	Greenfield – adjacent (north of) built envelope of Hollingbourne village
Site area (ha)	1.4ha
Proposed yield	In region of 20 dwellings put forward.
Is the site urban, adjacent to urban, rural settlement or rural	Countryside adjacent (north of) built envelope of Hollingbourne village
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This flat field/pasture land is located in the countryside and a SLA, but also in between the built up areas of Hollingbourne village which are spread either side of the substantially raised railway line – to the south Hollingbourne has a designated village envelope. This land is on the south-east side of the B2163 Eyhorne Street, with its 60m frontage between the small residential cul-de-sac of Claygate and the 2* listed residential property of Godfrey House. This frontage has an established tree/hedge line. Its rear (south-east) boundary consists of dense tall vegetation but its south boundary only low vegetation. There are open fields and pasture land to the rear, and to the south these rise quite steeply. A public footpath KH198 runs quite close behind these boundaries. Much further south-eastwards on higher land is public footpath KH200
Current use	Field/pasture.
Adjacent uses	Residential properties adjacent to south- west and north-east. Fields/pasture adjacent to east and south-east.
Planning and other designations (AONB, greenbelt etc)	Countryside and Special Landscape Area
Planning history	A 1960s application for residential development was withdrawn.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape	Prominent views from the public footpaths to the east and south-east including at further distance on higher

Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	ground. These views would only be partially interrupted by various intervening field boundaries. The site could also be exposed from Eythorne Street if developed, as access would need to be from that road. Any development would be in part against the backdrop of the existing houses on adjacent land either side, but only nearer the road frontage. Further east the development would encroach out into the open countryside. The development of this site would therefore cause harm to the character of the countryside and SLA on this basis and especially given that it would be exposed from public views from those public footpaths to the east and south-east. There is no similar housing set back that far from Eythorne Street and as such the development would be incongruous and visually intrusive to the landscape here. KEY CHARACTERISTICS • Landscape to north of the railway line is situated within the Kent Downs AONB • Mixed woodland belts and blocks • Willow trees mark the location of drains and ditches • Narrow lanes which generally run against the contours south west to north east • Distinctive brick railway bridges • Major infrastructure routes along the south western periphery Condition Assessment Good Sensitivity Assessment High Guidelines – Conserve Consider the generic guidelines for the Gault Clay Vales • North of the railway line, the landscape is situated within the Kent Downs AONB. The Kent Downs AONB is a nationally important designation which offers a high level of development constraint • Land management policies for the conservation, management and enhancement of this landscape are set out within the Kent Downs AONB Management Plan 2009 – 2014. Also refer to guidance documents referenced in Appendix A • Conserve the undeveloped foreground and rural setting of the Kent Downs AONB • Conserve distinctive brick railway arches and maintain using like for like materials • Avoid screening with coniferous planting • Conserve characteristic oak, ash and beech hedgerow trees and isolated oaks within arable land, and plant new hedgerow trees and isolated specimens to replace ageing

	examples • Conserve distinctive willow trees along watercourses • Conserve the traditional setting of listed buildings and soften the impact of recent farm buildings through native planting • Avoid infill development and expansion across the downland at Harrietsham and Hollingbourne
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Low to medium potential with long grass fields/pasture.
Trees (inc. TPO, ancient woodland)	None that are protected, although there is existing vegetation and/or trees/hedgerow around the boundaries of the site.
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	The site lies directly adjacent to Godfrey House, a Grade II* Listed Building. This building currently enjoys a largely rural setting, although the gap between the formerly separate settlements of Eyhorne Street and Upper Street has been closed considerably by 20 th Century developments. Development of this parcel of land would effectively complete the linkage of Eyhorne Street to Godfrey House and remove the last component of the rural setting on this side of the road which is important to the listed building. I therefore consider that development of this site would adversely affect the setting of this important Grade II* listed house.
Archaeology (SAM etc.)	Land to south of 16th century Godfrey House and in general area with prehistoric, romano-British and Anglo Saxon potential.
PROW (within or near site)	KH198 runs behind the eastern boundaries of the site and KH200 on higher land to the south-east.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	The site is considered suitable for housing, subject to access constraints. It enjoys good access to the A20 Ashford Road via Eyhorne Street, which has a good crash record, although there is a poor crash record at its junction with the A20. Visibility splays at the Eyhorne Street/Hollingbourne Station access road are poor and the station access road is not wide enough for two vehicles to pass without encroaching on to the highway verge. A continuous footway link to Hollingbourne village centre is provided on Eyhorne Street. All of the village services within Hollingbourne are within walking and cycling distance of the site and the nearby bus stops on Eyhorne Street are served by Bus Route 13, which provides a service to Maidstone every two hours on weekdays. The site is also adjacent to Hollingbourne Station, which is served by hourly trains to Ashford International, Maidstone East and London Victoria on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Public transport links are provided by the adjacent railway route to nearby main towns and villages that provide the usual facilities and services. There is also a

	primary school several minutes walk away on Eyhorne Street.
Impacts on existing residential amenity (including access to open space)	Close neighbours adjacent to the south-west and north-east but development could be designed so as to protect their amenity.
Availability of utilities infrastructure – e.g. water/gas/electric	Near to existing development and road/rail so good potential for services.
Air quality/noise	Noise and pollution from close by railway and B2163.
Land contamination	Unlikely
Flood zone/drainage	None
Suitability (assessment conclusion)	Any development would be visible from public vantage points, and therefore has the potential to result in visual harm to the countryside and SLA unless restricted to a small parcel of the site near the Eyhorne Street road frontage. Subject to that, development may be acceptable. Over the whole site, however, encroaching into the countryside as any development would, I conclude that site is not suitable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Currently available subject to consent of all land owners. No apparent existing uses.
Availability conclusion	Currently available subject to consent of all land owners.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Recommend that although this land is available and achievable, the visual harm that would result through intrusion into the countryside and SLA, from development of the rear, main part of the site, which would be visible from public vantage points, renders it unsuitable (Development at the front section of the site could be acceptable subject to providing a buffer to protect setting of GII* Godfrey House)

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-59
Site name/address	The Parsonage, Goudhurst Road
Landowner	H.E Hall and Son (main site). Mr Gaskin (site access)
Agent	Kevin Coleman, Phase 2 Planning and Development Limited
Greenfield/PDL	Greenfield
Site area (ha)	8.0 ha
Proposed yield	150-180
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located on the southern edge of Marden, east of Goudhurst Road and approximately 600m from the village High Street. The northern and western perimeters of the site abut the village envelope, while the southern and eastern perimeters are less defined and adjoin fields in the open countryside. The site is relatively flat for the most part, but slopes gently from west to east, with the highest point of the site being the north east section. There are strong hedgerow and tree boundaries around the entire site perimeter and the orchards are divided by a poplar shelterbelt.
Current use	The site consists of two large orchards
Adjacent uses	Residential, agriculture
Planning and other designations (AONB, greenbelt etc)	Site is in the open countryside, adjacent to Marden's village envelope
Planning history	13/0449 – screening opinion to confirm whether an EIA is required to accompany an outline planning application for the redevelopment of land south of Marden for up to 150 dwellings, new allotments etc.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	From previous SHLAA: The more elevated eastern boundary of the site is formed by partial shelterbelts, which open to partial views from the east. Existing housing lies to the north and is evident in some views, which are otherwise limited by the fruit trees. The principal value of this site is the buffer that the gently rising orchards provide to the periphery of the village. Any development in the more elevated eastern part of the site is likely to be quite apparent on the skyline when viewed from the floodplain landscape to

	the west. The eastern edge is weak and, if this site was preferred, a strong boundary treatment would be required on the eastern edge. The southern boundary should also be reinforced. Site lies in Staplehurst Low Weald Character Area, the key characteristics of which are: • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden From Maidstone Landscape Character Assessment: Condition Assessment Good Sensitivity Assessment High Guideline Conserve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Two intensively managed orchard which are surrounded by hedgerows. In the NE corner of the site there is a small woodland area. Greatest potential for protected/notable species along the boundary including reptiles, breeding birds and bats. There are a number of ponds within 500m of the site so potential for GCN to be using the site. Ecological Constraint Level 3 Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats. From Agent: A combined Extended Phase 1 Habitat Survey and

	Greater Crested Newt Habitat Suitability Survey has been undertaken. The report reveals that the majority of habitats found on site are common and widespread throughout the UK and are considered to be of ecological value at site level only. The report recommends that areas of tall vegetation and scrub along with habitats along the boundary vegetation should be considered in any development scheme. The report also recommends that the scheme leaves a 30m radius around an existing badger sett to reduce the likelihood of disturbing badgers. The report identifies opportunities for enhancing the site's ecological value as part of the proposed development, including planting of native trees and wildflower mixes.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland on or adjacent to site
Agricultural land quality	Part of the site is Grade 2 Agricultural land (very good) and the remainder is Grade 3 – good/moderate
Heritage impacts (Listed building, conservation area)	None The Marden Conservation Area lies a little way to the north of the site but is separated from it by 20th Century development and the impact of development of this land on its setting would be negligible.
Archaeology (SAM etc.)	KCC Archaeology state that the site may lie on River Terrace Gravels which have potential for rare and important Palaeolithic remains. Site is graded 4 (low level archaeology anticipated), which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	There are no PROW traversing the site but there are two along the eastern perimeter: • KM283 – connecting Plain Road to Goudhurst Road (crossing Stanley Farm – another SHLAA site) • KM280 – which connects the site to the Church Green in the village centre
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site is adjacent to existing residential properties in Marden. • Site accessed from Goudhurst Road. • The site is considered suitable for housing, subject to the enhancement of the access to current highway standards. It enjoys direct access to the B2079 Goudhurst Road, which has a relatively good crash record. A continuous footway link to Marden village centre is provided on Goudhurst Road. • All of the village services within Marden, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and/or cycling distance of the site and the nearby bus stops on Goudhurst Road are served by

	Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Site can be linked through to existing residential areas to the north, which allow easy access to services and facilities. This should reduce need to travel by car. All services, (school, shop, medical centre, church, employment, pub, train station, bus station) are within walking distance of the site – approx 600m from centre of site to school, shops and 1km to medical centre, employment, pub, train station
Impacts on existing residential amenity (including access to open space)	The site is currently used for informal recreational purposes (dog walking etc) and there are a number of informal links into existing residential areas as a result. The views into the site from existing residential dwellings on Maynards would be compromised. Similarly, the residential properties on Goudhurst Road that abut the site would be impacted.
Availability of utilities infrastructure – e.g. water/gas/electric	Shouldn't be a problem as the site is bounded by existing residential development. There is a known public sewer to which the site can connect and a known outfall for surface water. Power and telecommunications are available locally. There is a low voltage electricity line across the site which would be relocated as a result of the development. Part of a foul drainage sewer crosses the site, and will be retained in situ, but its location is not prejudicial to the masterplanning of the site.
Air quality/noise	No known issues
Land contamination	No significant issues of contamination arise. Although much of the site is an active commercial orchard, it has been farmed using a fully integrated crop management regime incorporating all relevant biological control systems for more than 20 years. All buffer zones have been complied with, no residual herbicides have been used, regular soil and crop analyses have been carried out and it is the subject of a strict annual audit
Flood Risk (zone/drainage)	Site is in Flood Zone 1 and is not at risk of flooding
Suitability (assessment conclusion)	The site is considered suitable for development

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- Whole site is available - There is a willing landowner - There is a willing developer - No existing tenancy or lease agreement
Availability conclusion	Site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No known issues
Achievability conclusion	Site is achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This is an acceptable site for housing in close proximity to the centre of Marden village. There is potential to improve screening along the boundaries of the site to lessen the impact on any long range views to the site. There are few restrictions on the site and as such it is considered suitable for housing.

ACCEPT

Approximate yield: 200

1. SITE INFORMATION	
Reference number	HO-60
Site name/address	Oakapple Lane, Maidstone.
Landowner	Mrs V Foster-Crouch and Mr and Mrs B Sunnucks.
Agent	DHA Planning.
Greenfield/PDL	Greenfield.
Site area (ha)	2.7 ha.
Proposed yield	80 dwellings.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban.
Site origin (e.g. Call for Sites)	Submitted to 2009 Strategic Housing Land Availability Assessment (SHLAA) call for sites. Resubmitted to 2012 strategic site allocations call for sites. Resubmitted to 2013 call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The land is laid out in small parcels with hedgerows along the east and west sides with additional hedgerows running across the site east to west (just north of the middle). Public footpath KM12 runs down the western side (in the northern part) before crossing diagonally across the site to the south east corner public footpath KM11 runs along the southern boundary of the site. To the east of the site is Oakwood Hospital cemetery with residential development (in Broomshaw Road) to the south. To the north of the site is an agricultural field (land west of Hermitage Lane site). To the west are open fields. The site is accessed from an unmade track leading to Oakapple Lane to the east.
Current use	Equestrian.
Adjacent uses	South – residential. West – open land/agricultural. North – agricultural. East – Oakwood Hospital cemetery and then residential beyond.
Planning and other designations (AONB, greenbelt etc.)	Maidstone Borough-Wide Local Plan (MBWLP) 2000, policy ENV31 – strategic gap.
Planning history	78/1807 - portable stables – approved.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No previous consideration within local plan.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Key characteristics</u> • Apparently unmanaged arable land. • Cemetery with place of worship. • Small paddocks of equestrian grazing. • Sweet chestnut coppice and broadleaf woodland. • Reservoir. <u>Summary of analysis</u> Condition assessment – poor. Sensitivity assessment – very low. <u>Guidelines</u> Improve.

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site itself holds little ecological interest due to the equestrian use on the land. However, the woodland to the north of the site is ancient woodland and as such any development would need to include a 30 metres buffer to this land.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs on site and although there are some trees interspersed within the hedgerows there are no specific specimens that would be worthy of a TPO.
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	Nothing recorded.
Archaeology (SAM etc.)	Site lies in area of general Iron Age and Romano-British potential and extensive prehistoric, Roman and medieval remains to immediate north. Development with archaeological measures should be possible on this site. 4/5, 5 is the least sensitive.
PROW (within or near site)	KM12 crosses the site diagonally from the western boundary to the south east corner. KM11 runs along the southern boundary.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Access to the site and wider transport issues are as per Maidstone Borough Local Plans (MBLP) policies SS1 and SS1c adopted for development control purposes by Maidstone Borough Council Cabinet on 13 March 2013. Access to this site should be taken from Hermitage Lane through the site to the north, combined in policy as 'West of Hermitage Lane'. Proposed highway works as part of policy SS1 include improvements to the Hermitage Lane junction with the A26 Tonbridge Road, and associated approaches. This is in addition to improvements at the northern end of Hermitage Lane at the junction with the A20 London Road and improvements to M20 junction 5 and associated approaches.
Access to services – distances from bus stop/rail station/shop/GP/school	Shop (Tesco Express) – 650 metres. Bus stop (Hermitage Lane) 530 metres. Railway station (Barming) – 2.2km. GP (Marigold Way) – 480 metres. Primary school (Barming) – 520 metres.
Impacts on existing residential amenity (including access to open space)	Residential amenity in the area would not be affected in so much as it is not proposed that any access is taken from Broomshaw Road. Land at Oakapple Lane is not currently accessible to the public apart from those that pay to keep horses there. In this respect no open space is lost. As part of the West

	of Hermitage Lane proposed strategic housing allocation it will be that some of this site [or the larger part of the allocation beyond] is given over to open space access. In this respect, residents would benefit. Consideration will need to be given to the way in which this site relates to the existing houses on Broomshaw Road so that an acceptable living environment is achieved.
Availability of utilities infrastructure – e.g. water/gas/electric	Information taken from Strategic Sites Assessment 2009. South East Water has confirmed that there is enough capacity to supply water to this location, however off site reinforcement will be required at the cost to the developer. Sites within the main urban areas generally incur fewer costs than that of more rural locations. National Grid have confirmed that the anticipated additional growth at Maidstone Borough will not create capacity issues particularly given the scale of the electricity and gas transmission networks. Detailed assessments of each site will be required to determine site specific issues. Southern Water has confirmed that in terms of sewage there is no fundamental reason why this site would not be suitable for development. However, it is likely that improved infrastructure will be required to serve the site. Detailed assessments will be required at the planning application stage however if capacity is insufficient the developer will need to requisition a connection to the sewage system. Southern Water have confirmed that surface water should not be discharged to the foul sewer but to a separate system e.g. soakaways, SUDS or local water course. Southern Water will not adopt these systems and if a discharge is proposed to an existing surface water sewer owned by Southern Water, a capacity test will be required.
Air quality/noise	Comments apply as per West of Hermitage Lane proposal. This site is situated close to Hermitage Lane and opposite Maidstone Hospital. Traffic noise would be an issue, as would noise and, in particular, vibration from nearby Gallagher's Quarry to the West. We have received many complaints over the past few years from householders concerned about the regular blasting carried out and the effect this may have on their properties. Associated with this quarrying we have had periodic complaints concerning dust. Recommendations

	- Traffic noise, air quality, industrial noise and vibration and dust nuisance conditions would be required.
Land contamination	The site is adjacent to a cemetery, there is a low migration risk which could be dealt with by planning condition.
Flood Risk (zone/drainage)	Zone 1.
Suitability (assessment conclusion)	<u>For</u> - Site is well screened in terms of location and in terms of natural boundaries. - Relative lack of ecological constraints. - Relative lack of archaeological/heritage constraints. - Access relatively simple to achieve. - Local services all within close proximity to site. <u>Against</u> - Proximity to quarry. - Wider transport solutions [as per policies SS1 and SS1c] need to be implemented to ensure efficiency of local transport network. - Character of existing site. <u>Conclusion</u> On balance this is an appropriate site for development. The constraint in this area, to be addressed through the implementation of MBLP policies SS1 and SS1c, is related to the efficiency of the local transport network. The site is located in a screened area that provides no long distance views and is appropriate for development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site is in two separate ownerships, but has been promoted as a single site by the agent. No developer is currently attached to the site.
Availability conclusion	Neutral/positive (landowners need to continue to promote site together).

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There are no abnormal costs associated with the development of this site. Access is proposed to be taken through the northern portion (opposite side of Oakapple Lane) of the MBLP West of Hermitage Lane allocation. This will involve negotiation with the landowners of this section – this is promoted by the same agents.
Achievability conclusion	Positive.

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent suggested).

2016 - 2021	X (access to site dependent on development of portion of land to north (as part of SS1c)).
2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

Following the consideration of the issues raised above, in particular the location of the site on the periphery of the urban boundary with limited visual harm and the reduced sensitivity of this particular landscape area, I consider that the site is suitable for development. Due to the established development within this locality, only residential use would be appropriate.

There would be a need to ensure permeability between this and the other sites on both sides of this land if developed which could be achieved through discussions during master planning. Having considered this together with the location of the site, a density of 35dph would be appropriate. The issue of the highway impact of this proposal is important and as detailed within section 4, provided the sites at Hermitage Lane are delivered, which are close by to the east of this site, suitable highways improvements could be delivered both within the local area in terms of the highway network, and also in the access to this proposed site. This conclusion is similar to H0-10 which is adjacent to the site and therefore has similar overall issues.

Overall, I consider that this site is suitable and I recommend that it is accepted for development.

ACCEPT

Approximate Yield:80

1. SITE INFORMATION	
Reference number	HO-61
Site name/address	Fishers Oast, Fishers Farm, Staplehurst
Landowner	
Agent	Mr David Nessling
Greenfield/PDL	Greenfield
Site area (ha)	0.9 hectares
Proposed yield	2-25 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement (RSC)
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the east of Staplehurst. To the west of the site are residential properties. To the north of the site is the railway that serves Staplehurst (and connects it to London). To the east of the site are further open fields. To the south of the site are open fields that are also subject to a submission as part of the ongoing SHLAA process. There are a number of small trees within the site although there are no TPOs served upon these. There are no ponds within the site, although there are a larger number located immediately to the east of the site. Public footpath KM296 runs through the northern sector of the site. The land is generally flat, although there is a slight fall from north to south.
Current use	Agricultural.
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	MA/80/0709 - Outline application for residential development of 10 houses to the acre i.e. 400 houses from two to five bedrooms. Withdrawn.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere. • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been removed for intensive arable cultivation.

	• Sparse scattered small woodlands. • Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good Sensitivity Assessment: High Guideline: Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	An area consisting of rough grassland, hard standing, buildings and woodland. The woodland area to the north west of the site has been re-classified as ancient woodland during the recently updated Ancient woodland inventory. There is a number of ponds adjacent or surrounding the site. GCN, reptiles and bats have been recorded within the site or the surrounding area.
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Historic farm complex of Fishers Farm. No listed buildings.
Archaeology (SAM etc.)	Historic farm complex of Fishers Farm. No listed buildings.
PROW (within or near site)	Public footpath KM296 runs through the site. Public footpath KM295 runs northwards from the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Site located adjacent to the Staplehurst village boundary. Potential for access off Headcorn Road and/or Fishers Road, although KCC's preference would be for the primary vehicular access to be taken off Headcorn Road, potentially incorporating the eastward extension of the 30mph speed limit. The site is considered suitable for housing. It enjoys good access to the A229 primary route via Headcorn Road and/or Fishers Road, which have a good crash record. All of the village services within Staplehurst, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and cycling distance of the site and the bus stops on Station Road and High Street are served by Bus Route 5, which provides an hourly service to Maidstone, Cranbrook and Hawkhurst on weekdays. It is recommended that Network Rail be consulted on this site given the proximity of the Ashford-Tonbridge railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is located within approximately 200metres of a site for an approved supermarket, and approximately 500metres from the existing village centre. The railway station would be approximately 500metres from the site (nearest point).

	The nearest bus stop would be approximately 175metres from the application site. The nearest health centre is located to the rear of the library which is approximately 500metres from the site. The nearest primary school is approximately 750 metres from the site. There is no secondary school provision within the village.
Impacts on existing residential amenity (including access to open space)	The site would be close to existing residential properties, however, the impact upon these properties could be mitigated through a suitable design. The access into the site would be through an existing highway, although due to the numbers proposed, this is unlikely to lead to a significant impact. In terms of access to open space, the site would adjoin open fields.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is in close proximity of existing residential properties that are all served by the necessary utilities. Subject to the necessary consents, these could be connected in to.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area.
Suitability (assessment conclusion)	The site is well screened from the west, and in part from the north. It is located within a relatively sustainable location, being within walking distance of local amenities, and both the railway station, and bus stops. Development of this site would impact negatively on surrounding character and appearance of the locality and would need to be mitigated through structural landscaping. The site is likely to have significant ecology within, due to the nearby ponds, and also the hedgerows.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes although there is no developer on board at present.
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable although there is no developer on board at present.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	X
2021 – 2026	

2026 - 2031	

5. CONCLUSIONS

The site is well screened from the west, and in part from the north. It is located within a relatively sustainable location, being within walking distance of local amenities, and both the railway station, and bus stops. I recommend that the site is accepted.

ACCEPT

Approximate yield: 25

1. SITE INFORMATION	
Reference number	HO-62
Site name/address	Forstal Lane, Coxheath
Landowner	Mr Holding
Agent	Sibley Pares
Site area (ha)	7.9 ha
Proposed yield	Not stated
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Coxheath village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is to the north of the boundary of Coxheath. It takes a fairly isolated position to the rest of the village. The land is grassed over and has horses in-situ. There is well established boundary hedging on the front and eastern boundaries, the land levels vary significantly with an undulating character particularly in the eastern half. The site is very exposed with a narrow lane, 90 degree and no public footpaths as the key character.
Current use	The site is currently used for grazing.
Adjacent uses	There is existing residential development to the south and west. Opposite the site to the north are open fields – likewise to the east.
Planning and other designations (AONB, greenbelt etc)	The site lies within the open countryside and Southern Anti-coalescence Belt.
Planning history	Several outline and full planning application in the 1950's, 60's and 70's for residential development all refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Land South of Forstal Lane and north of Heath Road was considered by the Inspector and whilst unclear of the exact site, the Inspector did conclude to – <i>"Not modify the Plan in response to this objection".</i> However, I understand that the site was identified in the 2007 SHLAA as a housing site.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>28 - Coxheath Plateau</u> KEY CHARACTERISTICS • Plateau above Greensand Ridge

	• Orchards and soft fruit production • Broadleaf woodland with sweet chestnut coppice • Extensive recent development at Coxheath • Long distance views across the Medway Valley to the North Downs Condition Assessment - Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE <u>28.3 - Coxheath Orchards</u> KEY CHARACTERISTICS • Orchards and poplar shelterbelts • High, mature, well maintained native hedgerows • New housing development, the style of which is inconsistent with the surrounding housing • Holy Trinity Church Condition Assessment - Moderate Sensitivity Assessment - Very Low IMPROVE AND REINFORCE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>A Grassland field which has some areas of rough grassland. It is surrounded by hedgerows. Some potential to be suitable for notable/protected species, particularly around the boundary. Within 20m of a pond - there is a need to consider the potential of GCN being present."</i> Constraints Level 3 – Potential for minor ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Nothing notable.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2

Heritage impacts (Listed building, conservation area)	No significant issues.
Archaeology (SAM etc.)	SCALE 4 - post medieval farm buildings may survive on site associated with Forstal Farm.
PROW (within or near site)	Public footpath KM67 runs parallel with eastern boundary of site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Coxheath. • Site accessed from Forstal Lane. • The site is considered suitable for housing. It enjoys good access to the B2163 Heath Road via Stockett Lane, which has a relatively good crash record, although there is a relatively poor crash record at its junction with the B2163 which may require mitigation. A formal footway link between the site access and Mill Lane should be provided. • All of the village services within Coxheath are within walking and cycling distance of the site and the nearby bus stops on Heath Road are served by Bus Route 89, which provides a service to Maidstone every 20 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 333m from the nearest medical hub/GP. The site is 965m from the nearest secondary school. The site is 334m from the nearest primary school. The site is 509m from the nearest post office. The site is 1093m from the nearest sports facility. The site is 467m from the nearest play space. The site is 381m from the nearest green space. The site is 467m from the nearest bus stop. The site is 2444m from the nearest train station. The site is 1142m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not in or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.

Suitability (assessment conclusion)	On balance, suitable for the reasons in the conclusion

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site is available.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Achievable – no obvious abnormal costs
Achievability conclusion	Achievable .

Timing (following assessment - when could the site be delivered?)

now – 2016	yes
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is in the open countryside and identified as 'southern anti-coalescence belt'. It performs well under the sustainability appraisal in terms of 'as the crow flies' distances to services and amenities. This being said the effectiveness of the site would very much depend on what linkages and connectivity could be provided through existing and proposed development to the west and south of the site. If permeability cannot be achieved through existing residential development then the site becomes difficult as it would rely on car borne journeys.

The landscape character is undulating on the eastern half of the site and a development could be very damaging to this character area of Coxheath.

I consider the site is acceptable but careful consideration would need to be given to details of landscaping and permeability.

ACCEPT

Approximate Yield: 195

1. SITE INFORMATION	
Reference number	HO-63
Site name/address	Hubbards Lane and Haste Hill Rd, Boughton Monchelsea
Landowner	Mr Piper
Agent	Sibley Pares
Greenfield/PDL	Greenfield
Site area (ha)	0.6 ha
Proposed yield	Not stated
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Loose and Boughton Monchelsea village boundaries.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The proposal site is a relatively flat, rectangular shaped parcel of land that is overgrown and former allotment land that also appears to give access to the larger area of agricultural land behind. Haste Hill Road borders the northern edge of the site; and Hubbards Lane borders the western edge of the site. Residential ribbon development is found immediately adjacent to the eastern and southern boundaries of the site; and these neighbouring properties do vary in terms of design, scale and age. Short distance public views into the site are possible from the north and west of the site.
Current use	Vacant – access to polytunnels.
Adjacent uses	Residential on two sides; and agricultural use to the east.
Planning and other designations	Countryside. Southern Anti-coalescence Belt.
Planning history	1950's application refused for residential development.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Land South of Haste Hill Road and land at Haste Hill was considered by the Inspector and whilst unclear of the exact site, the Inspector did conclude to – <i>"Not modify the Plan in response to this objection".</i>
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative	<u>29 - Boughton Monchelsea to Chart Sutton Plateau</u> KEY CHARACTERISTICS

landscape impact; existing screening	• Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern Condition Assessment - Very Poor Sensitivity Assessment - Very Low IMPROVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>It is a grassland field which has been classed as Neutral Grassland within the 2012 Habitat Survey. The fields are surrounded by hedgerows. Consideration will need to be given to the botanical interest of the field."</i> Constraints Level 3 – Potential for minor ecological impacts.
Trees	No issues.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	LEVEL 3 - lies south of Scheduled Monument Boughton Monchelsea Iron Age oppidum and there is potential for associated Iron Age and Roman remains.
PROW (within or near site)	No issues.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network	• Site situated adjacent to existing residential properties in Boughton Monchelsea. • Potential for access from the B2163 Heath Road, Hubbards Lane and/or Haste Hill Road. • The site is considered suitable for housing. It enjoys

Availability of public transport/walking/cycling	good access to the B2163 Heath Road, which has a good crash record, although there is a poor crash record at its junction with the A229 Linton Road, which forms the principal access route to the site from Maidstone and the surrounding area. A continuous footway link to Boughton Monchelsea village centre is provided on Heath Road and Haste Hill Road. All of the village services within Boughton Monchelsea are within walking and cycling distance of the site and the bus stops on Heath Road and Church Street are served by Bus Route 59, which provides two return journeys a day to Maidstone.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is 1,651m from nearest medical/GP service Site is 359m from secondary school Site is 829m from nearest primary school Site is 635m from nearest post office Site is 594m from outdoor sports facility 773m from 'neighbourhood' children's play space Site is 170m from publicly accessible green space Site is 773m from bus stop Site is 3,566m from train station Site is 327m from cycle route
Impacts on existing residential amenity (including access to open space)	Site could be designed taking into consideration adjoining dwellings.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not in or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	The site is considered to be suitable for residential development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared this in itself is not a significant constraint. There is the potential for minor ecological impact; and potential archaeological issues, but this could be mitigated against. There appears to be no other constraints or delays apparent at this time.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The agent has not suggested an indicative number of dwellings on the site. In terms of residential development, a density of 30 dwellings per hectare would be appropriate, giving a potential yield of approximately 13-19 dwellings. The site is considered to be greenfield land; it is located outside any defined village boundary; and it is not in a wholly sustainable location, with future occupants of the site more than likely being dependant on travel by car for work, shopping, healthcare, and social purposes. Notwithstanding this, residential development of this site could be achieved without significantly encroaching into the countryside; and without going against the pattern and grain of development in the locality. Indeed, it would be possible in terms of design and layout to integrate well with the existing character of the area, in that road frontages could be achieved. This would continue the ribbon-style development that is found along Haste Hill Road and Hubbards Lane. Therefore, whilst the site is not wholly sustainable, the visual impact on the landscape is considered to be acceptable, and so on balance the site is considered to be appropriate for residential development. ACCEPT Approximate Yield: 20

1. SITE INFORMATION	
Reference number	HO-64
Site name/address	South Lane, Sutton Valence
Landowner	Mrs Jeans
Agent	Sibley Pares
Greenfield/PDL	Greenfield
Site area (ha)	2ha
Proposed yield	Not stated
Is the site urban, adjacent to urban, rural settlement or rural	Sutton Valence village boundary some 40m to the north of site.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is a grass field (used to exercise horses) of a general rectangular shape and relatively flat. In general terms the site's boundaries consist of well established planting and there does appear to be significant trees and 'important' hedgerows within this planting. South Lane runs along the site's western boundary and there is a pavement on the opposite side of the road and street lighting. The speed limit here is 30mph. To the south there is residential development; to the east and west of the site the land is largely in agricultural/equestrian use; and Sutton Valence village boundary is to the north of the site.
Current use	Open field/Equestrian use.
Adjacent uses	As above.
Planning and other designations (AONB, greenbelt etc)	Countryside SLA
Planning history	Equestrian exercise track allowed in 2000. 1960's and 70's applications for residential development have been refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Land at South Lane' was considered by the Inspector and whilst unclear of the exact site, the Inspector did conclude to – <i>"Not modify the Plan in response to this objection"</i> .
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>42 - Ulcombe Mixed Farmlands</u> KEY CHARACTERISTICS • Undulating landscape with wide views • Scattered orchards and mixed woodland blocks • Isolated oak trees within pasture and mature oak hedgerow trees

	• Limited arable land • Field ponds • Linear settlements and strong local vernacular Condition Assessment - Very Good Sensitivity Assessment - Very High CONSERVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>A grassland field which may have small areas of scrub/rough grassland. The site is surrounded by mature trees/hedgerow. There is potential for protected/notable species to be present - in particular within the boundary of the site, there may be some potential for roosting bats to be present within the trees."</i> Constraints Level 3 – Potential for minor ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments-</u> <i>"Whilst there are no TPOs covering the site there appear to be significant trees on the boundaries. There are no designated Ancient Woodlands. There may be 'important' hedgerows on site boundaries."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 3
Heritage impacts (Listed building, conservation area)	<u>Conservation Officer comments;</u> <i>"Historic Buildings: None affected.</i> <i>Conservation Areas: The Sutton Valence Conservation Area lies some distance to the north of this site, separated from it by an area of 20th Century development. Development of this site is unlikely to have any adverse effect on the setting of the Conservation Area.</i> <i>Historic Parks and Gardens: None affected.</i>

	<i>Archaeology: No known implications.</i> <i>No other Comments."</i>
Archaeology (SAM etc.)	LEVEL 4 - Nothing known.
PROW (within or near site)	Public footpath KH504 runs parallel with the southern boundary of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Sutton Valence. • Site accessed from South Lane. • The site is considered suitable for housing. It enjoys good access to the A274 Headcorn Road via South Lane, which has a good crash record, although there is a relatively poor crash record at the A274/South Lane junction, with one fatality recorded within the past five years. A continuous footway link (on opposite side of road) to Sutton Valence village centre and the bus stops on Headcorn Road is provided. • Many of the village services within Sutton Valence are within walking and cycling distance of the site and the bus stops on Headcorn Road are served by Bus Route 12, which provides an hourly service to Maidstone and Tenterden on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	54m from medical/GP service 5033m from secondary school 469m from primary school 365m from post office 388m from outdoor sports facilities 188m from children's play space 67m from publicly accessible green space 188m from bus stop Site is 5,086m from train station 651m from cycle route
Impacts on existing residential amenity (including access to open space)	Mindful of dwellings to north and south.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not in or within 250m of landfill site.
Flood Risk (zone/drainage)	The site is within 100m of a Water Framework Directive (WFD) river water course. As such, the requirements of the Thames River Basin Management Plan (RBMP) should be taken into account. This is because the Plan may include specific recommendations for the relevant water bodies to help them achieve their desired condition by the end of the WFD. Inappropriate development close to or beside rivers may adversely affect the ability of us and our partners, including Planning Authorities, to help deliver all outcomes required in the RBMP.

Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has a willing landowner.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There are no significant constraints or delays apparent at this time.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	AGENT HAS NOT ANSWERED THIS SECTION
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The landowner has given no indication in terms of the number of dwellings the site could accommodate. If the site were to be considered for residential development, taking into account its edge of village location, a low density development would be appropriate, with a potential yield of around 60 dwellings.

However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the area; and there would be significant encroachment into the countryside that would harm the landscape and go against the pattern and grain of development in the surrounding area hereabouts.

In addition to this, the site is located on greenfield land; and the site is not in easy access of a train station, local service centre, employment site or secondary school.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 065
Site name/address	North west of Maidstone Road, Headcorn
Landowner	Coomber Family
Agent	Bloomfields
Greenfield/PDL	Greenfield
Site area (ha)	20.12
Proposed yield	Not specified.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural service station.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Irregularly shaped site extending southwards from Stonestile Lane to the west of Maidstone Road. Site boundaries and internal field divisions marked by native hedges with some trees, but quite visible in views from surrounding public highways and rights of way. Ponds within site. The site is approximately level.
Current use	Agricultural, including poultry farm nursery buildings in far north of site.
Adjacent uses	Residential to parts of north, south, south east and east, agricultural elsewhere.
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	MA/11/0776 Application for the prior approval of the local planning authority for the erection of an agricultural building for storing hay and agricultural machinery – PRIOR APPROVAL REFUSED MA/89/1400 Outline application for the erection of 104No. dwellings (34 flats, 79 2 bed houses) – REFUSED – NON DETERMINED (APPEALS), APPEAL WITHDRAWN
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Although adjoining the northern part of the RSC, the site would appear as a relatively isolated development in the open countryside detached from the core of the village, which despite existing screening would be quite visible from the highway. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees

	• Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The majority of the site is grassland fields with intermittent hedges throughout the site. A small area to the north of the site is a nursery which is hard standing or sheds. The buildings may have some limited potential to be suitable for roosting bats. There are 4 ponds on site with several more within the surrounding area - potential of GCN being present within the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 11 of 1986 protects on Oak tree on the central field boundary and TPO No. 4 of 1985 protects 2 groups southwest of the site of the site. There are also significant trees to the north of the western and eastern site boundaries and adjacent to the pond at the southeast tip. There are no designated Ancient Woodlands. There may be 'important' hedgerows on some site boundaries.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Gold finger ring findspot.
PROW (within or near site)	KH591 runs through site, KH589 runs along south and west boundaries of site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated within close proximity of the Headcorn village boundary. • Site accessed from the A274 Maidstone Road. • The site is considered suitable for housing. It enjoys direct access to the A274 primary route, which has a good crash record, although the northward extension of the 30mph speed limit beyond the site access may be required. • The site is within walking and cycling distance of many of the residential properties and services in Headcorn village, although the footway on Maidstone Road would need to be extended to the site access. • The site is served by Bus Route 12, which provides an hourly service to Maidstone and Tenterden on weekdays, and within relatively close proximity of Headcorn Station, which is served by half-hourly train

	services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre; minimum walk along public highway with pavement of approximately 0.5km.
Impacts on existing residential amenity (including access to open space)	Acceptable.
Availability of utilities infrastructure – e.g. water/gas/electric	Parts of the site relatively remote, but likely to be some services as there are other isolated properties in the vicinity and southern part of the site is adjacent to RSC.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	Although adjoining the northern part of the RSC, the site would appear as a relatively isolated development in the open countryside detached from the core of the village, which despite existing screening would be quite visible from the highway; significant landscaping belts would be required to mitigate the visual impact upon the open countryside. Protected and non-protected trees may represent a constraint on development. There are ponds and watercourses within the site and ecological mitigation may be required.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner, although no developer identified.
Availability conclusion	Available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS	

Although adjoining the northern part of the RSC, the site would appear as a relatively isolated development in the open countryside detached from the core of the village, which despite existing screening would be quite visible from the highway; significant landscaping belts would be required to mitigate the visual impact upon the open countryside. Protected and non-protected trees may represent a constraint on development. There are ponds and watercourses within the site and ecological mitigation may be required.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-66
Site name/address	East of Hermitage Lane
Landowner	
Agent	DHA Planning
Greenfield/PDL	PDL
Site area (ha)	1.7 ha
Proposed yield	19 houses
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is water reservoir with a large area of open land surrounding it. The open land raises towards the south. Also running south west to north east and along the north western frontage of the reservoir is a public footpath/restricted byway. To the south is a large wooded area and south of this is more open land, adjacent to Maidstone Hospital. The area north of the footpath/byway is orchards and then open fields.
Current use	Reservoir
Adjacent uses	Arable. A mix of mixture of farm/orchard uses.
Planning and other designations (AONB, greenbelt etc)	Designated Housing Site in Local Plan. Identified Strategic Site. No landscape designations.
Planning history	Various applications relating the construction of the reservoir and housing – Most Recent MA/12/2307 - Request for a screening opinion as to whether the proposed development incorporating up to 700 dwellings, a mixed use centre, a 2 form entry primary school, access from Hermitage Lane, up to 15,000 sqft employment uses, extension to Barming Railway Station – EIA is not required
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	4.568 A Add the housing site to H2 with a yield of 380 units in the period 2001 - 2006 and modify the Proposals Map accordingly. B Ensure that all built development remains south of the Reservoir Footpath. C Insert a new site specific policy: "POLICY H? HOUSING DEVELOPMENT WILL BE PERMITTED ON LAND EAST OF HERMITAGE LANE, MAIDSTONE AS SHOWN ON THE PROPOSALS MAP IF: (1) (landscaping); (2) (highway and transportation works);

	(3) (archaeology, if not covered by ENV17 and ENV17A); and (4) (the matters to be covered by a planning obligation)." D Include in the reasoned justification: a description of the area of trees and hedgerows which are to be retained and the reasons for retaining them; a statement of the purposes of a landscape scheme for the site, including the treatment of the public footpaths where appropriate; the preferred mechanism for securing the future of the trees, hedgerows and any open space; the off-site highway works and transportation requirements which are required and the reasons for them; cross references to other significant policies, such as T3, R10 and CF policies if a school or surgery is to be provided, and H36 as I recommend that it be modified to ensure the provision of public open space; and the role and matters to be covered by a planning obligation. E Add the site to H20 as I recommend that it be modified. F Delete the housing site from the Strategic Gap and include it within the boundary of the urban area.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	From the North Downs at the top of Blue Bell Hill (A229) this site is visible within the landscape. Key characteristics of character assessment:- • Arable land • Orchards • Sweet chestnut coppice woodland • Regenerating scrub • Sports ground • Reservoir Condition Assessment Poor Sensitivity Assessment Very Low Improve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No identified SSSI's or LWS' or within or adjacent to site. Woodland to the south outside the site is subject to a TPO.
Trees (inc. TPO, ancient woodland within and adjacent to site)	None
Agricultural land quality	N/A - Land is a reservoir

Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	Prehistoric and Roman settlement and activity sites known in the immediate vicinity and further remains could extend into this site, although partly disturbed by reservoir construction.
PROW (within or near site)	KB47 runs along access to site
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Public transport route on Hermitage Lane, railway station at Barming in close proximity Access onto Hermitage Lane in place and has good visibility.
Access to services – distances from bus stop/rail station/shop/GP/school	Health facilities in Allington. Retail facilities in Allington (approximately 1km). Palace Wood primary school within walking distance at eastern end of Maxwell Drive.
Impacts on existing residential amenity (including access to open space)	None.
Availability of utilities infrastructure – e.g. water/gas/electric	No additional requirement other than the normal costs of development on a greenfield site.
Air quality/noise	Traffic noise may be an issue, as would noise and, in particular, vibration from nearby Gallagher's Quarry to the West. We have received many complaints over the past few years from householders concerned about the regular blasting carried out and the effect this may have on their properties. Associated with this quarrying we have had periodic complaints concerning dust. There is also a contamination issue due to the proximity of a small former landfill site. Recommendations Traffic noise, air quality, industrial noise and vibration, land contamination conditions would be required. Site is within an Air Quality Management Area and may have an impact on the Fountain Lane/Hermitage Lane hotspot.
Land contamination	Within 250m of a landfill site.
Flood Risk (zone/drainage)	Flood Zone 1
Suitability (assessment conclusion)	The site if combined with the surround Land E of Hermitage Lane (Croudace site) would be acceptable for development. If the site is considered as a stand alone site for approximately 19 dwellings it is too isolated to be suitable but with the strategic site allocation is acceptable.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing Landowner and developer. Existing reservoir in use so arrangements would need to be made for its discontinuation.
Availability conclusion	The site is generally available subject to reservoir arrangements.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Development would be achievable on the site.

Timing (following assessment - when could the site be delivered?)	
now – 2016	x
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is acceptable for residential development if combined with the wider residential site (Croudace site) as per the Strategic Site Assessment. As a stand alone site it would be unacceptable due to its isolated nature and would appear as incongruous development but with the strategic site allocation is acceptable. ACCEPT Approximate Yield: 20 (already within the strategic allocation)

1. SITE INFORMATION	
Reference number	HO-67
Site name/address	West of Burial Ground Lane, Tovil
Landowner	
Agent	DHA Planning
Greenfield/PDL	PDL
Site area (ha)	1.73ha
Proposed yield	55
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies within the urban area of Maidstone on the western edge of Tovil. The site is bounded to the south by Dean Street, to the east by Burial Ground Lane, to the north by residential use and to the west by fields over which a PRow crosses over in a north westerly direction. The site is previously developed land and the planning history reflects this.
Current use	Industrial use
Adjacent uses	The surrounding area is a mix of residential and industrial with the recycling centre.
Planning and other designations (AONB, greenbelt etc)	The site is designated as an employment site in the Maidstone Borough-Wide Local Plan 2000 under Policy ED2 as a site suitable for B1 and B2 uses.
Planning history	MA/12/0980 – The development of 27 houses together with raising of land levels, new access and access road, parking, car barns and associated landscaping and footpath links – APPROVED WITH CONDITIONS MA/11/2168 – Land West of Burial Ground Lane. Erection of 29 dwellings including the raising of land levels within the site. WITHDRAWN MA/04/2413 – Land at, Burial Ground Lane. O/A for the erection of dwellings. REFUSED 9/3/05 (different site area) MA/03/2122 – Land to the west of Burial Ground Lane. Change of use of former waste disposal site to open storage for a temporary period. APPROVED 27/2/2004 MA/92/1245 – Land on west side of Burial Ground Lane. Layout of new roads to serve existing and proposed development, provision of parking. APPROVED 11/06/93 MA/86/0269 – Land at junction of Dean Street and Tovil Green. Erection of warehouse/workshop and provision of portable office. APPROVED 01/04/1986
Has site previously been considered in Local Plan Inquiry, if	This objection is made on the basis that housing should be allowed on the site if its present commercial use

so, record Inspectors recommendation	should become redundant or surplus to requirements. This seems to me to be a matter wholly for development control not a planning policy, when matters such as the suitability of the site for housing, the need for commercial land, the benefits of development on brownfield sites and the effects on amenity can be taken into account along with the provisions of the Development Plan. In any case, given the present uses which I saw on my visit, even if housing is acceptable against these other considerations, I am not convinced that the site could be said to be genuinely available as required in PPG3.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are views of the site from Burial Ground Lane to the east and from the footpath to the west. These views are generally short range views and the existing site is developed with industrial buildings which already have a significant visual impact on the character of the area.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The south of the site is an area of rough grassland/bare ground with hedgerows along the western and southern boundaries and we have previously commented on this area as part of a planning application. The north of the site is mostly hard standing with buildings and it has dense hedgerows along the North, Western and eastern boundaries. Site is adjacent to an area of ancient woodland. Greatest potential for protected/notable species to be present within the south of the site and the hedgerows and buildings. Species include roosting bats, reptiles and breeding birds.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No protected trees on site some trees of importance around the boundaries.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Site could have some potential for early prehistoric remains but considerable disturbance from 20th century industrial activity.
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	The level of traffic generated is not significantly high when compared against that generated by an employment use of the site and this can be satisfactorily accommodated on the existing highway network. Adequate parking is provided and tracking diagrams have been submitted which indicate that the layout offers adequate space for deliveries, emergency services and refuse collection vehicles to turn. Improvements are to be made to the accessibility and safety of the site by the provision of the following off site highway works:- Improvements to the two existing bus stops at the junction of Burial Ground Lane with the B2010 by the provision of bus stop signs, bus boarders, shelters and hard standing areas.

	Best endeavours made to extend the existing 30mph speed limit for which a Traffic Regulation Order is required and this should be processed by the applicant. This should include works to remove the existing speed limit signs and surfacing and the provision of a new 'Gateway' feature at the new location. The construction of a footway between Burial Ground Lane and Tesco along the northern side of Farleigh Hill with dropped kerb crossing on Burial Ground Lane to connect with the new footways leading into the development site.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is within the urban area of Tovil and close to its facilities. There is a bus service that runs into Maidstone and the centre is within walking distance.
Impacts on existing residential amenity (including access to open space)	There are nearby residential properties. However, development of the site is unlikely to have a significant impact.
Availability of utilities infrastructure – e.g. water/gas/electric	The surrounding area is residential and utilities would be connected to the existing uses.
Air quality/noise	The site is within the town centre air quality management area. There would be noise impacts from the nearby Tovil recycling centre.
Land contamination	Some possible contamination from the existing industrial uses.
Flood Risk (zone/drainage)	Flood Zone 1
Suitability (assessment conclusion)	The site is previously developed land within the urban area of Maidstone and as such is generally acceptable for residential development. However, this site is allocated as an employment site under policy ED2 of the Maidstone Borough-Wide Local Plan (2000). If the rationalisation of employment sites means that this site is no longer pursued for employment purposes then a residential allocation may be appropriate. Approximate Yield: 55

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing developer
Availability conclusion	It is unclear from the submission whether there are any leases yet to expire.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Demolition and clear up but nothing would appear abnormal.
Achievability conclusion	There would appear to be no barrier to achievability.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is previously developed land within the urban area of Maidstone and as such is generally acceptable for residential development.

However, this site is allocated as an employment site under policy ED2 of the Maidstone Borough-Wide Local Plan (2000). If the rationalisation of employment sites means that this site is no longer pursued for employment purposes then a residential allocation may be appropriate in the future. At this time however the site will be rejected for housing.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-68
Site name/address	Postley Road
Landowner	Not Known
Agent	John Escott – Robinson Escott Planning
Greenfield/PDL	Greenfield
Site area (ha)	2.3ha
Proposed yield	100 Dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban area
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the west of the urban boundary and lies within a countryside location. The site comprises a rectangular shaped site sited to the east of Hayle Place, a Grade II listed former manor house and adjoining the urban boundary to the east. The area to the east of the site comprises a residential area of 1960's construction. It is a mixed area of single storey and two storey properties within the scale and density reducing to the west of this area. The site area comprises land once associated with Hayle Place and comprises a residential property and its associated curtilage together with an area of rough grassland, possibly used for grazing and associated mature landscaping. Within the vicinity there are a small number of residential properties sporadically placed with most fronting Teasaucer Hill and adjacent to Hayle Place. The land has a sloping topography with the land sloping west towards the Loose Valley. This slight gradient increases to the west of the site. To the north of the site is an area which received planning permission under 12/1848 for a residential development of 127 dwellings and landscape works. This area only was allocated under policy H1 of the MBWLP 2000. Beyond this the urban area extends north with further urban residential development.
Current use	Part of site comprises the dwelling and residential curtilage of The Lodge. Remainder appears to be rough grassland and used for grazing.
Adjacent uses	Sporadic residential development with rough grassland and some grazing. Adjacent to urban residential area to east. Residential development under construction to the north - 12/1848.

Planning and other designations (AONB, greenbelt etc.)	• Area of Local Landscape Importance • Within Countryside • Part of site adjoins the Loose Valley Conservation Area to the western boundary.
Planning history	Some planning history relating to this site. As previously detailed, planning permission for a residential development has been granted for an adjoining site (12/1848). Other planning history relating to site specifically listed below:- 73/0463/MK1 – Refused 58/0271/MK1 – Refused 63/0584/MK1 – Refused
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Land at Cripple Street considered in SHLAA 2009 – Reason for rejection:- The site is constrained by having a substandard access, affected by TPOs and effect on adjacent Conservation Area. The Local Plan categorises it as of 'Local Landscape Importance', and overall effect of development on the setting of the Loose Valley Conservation Area would in our view, on balance, be unacceptable.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	25.Site falls within character area 27-9 – Hayle Estate 26.Key Characteristics (blue box) • Rough pasture • Scrub vegetation • Views of Maidstone's urban edge • Hayle Place Estate 27.From Summary of Analysis Box • Condition Assessment = Poor • Sensitivity Assessment = Low 28.Guideline = Improve • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands. • Encourage the restoration of historic parkland planting around Hayle Place and respect the setting of Hayle Place itself. • Maintain Hayle Place historic walled driveway. • Enhance and respect the built and natural environment through the sensitive integration of any further development. • Respect views from, and the setting of, the adjacent Loose Valley in any development proposals.
Ecological Impacts (inc. SSI &	The site has some ecological value.

local wildlife sites within or adjacent to site)	KCC Ecology Response:- An intensively grazed grassland fields - it was identified in the 2012 Kent Habitat Survey as Neutral Grassland so there may be some botanical interest in the site. There is hedgerows and scrub along the eastern and southern boundary, and there is a hedgerow across the middle of the site. The hedgerow and scrub may have some potential for protected/notable species to be present including roosting bats (Level 3).
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status Tree Preservation Order (TPO) No. 23 of 1975 protects the whole site under an 'area' designation. There are however few tree constraints within the northern portion of the site but some boundary trees may be significant. Ancient Woodlands There are no designated Ancient Woodlands. Hedgerow status The hedges crossing the southern part of the site in an east-west direction may be 'important'.
Agricultural land quality	Site falls within both Other land primarily in non-agricultural use and Grade 2 land quality.
Heritage impacts (Listed building, conservation area)	Historic Buildings: The site lies close to Hayle Place (Grade II) and in fact forms part of its former parkland. Development of this site would have a severe impact on the setting of Hayle Place, particularly given its proximity and the loss of setting which will also ensue from the development of land to the north for which planning permission has been granted. Conservation Areas: The site lies immediately adjacent to the Loose Valley Conservation Area, where its open character as land formerly within the park/ garden of Hayle Place is important to the setting of this part of the conservation area. Historic Parks and Gardens: Although no registered sites are affected, the park and gardens formerly associated with Hayle Place are of local interest and importance for the reasons outlined above and development of the site would be highly detrimental. Archaeology: Roman burials were found close to this site to the west in 1834; it is therefore possible that further burials may exist and also that there may well have been some form of Roman occupation nearby. The site probably has potential from the medieval period too, as Hayle Place appears to have been

	the site of a former house – Hasted, writing in 1798, describes it as being “formerly called Le Hayle, and by the ancient gateway seems to have been an habitation of some account in past times”. He goes on to say that the house was “new fronted” in 1763 which suggests that what we now see is a re-casing of an older house. Other Comments: There are strong heritage objections to the development of this site.
Archaeology (SAM etc.)	KCC Archaeology Response:- Site lies close to the discovery of a Roman cinerary urn which may be part of a larger Roman cemetery; (Level 3).
PROW (within or near site)	Public Right of Way KB33A extends north/south between the urban boundary and the proposed site and extends east/west to the southern boundary of the site. KB22 extends to the south of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Response:- • Same comments as HO-21, detailed below:- • Potential access from Teasaucer Hill. • The site is considered suitable for housing development with a good crash record and good links to the strategic road network. However, Teasaucer Hill is a single carriageway road, which may need to be considered when developing the site. The potential access to the site is situated on a bend which may need to be addressed as the visibility is poor at this location. • Teasaucer Hill currently lacks a footway which may need to be addressed. • There is a bus stop located nearby on Loose Road with half hourly services into Maidstone Town Centre.
Access to services – distances from bus stop/rail station/shop/GP/school	• Within 3m of Maidstone East Rail Station • Within 0.5m of local shops, GP and bus service which runs along Loose Road serving the Town Centre and villages to the south. • Within 1.2m of local school.
Impacts on existing residential amenity (including access to open space)	There is unlikely to be an impact upon existing residential amenity of properties within Richmond Way although a buffer will need to be provided to ensure no loss of privacy/overlooking.
Availability of utilities infrastructure – e.g. water/gas/electric	Utilities exist nearby within Richmond Way, Teasaucer Hill and adjoining site currently being developed and could be provided within the proposed site.
Air quality/noise	Adjacent to AQMA, but no issues raised.

Land contamination	No issues raised.
Flood Risk (zone/drainage)	The site does not comprise a flood zone and it is not anticipated that flooding would be an issue.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services. • Development would provide good housing yield. • Good relationship to the existing urban boundary. <u>Against</u> • Area of Local Landscape Importance. • Land provides some landscape and ecology quality. • Site contributes to the semi rural character of this area. • Loose Valley Conservation Area. • Harm to setting of neighbouring parkland of Hayle Place and listed building of Bockingford Court to the west of the site. <u>Conclusion</u> Development at this site would extend the grain of development from Broadoak Avenue to the east and would infill the space between the urban area and the sporadic development fronting Cripple Street to the west of the site. Whilst this would have an impact upon the setting of the listed buildings of Bockingford Court and the Loose Valley Conservation Area, I do not consider that this would be a significant impact to resist development altogether. In addition to this, the need to provide sites suitable for housing holds significant weight which outweighs this visual harm. In addition to this, the NPPF attaches less weight to the protection of locally designated landscapes such as the areas of local landscape importance which is applicable in this case. It should be noted that sites H)-21 and HO-22 border the proposed site. I therefore consider that this site is suitable for development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site appears to have one owner who is willing to develop the site with a willing developer also interested.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site has some ecological and landscape value which would require suitable mitigation. Although I consider that development of this site would be achievable.
Achievability conclusion	Positive.

Timing (following assessment - when could the site be delivered?)

now – 2016	Agent/developer suggested.
2016 – 2021	Appropriate access arrangements would need to be agreed. Sooner implementation may be achievable.
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Given the urban periphery location of the site, the density matrix states that a density of 35dph would be appropriate. However, due to the listed building and conservation area close by, I consider that a lower density would be more appropriate of 30dph. An element of the developable area of the site is also likely to be lost in order to provide a landscape buffer listed buildings and conservation area to the west.

Layout and design would be very important in developing this site. Access to the site would also be important and should this site come forward, highway improvements within the locality are likely to be necessary as per the comments from KCC Highways.

Overall, I consider that this site is suitable and I recommend that it is accepted for development.

ACCEPT

Approximate Yield: 80

1. SITE INFORMATION	
Reference number	HO-69.
Site name/address	West of Eclipse
Landowner	Not known.
Agent	Hillreed/Persimmon Group – Alister Hume
Greenfield/PDL	Greenfield
Site area (ha)	1.0 ha.
Proposed yield	70 Dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban boundary
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises a strip of land to the north west of the Eclipse Business Park which comprises B1 uses and to the east of the existing residential area of Penenden Heath. Much of the western side of the site has a flat topography with the site then sloping down to the north east and the M20. The site is largely rough grassland with some landscaping and trees especially to the boundaries of the site. To the north west of the site is an area of established ancient woodland. Existing electricity pylons and overhead cabling extend through the middle of the site and provide services to the north of M20.
Current use	Appears to be used for grazing.
Adjacent uses	Adjacent to B1 business park and residential.
Planning and other designations (AONB, greenbelt etc.)	• Site lies within Strategic Gap • Special Landscape Area • To the south of AONB and SLA but outside of.
Planning history	There is no planning history directly related to this land.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	29.Site falls within character area 14-1 – Weaving Fringes 30.Key Characteristics (blue box) • Large buildings and building complexes • Blocks of mixed and coppiced woodland • Busy roads • Pasture

	• Shelterbelts and clumps of woodland • Low lying ground with a series of small ponds to the north east 31.From Summary of Analysis Box • Condition Assessment = Moderate • Sensitivity Assessment = Low 32.Guideline = Improve and Reinforce • Consider the generic guidelines for Gault Clay Vale. • Improve and reinforce the more distinctive and characteristic elements, e.g. ancient woodland, streams, traditional buildings and open landscape at Newnham Court Farm, which strengthen the setting of the Kent Downs AONB. • Avoid significant encroachment of the urban edge where it would detract from the open foreground to the Kent Downs AONB.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response – The site is adjacent to an ancient woodland. Detailed comments on this site have been submitted as a planning application. Reptiles have been recorded within this site. (Level 3).
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Tree Preservation Order (TPO) No. 2 of 2001 protects Heath Wood to the northwest of the site. There are also some prominent trees on the southwest boundary and bordering Sutton Road which may merit protection. Ancient woodlands (<i>from 'a revision of the Ancient Woodland Inventory for the Borough of Maidstone', August 2012'</i>) Heath Wood to the northwest of the site is designated as ancient woodland. Hedgerow status: There appear to be no 'important' hedgerows.
Agricultural land quality	Classed as Non Agricultural Land - Other land primarily in non-agricultural use.
Heritage impacts (Listed building, conservation area)	Not within conservation area or any listed buildings within or close to the site. No significant heritage impact identified.
Archaeology (SAM etc.)	KCC Archaeology Response:- Nothing known (level 4).

PROW (within or near site)	Public right of way KB9 runs along the south western boundary of the site between the proposed site and adjacent residential development.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Response:- • Site located adjacent to existing residential properties within Penenden Heath. • Site accessed from Bearsted Road. • The site is considered suitable for housing. It enjoys good access to the A249 and M20 Junction 7; however the motorway junction has a relatively poor crash record and the area suffers from severe peak time congestion, which may require mitigation. • Many of the local services within Penenden Heath are within walking and cycling distance of the site via continuous footway links and buses operate from the adjacent Sittingbourne Road Park and Ride site to Maidstone Town Centre every 12-15 minutes on weekdays. • It is recommended that the Highways Agency be consulted on this site given its proximity to the M20.
Access to services – distances from bus stop/rail station/shop/GP/school	• Within 1.5m of Maidstone East Rail Station. • Within 0.6m of local shops/GP and School.
Impacts on existing residential amenity (including access to open space)	There would be limited impact upon existing residential amenity of properties within vicinity depending on residential layout, may be a loss of privacy/overlooking to small number of properties within Shaw Close.
Availability of utilities infrastructure – e.g. water/gas/electric	No existing utilities exist within site. However, utilities exist within both Eclipse park and neighbouring residential area and access to this could be obtained.
Air quality/noise	Within AQMA, but no issues raised.
Land contamination	No issues raised.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network. • Moderate level of housing yield. • Would link to existing residential development. <u>Against</u> • Some visual harm to setting of neighbouring AONB and SLA. • Land provides some landscape and ecology quality. • Impact upon neighbouring ancient woodland. • Deliverability issues with the existing electricity pylons within the site and topography of the land sloping to the north east. <u>Conclusion</u> Whilst there are a number of issues which relate to this site, namely its landscape and ecological value as well

	as the electricity pylons which run through the site, the site is in a sustainable location with good links to the adjoining urban area as well as the town centre. I therefore consider the site is suitable for development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has one landowner who is willing to develop the site with interested developer (Hillreed/Persimmon). Available for development 2012-2016
Availability conclusion	Positive

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There are a number of issues in the development of this site which would need to be dealt with involving the relocation of the electricity pylons, noise mitigation and ecological mitigation.
Achievability conclusion	Neutral

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent/developer suggested).
2016 – 2021	X (appropriate access arrangements would need to be agreed and suitable mitigation of issues outlined above).
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Following the consideration of the issues raised above, the sustainable location and its close relationship to the urban residential area to the south west, I consider that the site is suitable for residential development.

The ecological impact and the impact upon the neighbouring ancient woodland would need to be carefully considered and it is likely that a landscaped belt would need to be created. Furthermore, due to the topography of the site and its proximity to the M20, the developable area of the site would be reduced and suitable noise mitigation would need to be incorporated.

Similarly, due to the points raised, the density of any residential development would need to be appropriate to be sympathetic to this character. Our development matrix indicates a density of 35dph for a site in this urban periphery location which I consider would be appropriate.

As such, I recommend that the site is accepted for development.

ACCEPT

Approximate yield: 35

1. SITE INFORMATION	
Reference number	HO - 70
Site name/address	Kings Road
Landowner	Unknown – possibly Ann Alexander and Rycharde Hawkes
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	3.4
Proposed yield	100
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to village
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site slopes gently up to the north/north west, and is bounded and bisected by mature native hedges with mature trees which may be of historic importance. A drain running into the River Beult runs along part of the southern site boundary. Site currently in use as rough grassland/pasture. Does not adjoin any public highways The site is bounded by agricultural land to the north, and by residential development to the south, east and west.
Current use	Agricultural, rough grassland/pasture.
Adjacent uses	Agricultural, residential.
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	61/0138/MK2 Outline application for residential development – REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Accepted in 2009 SHLAA (071). Considered and disregarded by Inspector 2000.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would be screened in public views by existing built development, and existing native hedging to northern site boundary. Would represent an organic extension to the existing village, and would represent the infilling of a wedge of land between existing residential development. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant

	species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	A rough grassland field. The fields are surrounded by hedgerows or mature trees. Reptiles, bats and GCN have been recorded within the site or in the surrounding area. Ponds are adjacent to the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Along boundaries and existing field boundaries within site; none protected or registered, but likely to be of historic interest and prominent in public views. Tree Preservation Order (TPO) No. 10 of 1972 protects individual trees near the southwest corner of the site. There may be 'important' hedgerows on field boundaries.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	Not applicable.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Ulcombe Road is an unclassified highway, national speed limit. • Comments as per Site ref H0-7. • From a Highways perspective, access would need to be from Mill Bank, possibly with a signalised junction. • Enhancements to public transport would be required for a substantial development. (Comments for HO – 07: • Site currently accessed from Ulcombe Road, which is a narrow country lane with no footways. The crash record of the road is good but the road would need to be improved to provide a full width two way carriageway with footways for the site to be suitable for a large development. • Access to services would be in the centre of Headcorn and mitigation would be required to provide public transport to the site. • If the site access were onto Mill Bank, many of the issues would be resolved but modelling would need to be undertaken to assess the impact on Mill Bank. A signalised junction may be required for a substantial development. Mill Bank's crash record is good in the vicinity of the site but any impact on the

	Kings Road/Mill Bank junction would also need to be mitigated, possibly through signalisation. For a substantial development, further enhancements of Bus Route 12 to provide a half hourly service to Maidstone would be required.)
Access to services – distances from bus stop/rail station/shop/GP/school	Headcorn Primary School 100m to the south; otherwise mainly located in Headcorn village centre (approximately 0.3km). Bus service from Mill Bank (0.05km – if direct access to Mill Bank provided).
Impacts on existing residential amenity (including access to open space)	Site abuts more than 10 adjacent residential properties.
Availability of utilities infrastructure – e.g. water/gas/electric	Reasonable, as in close proximity to settlement boundary of Headcorn.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	EA have not provided any comments, however the site is partly within flood zone 2.
Suitability (assessment conclusion)	The site is located in close proximity to the boundary of the RSC, or adjacent to it. The site is in good proximity to existing services and facilities. The site is low lying and located partly in an area recorded by the EA as being within a Zone 2 flood area. Access would be from Mill Bank, demolition of existing property will possibly be required, as well as the introduction of a new junction and potentially through signalisation of the junction of Kings Road/Moat Road and Mill Bank. Significant landscaping belts will be required along the northern boundary of the site in order to mitigate the visual impact, and ecological mitigation is likely to be required. There are protected and unprotected trees on and near the site which may present constraints on development, and hedges on the site boundaries may be of historic importance.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner and developers.
Availability conclusion	Available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Trees, flooding.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is located in close proximity to the boundary of the RSC, or adjacent to it. The site is in good proximity to existing services and facilities. The site is low lying and located partly in an area recorded by the EA as being within a Zone 2 flood area. Access would be from Mill Bank, demolition of existing property will possibly be required, as well as the introduction of a new junction and potentially through signalisation of the junction of Kings Road/Moat Road and Mill Bank. Significant landscaping belts will be required along the northern boundary of the site in order to mitigate the visual impact, and ecological mitigation is likely to be required. There are protected and unprotected trees on and near the site which may present constraints on development, and hedges on the site boundaries may be of historic importance. ACCEPT Approximate yield: 100

1. SITE INFORMATION	
Reference number	HO-71
Site name/address	Hen and Duckhurst Farm, Marden Road, Staplehurst,
Landowner	
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	12.4 ha
Proposed yield	260 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement (RSC)
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies to the west of Staplehurst, and to the north of Marden Road. It is currently arable fields, although there is a large electricity substation within the site, and associated paraphernalia. To the east of the land are residential properties, and to the north – east commercial properties within the Lodge Road Industrial Estate. To the west of the site is open fields, although there are a number of trees and shrubs within these. To the south of the site is a row of housing, and then to the south of Marden Road, open fields. The land is relatively flat, although there is a slight incline from south to north. There is an existing water body within the application site – towards to east of the site.
Current use	Agricultural.
Adjacent uses	Residential, commercial and agricultural.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	MA/80/1218 - Outline application for residential development (27 units) on 5.24 hectares, industrial (50,000 sq.ft.) and warehousing (200,000 sq. ft.) on 4.23 hectares. Refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere. • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been

	removed for intensive arable cultivation. • Sparse scattered small woodlands. • Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good Sensitivity Assessment: High Guideline: Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is adjacent to a Local Wildlife Site. The sites consist of 7 grassland fields which are surrounded by hedgerows. The Kent Habitat Survey 2012 identified the fields as neutral grassland with areas of rank grassland and scrub. There are two ponds within the site and at least 10 ponds within 100m of the site. Reptiles, Bats and GCN have been recorded on the site or within the surrounding area.
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	No listed buildings nearby.
Archaeology (SAM etc.)	Adjacent to historic farm complex of Hen and Duckhurst.
PROW (within or near site)	KH606 runs through the application site from north to south.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from Marden Road, which is a 40mph road with no footways in the vicinity of the site. Footways would need to be provided on Marden Road and linking to Marlfield for the development to be acceptable. • The crash record in the vicinity of the site is good, but the junction between Marden Road and the A229 is of concern and improvements of this junction would be required. • Public transport services are available on the A229 but enhancements or a new service to serve the development directly would be required on a site of this size.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly Staplehurst village centre. Walking distance to rail station – through Lodge Road. New supermarket is proposed within a walking distance, and links through to the existing village centre should be sought. School is on the western side of the village, and as such, is within a short walk of the site.
Impacts on existing residential amenity (including access to open space)	The site would be close to existing residential properties, however, the impact upon these properties could be mitigated through a suitable design. The access into the site could be achieved through either Lodge Road or Marden Road without significant impact upon neighbouring properties. In terms of access to open space, the site would adjoin open fields, and would

	be of a scale that would require internal open space and play provision.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is in close proximity of existing residential properties that are all served by the necessary utilities. Subject to the necessary consents, these could be connected in to.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area.
Suitability (assessment conclusion)	The site is large, and relatively flat. It is currently farmed, with apparently, little ecological value. I consider that its relationship with the village is good, with many facilities within a walk of the site, and also the impact upon the countryside would be relatively limited, by virtue of the topography.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes.
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable although there is no developer on board at present.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

I consider that the site's relationship with the village is good, with many facilities within a walk of the site, and also the impact upon the countryside would be relatively limited, by virtue of the topography. I am therefore recommending that the site is accepted.

ACCEPT

Approximate Yield: 370

1. SITE INFORMATION	
Reference number	HO-72
Site name/address	Church Road, Harrietsham
Landowner	Not known
Agent	Phil Aelen, DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	3.8 ha
Proposed yield	90-110
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a large site which lies approximately 300 metres to the south east of Harrietsham village, just outside of the settlement boundary in the open countryside. The site sits within the setting of the AONB. The site is divided into two parts, separated by Church Road which runs through the centre of the site from the north east to the south west. The area to the west is bounded by a caravan sales site, East Street to the south, Rectory Lane to the east and the A20, Ashford Road, to the north. A number of residential dwellings are situated along East Street and Rectory Lane. Some of these dwellings form part of the Harrietsham East Street Conservation Area. The site itself comprises two fields, to the west and east of Church Road, with a former oast, farm buildings and yard in the smaller portion to the west. Both fields slope gently from north east to south west. The western part of the site is essentially an open field with a large corrugated iron shed in the southern corner. The eastern part of the site is slightly higher than adjacent levels along the southern and eastern edges, and is used for grazing. Mature trees and hedges line the northern border of the site and provide good screening from the A20 Ashford Road. The roads circling the site are narrow, particularly East Street, Church Lane and Rectory Lane, the latter being unsuitable for two way traffic.
Current use	The site is in agricultural use.
Adjacent uses	Residential, retail.
Planning and other designations (AONB, greenbelt etc)	The site is adjacent to Harrietsham East Street Conservation Area.
Planning history	59/0043/MK2 – an application for the erection of dwellings was refused.

	59/0044/MK2 – an application for the erection of dwellings was refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is suitably screened from long range views, and from the A20, Ashford Road, where only intermittent views of the roofs of buildings in the East Street Conservation area can be seen. Intermittent trees border the rest of the site, providing some screening. However, the site is clearly visible for the most part along East Street, Church Road and Rectory Lane. The land parcel to the east of Church Road site above Rectory Lane and the rear of the Listed Almshouses on East Street. An adequate landscape buffer would be required in this area. The site is located within the Harrietsham to Lenham Vale area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Landscape to the north forms part of the Kent Downs AONB • Topography slopes upwards to the north across the foothills and lower slopes of the North Downs • Mosaic of mixed farmland divided by non rectilinear hedgerow boundaries • Pocket of lowland dry acid grassland • Small field pattern and equestrian grazing north of Harrietsham • Series of drains running south, often defined by ribbons of native vegetation • Blocks of native woodland • Large scale industrial and commercial development The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>Very High</i>. The Guidelines for this area are to Conserve and Restore.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Two fields which have appeared to have been cleared recently - the 2012 Kent Habitat Survey identifies the sites as Orchard and rough grassland. The fields are now bare ground and surrounded by mature hedgerows. In the Eastern field there are farm yard buildings. Potential for protected/notable species are generally limited to hedgerows and the farm buildings - including roosting bats/breeding birds Ecology constraint level 3 - potential for minor ecological impacts Some suitable habitats and features for protected/notable species present on or near site.

Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland.
Agricultural land quality	The site is Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	Historic Buildings: There are a number of listed buildings situated along East Street whose wider setting is likely to be adversely affected by development of this site. The unlisted oast in Church Road would lose its current rural context and appear as an incongruous feature within a modern housing development. Conservation Areas: East Street Harrietsham is a conservation area. Historically, Harrietsham developed as a long, linear settlement stretched out along the original main road now represented by West Street and East Street; 19th Century road improvements resulted in the new road now followed by the A20 bisecting the village street. Most subsequent expansion took place on the northern side of the A20, closer to the railway station, leaving East Street as a relatively unchanged backwater. Although both West Street and East Street possess a number of listed buildings, only the latter was designated as a conservation area; part of the reason for this may have been that the character of West Street had been far more diluted by the contiguous development of various 20th Century housing estates which destroyed the sharp interface between the developed village street and open countryside. This relationship still largely survives, however, in East Street, and the land currently put forward for development plays a very important role in the preservation of this arrangement which is an important component of the conservation area's character. Development of this land would not respect the historic linear platform of the settlement and would therefore fail to preserve its special interest in this respect; it would remove the open setting of the conservation area on its northern side, essentially joining it to the amorphous 20th Century development on the opposite side of the A20. It would also adversely affect views into the conservation area from the A20 – at present the open field forms an attractive foreground beyond which the roofs of buildings in the conservation area can be seen nestling in a slight depression, with open fields and woodlands again beyond. Historic Parks and Gardens: None affected. Archaeology: No known implications.
Archaeology (SAM etc.)	The site contains a historic farm complex; it also lies immediately adjacent to the listed garden wall associated with the Almshouses of the Church of the Good Shepherd. Historic parks and gardens survey recommended to establish the significance of the garden wall and its setting.

	Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	No PROW on or near the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Potential for access from the A20 Ashford Road, Church Road, East Street and/or Rectory Lane, although KCCs preference would be for the principal vehicular access to be taken from Church Road and/or East Street due to the restricted nature of Rectory Lane and to limit direct access to the strategic road network. • The site is considered suitable for a limited quantum of housing. It enjoys good access to the A20 Ashford Road via Church Road and East Street, which have a good crash record. However, Church Road is not wide enough for two vehicles to pass without encroaching on to the highway verge and there are no footways present. • There are continuous footway links between the site and Harrietsham village centre via East Street, although these would need to be improved to current standards. • All of the services within Harrietsham are within walking and cycling distance of the site, including the railway station, which is served by hourly train services to Ashford, Maidstone, Bromley South and London Victoria on weekdays. The nearby bus stops on Ashford Road are served by Bus Route 10, which provides an hourly service to Ashford, Lenham, Bearsted and Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	All services are within walking and cycling distance from the site. The railway station is 800m away, school 1km away, and bus stop, pub and shops 500m away.
Impacts on existing residential amenity (including access to open space)	Development of this site would impact on the views of the properties along East Street and Rectory Lane, although this could be mitigated.
Availability of utilities infrastructure – e.g. water/gas/electric	Residential dwellings within close proximity of the site have utilities.
Air quality/noise	Site is adjacent to A20 Ashford Road and 400m from the M20 and CTRL. Potential for noise issues.
Land contamination	None
Flood Risk (zone/drainage)	None
Suitability (assessment conclusion)	The site is considered suitable for a limited amount of development. Consideration is required to adequately mitigate impacts on the East Street Conservation Area and to respect the current scale and character of existing dwellings surrounding the site. The southern section of the land parcel east of Church Lane is, for the most part, considered unsuitable for development for this reason.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	• No existing uses • Willing landowner
Availability conclusion	Site is available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Site is achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is considered acceptable for development, providing the siting of any houses don't have a detrimental impact on the East Street Conservation Area, which will require significant mitigation measures. Development of this site will also have to respect the current scale and character of existing dwellings surrounding the site. The southern section of the land parcel east of Church Lane is, for the most part, considered unsuitable for development for this reason. ACCEPT Approximate Yield: 95

1. SITE INFORMATION	
Reference number	HO-73
Site name/address	Stanley Farm, Plain Road
Landowner	Not known
Agent	Phil Aelen, DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	5.60 ha
Proposed yield	165
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located on the southern edge of Marden, north of Plain Road and less than 500m from the village High Street. Adjacent to the site's north and east boundaries is the built up area of Marden consisting of 2 storey semi detached and detached dwellings. To the south and west is agricultural land. The northern, eastern and southern edges of the site abut Marden's village envelope. The majority of the site consists of a large L shaped arable field which is relatively flat. There are strong hedgerows to the north, part of the south and all of eastern boundaries. However, the residential properties along each of these boundaries are visible in the most part from the site. There are several mature trees located along the site perimeter although there is no vegetation within the site. The western boundary is not defined and cuts across what is a large field. A telegraph line crosses the field from north to south. A drain runs along the northern perimeter of the site which feeds into two ponds nearby. Access to the site is possible from Plain Road.
Current use	Agricultural land
Adjacent uses	Residential, agriculture, orchards
Planning and other designations (AONB, greenbelt etc)	Site is in the open countryside but is adjacent to the village envelope on all but the west and south west edges
Planning history	None on site
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing	Due to the relatively flat landscape in this area the site is not unduly prominent and the existing boundary hedgerows and tree belts provide screening from the wider surroundings.

screening	Site lies in Staplehurst Low Weald Character Area, the key characteristics of which are: • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden From Maidstone Landscape Character Assessment: Condition Assessment Good Sensitivity Assessment High Guideline Conserve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecology notes that the majority of the site is an arable field which is surrounded by hedgerows. There is a small woodland to the NW of the site and to the SW a small grassland strip. The site is surrounded by hedgerow and to the north of the site there is a small pond and trees. Greatest potential for protected/notable species along the boundary and the grassland strip including reptiles, breeding birds and bats. There is a pond adjacent to the site so there is potential for GCN to be using the site. Ecological Constraint Level 4: • minimal potential for ecological impacts • No obvious habitats or features on or near site with potential for protected/notable species
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland on site.
Agricultural land quality	The majority of the site is Grade 2 Agricultural Land (Very Good)
Heritage impacts (Listed building, conservation area)	Historic Buildings: The Grade II listed Jewell House/ Bishop House backs on to this site. This listed building once occupied an isolated position just outside the village but now sits within a ribbon of 20th century housing which joins it to the village and also extends south-eastwards for a

	considerable way. Sensitive development of this land could be undertaken without a severe impact on the setting of the listed building. Conservation Areas: The Marden Conservation Area lies a little way to the north of the site but is separated from it by 20th Century development and the impact of development of this land on its setting would be negligible. Historic Parks and Gardens: None affected. Archaeology: No known implications.
Archaeology (SAM etc.)	Site may lie on River Terrace Gravels which have potential for rare and important Palaeolithic remains. KCC Archaeology state that overall there is Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	There are two PROW on site: • KM281, which runs east/west across the centre of the site from Albion Road to meet KM283 • KM283 runs along most of the western perimeter of the site and continues south across Plain Road
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Comments from KCC Highways are as follows: • Site situated adjacent to existing residential properties in Marden. • Site accessed from Plain Road. • The site is considered suitable for housing. It enjoys good access to the B2079 Maidstone Road via Albion Road and High Street, which have a good crash record. However, there is no footway on Plain Road or Albion Road. This would need to be addressed and/or a foot/cycleway link provided between the site and Napoleon Drive to provide enhanced access to Marden village centre. • All of the village services within Marden, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and/or cycling distance of the site and the nearby bus stops on Plain Road are served by Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Marden village has all the services one would expect of a Rural Service Centre. The site is no further than 500m walk from the village High Street. The train station, village school and medical centre are slightly further away, and are 1km by road from the centre of the site. There is a recreation ground bordering the site to the north west.
Impacts on existing residential amenity (including access to open space)	The site is popular with dog walkers etc, and is used as a cut through (using PROW) to the open countryside to the west and further south of the site. Residents on

	Albion Road, Plain Road, Napoleon Drive and Roundel Way enjoy views across the site to the open countryside. Development of this site would have substantial impact on these views.
Availability of utilities infrastructure – e.g. water/gas/electric	Site borders existing residential developments. No issues anticipated.
Air quality/noise	No known issues
Land contamination	No known issues
Flood Risk (zone/drainage)	The site is not in Flood Zone's 2 or 3. The EA recommend a local drainage strategy be developed into which all the sites should contribute to, rather than each site considering site drainage independently. A local drainage strategy will likely result in a more efficient local drainage infrastructure.
Suitability (assessment conclusion)	The site was accepted as a suitable housing opportunity in the 2009 SHLAA (site ref 153). Nothing has changed on site since except the addition of the western field which is also considered suitable for development with mitigation measures.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- Site is in agricultural use - There is a willing landowner - There is a willing developer - There is no existing tenancy or lease agreement
Availability conclusion	Site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Site is achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This is a good site in close proximity to the built form of the village. Access to the site is best served from Plain Road, with cycle and pedestrian access through to Napoleon Drive, which is nearer village services and facilities.

The Grade II listed Jewell House/ Bishop House backs on to this site, and masterplanning of the site will have to consider this site and mitigate for any impacts on its setting.

ACCEPT

Approximate yield: 170

1. SITE INFORMATION	
Reference number	HO-74
Site name/address	Fant Farm
Landowner	Not known
Agent	Phil Aelen – DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	10.2 ha
Proposed yield	350 Dwellings with 36.3 ha of Country Park
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to the urban boundary
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the south of the urban boundary and lies within the Medway Valley. The site has a sloping topography with the land sloping southwards towards the river Medway. The land is bordered by Gatland Lane to the north and an existing residential area, to the west by Farleigh Lane and to the south by the river Medway, Medway Valley Rail line and the Medway walk. Due to the Valley location of the site, views across the valley are possible with the proposed site visible from the East Farleigh valley area. It is noted that 36ha of the site would be used to create a country park style area of open space, which would ensure protection for part of this landscape. The site includes much of the agricultural land in this area but extends around the existing farm buildings of Fant Farm. This includes a number of Grade II listed buildings sited in a cluster to the eastern side of the site.
Current use	Orchards and agricultural fields
Adjacent uses	Residential (urban area)
Planning and other designations (AONB, greenbelt etc.)	Site is located within an Area of Local Landscape Importance
Planning history	There is Planning history at this site for a variety of proposals including the erection of dwellings. Application numbers listed below:- 69/0700/MK1 – Refused 74/0708 – Refused 81/0715 - Refused
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors	Considered within the SHLAA 2009 Inspector's recommendations below:-

recommendation	(Conclusions 4.518 Dealing with issue (a), I found on my visits to the area that these sites share the open, rural character and appearance of the large area of orchards lying to the south and east which extend along the side of the Medway Valley. Their openness ensures that this section of Gatland Lane has a rural character, despite some housing on its northern side. Moreover, they are clearly seen from Lower Road on the opposite side of the valley as part of Maidstone's countryside setting. Their rural character can also be appreciated from the public footpaths which run through the area covered by DH0293, and from Farleigh Lane. For all these reasons I do not agree with the objectors that the sites are not a major component of the central character of the ALLI, or that the adjoining urban area dominates their landscape character. I therefore do not accept objections DENV0423, DENV0508 and DENV0510 which I have recorded in Chapter 3 that the area should be excluded from the ALLI. 4.519 In this context, I have no doubt that housing would be an intrusive urban feature into the town's countryside setting when seen from nearby and from Lower Road. I note the landscaping which is proposed in DH0293, but I do not consider that it would overcome the impact of new housing, and for this reason I do not agree that it would enhance any of the views of the site that I have described. Nor do I consider that the development of the smaller site covered by the other objections would significantly lessen the harmful impact of new housing. I therefore conclude that the proposals in these objections would materially harm the rural character and appearance of the area. 4.520 Turning to issue (b), in paragraph 4.238 I found a need for an additional 940 units to meet Structure Plan housing requirements. Moreover, I accept in paragraph 4.700 that I have been unable to recommend enough sites to meet that need. However, in these cases I have no doubt that this does not outweigh the serious harm which I have found in issue (a). Although this housing need could override the loss of the best and most versatile agricultural land, such a loss reinforces my recommendation. In taking this view I have followed MAFF's approach and placed greater weight on the intrinsic quality of the land than on the problems of farming argued by the objectors. This seems to me to follow the advice in paragraph B7 of Annex B of PPG7 that land quality will normally be the most important factor. 4.521 I therefore conclude that housing on these sites is not justified. RECOMMENDATION 4.522 Do not modify the Plan in response to these objections).
Landscape/townscape impact –	33.Site falls within character area 24-2 – Fant

including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Orchards 34.Key Characteristics (blue box) • Tall hedges and shelterbelts • Fruit orchards, some derelict, with informal tracks • Some rough pasture adjacent to Maidstone's urban edge • Traditional isolated properties and farmsteads • No highways, only a historic track accessing properties 35.From Summary of Analysis Box • Condition Assessment = Poor • Sensitivity Assessment = Moderate 36.Guideline = Restore and Improve • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands. • Respect the setting of Rectory Lane Orchards to the west and the Medway Valley to the south in any development proposals. • Maintain a buffer of open space and vegetation adjacent to the railway line to promote a robust landscape and ecological framework.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response:- The majority of the site is intensive orchards or arable fields. There is an area of rough grassland/scrub to the south east of the site. Potential for protected/notable species to be present - including reptiles and breeding birds. (Level 4).
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status There are no Tree Preservation Orders on this site. Ancient Woodlands There are no designated Ancient Woodlands. Hedgerow status There appear to be no 'important' hedgerows.
Agricultural land quality	Grade 1 – (However for information, it is stated within the submitted supporting statement that a survey of the land identified that the land comprises grades 2, 3a and 3b).
Heritage impacts (Listed building, conservation area)	Historic Buildings: The site lies adjacent to Fant House and the collection of farmyard buildings at Fant Farm which were formerly associated with it. Fant House itself is Grade II listed, as is the former oast; a large barn is locally listed and other converted farm buildings add to the significance

	of the group and may be considered as non-designated heritage assets. The tall brick boundary wall to Fant House is also separately listed Grade II. Until the 1880s, Fant Farm occupied an entirely rural position. Since the 1880s, urban development has encroached upon it from the north-east and north-west, whilst land to the south-east and south-west has remained rural in character. The maintenance of this remaining rural setting is important to the significance of this group of buildings. The land now proposed for development wraps around the north-western and south-western sides of the Fant Farm group. The land to the north-west forms an open buffer between Fant House/ Farm and the urban development in Hackney Road and because Hackney Road rises away from the site it is looked down upon and is prominent in views of the group of historic buildings, to which it forms an important element of their setting, divorcing the historic group from the late 19th/ 20th Century development in Hackney Road. The land to the south-west, if developed, would extend the urban area into the open countryside which forms such an important part of the setting of the historic group. I therefore consider that the development of this site would be highly detrimental to the setting of the group of historic buildings at Fant Farm. Conservation Areas: None affected. Historic Parks and Gardens: None affected. Archaeology: No known implications.
Archaeology (SAM etc.)	KCC Archaeology Response:- Site may contain some Romano-British remains including burial remains; site lies adjacent to the post medieval farm and house complex of Fant Farm and grounds. (Level 3).
PROW (within or near site)	There are a number of Public Rights of Way running through the site including KB17, KB11, KB12 and KB13.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Response:- • Site accessed from Hackney Road / Upper Fant Road via an unadopted, single carriageway access track. • The site is considered suitable for a limited quantum of housing development at present, in view of the sub-standard nature of the Hackney Road / Upper Fant Road / site access junction and the requirement for development-related trips to route through an existing residential area to access the strategic road

	network. • The site enjoys good access to the A26 Tonbridge Road via Hackney Road and Fant Lane, which have a relatively good crash record, although there is a relatively poor crash record at the A26 / Fant Lane junction which may require mitigation. There are continuous footway links between the site access and Maidstone Town Centre. • The site is within and cycling distance of Maidstone Town Centre and the nearby bus stops on Upper Fant Road are served by Bus Route 8, which provides an hourly service to Maidstone Town Centre on weekdays. • It is recommended that Network Rail be consulted on this site given the proximity of the Medway Valley Line.
Access to services – distances from bus stop/rail station/shop/GP/school	• There is a bus route which runs along Gatland Lane providing a service between Maidstone Hospital and the Town Centre. • Site is within 0.7m of East Farleigh Rail Station and 1m of local shops, GP and schools.
Impacts on existing residential amenity (including access to open space)	There would be limited impact upon existing residential amenity of properties within vicinity depending on residential layout, may be a loss of privacy/overlooking to rear of properties within Burns Road, Pitt Road and Cowdrey Close.
Availability of utilities infrastructure – e.g. water/gas/electric	There is provision within the site for South East and Southern Water. Other utilities exist nearby within residential areas and can be provided within the proposed site.
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	Identified within possible contamination area. Further comments required.
Flood Risk (zone/drainage)	The southern end of the site is within a flood zone 2. However, the remainder of the site is outside of this zone and due to its sloping topography, is unlikely to be affected by flooding.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services. • Good level of housing yield. • Some landscape enhancement proposed. • Development would extend in similar pattern of development. <u>Against</u> • Extensive visual harm to Area of Local Landscape

	Importance. • Extensive views of the site possible from East Farleigh/ Medway Valley Area. • Land provides some landscape and ecology quality. • Harm to existing semi rural character of area. • Buffer to built development of urban area. • Significantly contributes to the character of the area. <u>Conclusion</u> Whilst the site is visually prominent due to its location within the Medway Valley and there is likely to be some visual harm as a result, I consider the site is in a sustainable location and relates well to the existing urban area and would represent a logical expansion of the urban area westwards. In addition to this, the need to provide sites suitable for housing holds significant weight which outweighs this visual harm. In addition to this, the NPPF attaches less weight to the protection of locally designated landscapes such as the areas of local landscape importance which is applicable in this case. It is noted that 36ha of the site would be used to create a country park style area of open space, which would ensure protection for part of this landscape. I therefore consider this site is suitable for development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g.	The site is in the ownership of one single owner who is willing to develop the site with a willing developer also interested in the site. Available for development 2012-2016.
• No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	
Availability conclusion	Good Availability.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site is currently in use for agricultural purposes. Whilst the land has a sloping topography, this is unlikely to form a significant constraint in the development of the site. No contamination issues.
Achievability conclusion	Good achievability.

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent/developer suggested).
2016 – 2021	X (appropriate access arrangements would need to be agreed).
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Given the urban periphery location of the site, a suitable density of 35dph would be appropriate. However, an element of the developable area of the site is likely to be lost in order to provide a buffer to the open space area retained to the south of the site and also to the cluster of nearby farm buildings, some of which are Grade II listed.

The site is likely to link to Gatland Lane to provide access which KCC Highways consider to be appropriate, however some mitigation of congestion within the local area would be required which would need further consideration.

Overall, I consider that this site is suitable and I recommend that it is accepted for development.

ACCEPT

Approximate Yield: 355

1. SITE INFORMATION	
Reference number	HO-75
Site name/address	Teiseside Nurseries, Lees Road, Laddingford
Landowner	Not known
Agent	Anna Bloomfield, Bloomfields
Greenfield/PDL	Greenfield
Site area (ha)	2.69
Proposed yield	Not specified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies at the northern end of Laddingford village, adjacent to the existing village boundary. Laddingford Village is a small settlement characterised by semi detached family housing, and is located approximately 2.5km south of Yalding village. The site is irregular in shape, with frontage along Lees Road for the most part of its eastern boundary. The northern boundary of the site is separated from a large detached residential dwelling and garden by a strong hedgerow and mature trees. An old nursery building sits near the northern boundary of the site and is served by an access lane from Lees Road. The entire western boundary of the site abuts the River Teise, which is a tributary of the River Medway. To the south, the site boundary abuts a PROW, which links Lees Road with Gravelley Ways to the west. The site, once a working nursery, is now largely overgrown. The boundaries of the site are screened from view by mature trees and there are groups of trees dispersed throughout the site. The rest of the site is flat and open with the scrub one would expect after several years of disuse. Opposite the site there is a mixture of detached and semi detached residential properties in linear form along Lees Road. A pub (The Chequers) is set back off the road in close proximity to the site, and the pub garden abuts the site in the south east corner.
Current use	Site is no longer in use – mostly unmanaged area of land with grassland, areas of scrub and wooded areas.
Adjacent uses	Residential, commercial.
Planning and other designations (AONB, greenbelt etc)	None covering the site, although directly to the east is the development boundary of Laddingford Village and directly to the west, on the other side of the River Teise, is an Area of Local Landscape Importance and a Site of Nature Conservation Interest

Planning history	Two applications from 1990's relating to nursery. • 87/0431 Outline Application for the construction of 9 dwellings – REFUSED • 85/0890 Outline application for terraced houses with garages, 2 bungalows, 4 detached houses 2 semi-detached houses and estate road – REFUSED • 72/0246/MK3 Outline application for residential development – DISMISSED • 62/0417A/MK3 Outline application for residential development – REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are long distance views into the site from the north west. Key Characteristics Landscape forms part of the wider Low Weald landscape • Low lying landform • Intricate network of ditches, • ponds and reservoirs • Small and mostly broadleaf • woodland blocks • Orchards, hops and pasture • surround settlements • More expansive arable land within • surrounding landscape • Much linear settlement with • clusters of development at road • junctions Condition Assessment Moderate Sensitivity Assessment Moderate Overall Guideline Conserve and Improve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Ecological constraint level 2 – potential for moderate ecological impacts. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Whilst the trees on the site are not currently protected there appear to be significant groups of trees to the

	west and eastern portions of the site together with individuals and small groups of trees along the northern boundary and within the site which may merit protection by a TPO and are likely to form a constraint to development. Ancient woodlands There are no designated Ancient Woodlands. Hedgerow status: There appear to be no 'important' hedgerows.
Agricultural land quality	Surrounding site area is a mix of Grade 2 and Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There are 3 Grade II Listed Buildings directly opposite the site on the other side of Lees Road. The Chequers Pub, which abuts the site's south eastern corner is also a Grade II listed building.
Archaeology (SAM etc.)	KCC Archaeology state that a low level of archaeology is anticipated, which could be dealt with through suitable conditions on a planning approval. The site lies on River Terrace Gravels which have potential for rare and important palaeolithic remains; it lies opposite several listed buildings including Chapel Place, The Nook and Landways; it lies opposite the historic farm complex of Frenches Farm.
PROW (within or near site)	Footpath KM208 runs along south boundary of site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Laddingford. • Site accessed from Lees Road. • The site is considered suitable for housing. It enjoys relatively good access to the A228 Boyle Way via Gravelly Ways and Laddingford, which have a relatively good crash record, although there is a poor crash record at the Gravelly Ways/Laddingford junction, including one fatality within the past five years. A continuous footway link to Laddingford village centre is provided • All of the village services within Laddingford are within walking and cycling distance of the site and the nearby bus stops on Laddingford are served by Bus Route 23 which provides an hourly service to Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is on edge of village so access to some services (pub and primary school) in close proximity. Nearest main village is Yalding (approx 2.5km away). Yalding has a shop, PO, village hall, library and train station.
Impacts on existing residential amenity (including access to open space)	Any development of site would not interfere with PROW and access to open space.

Availability of utilities infrastructure – e.g. water/gas/electric	The site lies in close proximity to existing residential dwellings – connections to services should not be an issue
Air quality/noise	None
Land contamination	Site is within 250m from a landfill. Gas migration is a risk and a landfill gas assessment will be required
Flood Risk (zone/drainage)	A small part is within Flood Zone 3. Development within this site should be restricted to areas within Flood Zone 1. However, the site is completely surrounded by an area of Flood Zone 3 which would make access to the site extremely hazardous under flood conditions. This site should only be considered further if, having undertaken the Sequential Test, no safer options are available within areas at lower flood risk. Any planning application would also need to be considered against the Exception Test. In order for this test to be passed, the FRA must demonstrate how safe access from the site can be achieved under flood conditions. As this is unlikely to be achievable, it is unlikely the Exception Test can be passed.
Suitability (assessment conclusion)	The site is not in a sustainable or suitable location, and is completely surrounded by an area of Flood Zone 3, with part of the site itself being within this zone.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- Willing landowner - No developer interest as yet - No existing tenancy issues
Availability conclusion	Site is available. However, part of the site is in Flood Zone 3.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site is completely surrounded by an area of Flood Zone 3 which would make access to the site extremely hazardous under flood conditions.
Achievability conclusion	Development of this site would not be achievable without significant mitigation measures and it should only be considered further if, having undertaken the Sequential Test, no safer options are available within areas at lower flood risk.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is not in a sustainable or suitable location, and is completely surrounded by an area of Flood Zone 3, with part of the site itself being within this zone.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-76
Site name/address	Kent Police HQ, Sutton Road
Landowner	Kent Police
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	3.3 ha
Proposed yield	112
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is currently sports pitches to the rear of the police HQ on Sutton Road. The main access to the site is from Lansdowne Avenue. There is significant boundary planting to the north west and south west boundaries. Apart from the Police HQ the surrounding use is residential with an established housing estate to the east and the north west. Generally to the south is open countryside.
Current use	Sports pitches, although not publicly accessible. It is part of the Police HQ land rather than recreational.
Adjacent uses	Police HQ & residential
Planning and other designations (AONB, greenbelt etc)	None
Planning history	MA/12/0986 – Outline application for residential development for up to 112 dwellings with associated development, including demolition of existing dwellings/police building in Weald Close with all matters reserved for future consideration – UNDER CONSIDERATION MA/11/0234 – An application for a screening opinion for a residential development comprising up to approximately 115 No. dwellinghouses – ES not required.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There would be short and medium range views from Lansdowne Avenue and other roads such as Coverdale Road. The land, although open is fenced and part of the Police HQ and contributes little to the surrounding area. • Dip slope of the Greensand Ridge • Hythe Beds incised with Atherfield Clay river valleys • Orchards dominate the land use • Frequent broadleaf and coppice woodland blocks • Frequent settlements

	Condition Assessment Good Sensitivity Assessment High Conserve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Previously been submitted as a planning application. The majority of the area is amenity grassland but the survey identified that there was some suitable habitat for reptiles and roosting bats within the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Whilst the trees on the site are not currently protected a TPO is likely to be made on significant trees on site boundaries in the near future There are no designated Ancient Woodlands. The hedge on the southern site boundary may be an 'important' hedgerow.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Site lies adjacent to the alignment of a Roman road with possible surviving bank remains along western boundary; Iron Age and Romano-British settlement activity known nearby and could extend into site; lies adjacent to a four sided enclosure which may be of prehistoric, Roman or later date.
PROW (within or near site)	Footpath KB27 along south west boundary.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Application MA/12/0986 proposes the development of land to the rear of the Kent Police training school for 91 houses. This land is currently used for training and access is gained via St. Saviours Road onto the A274 Sutton Road. The application proposes an emergency access. The junction of the A274/St Saviours Road is controlled by traffic signals with a pedestrian phase on all arms. Application MA/12/0987 proposes the development of land to the rear of the Police HQ for 112 houses. This land is currently used for sports and access is gained via Lansdowne Avenue/Queen Elizabeth Square onto the A274 Sutton Road. Lansdowne Avenue is a private street. Parking occurs along the length of this road and there is a footway on the eastern side. There is a ghosted right turn lane at the junction of the A274/Queen Elizabeth Square and a pedestrian refuge is located on Sutton Road immediately to the east of the Queen Elizabeth Square junction. There is a private access leading from the end of Lansdowne Avenue onto Pested Bars Road and this is used by members of the public. It is intended to improve Lansdowne Avenue in order that it meets adoptable standards. This would be designed as a Major Access Road 5.5m wide with a footway/cycleway along the western side. An emergency route is available between Lansdowne Avenue and Coverdale Avenue and also along Queen Elizabeth

	Square; however parking in these areas prevents access. Links would be provided to the existing public rights of way to the south of the site. Parking provision is to be provided in line with the Interim Guidance Note 3 and cycle parking in accordance with SPG4. Bus stops are located on Sutton Road and provide a frequent service into the Town Centre. The crash record has been interrogated which indicates that there is not any particular highway safety concerns on the access roads, Sutton Road or Pested Bars Road in this area. TRICs has been used to calculate the trip generation and this predicts the following traffic generation:- 91 DWELLINGS 112 DWELLINGS Arrivals Departures Total Arrivals Departures Totals AM PEAK 14 34 47 17 41 58 PM PEAK 30 17 47 38 21 69 The 2001 Census has been used for the distribution and assignment of the traffic. The development traffic has been assigned to the network in accordance with the Census. The results indicate that the impact on the wider highway network is negligible. The Census data has been used to calculate modal share and this indicates a high proportion of walking and public transport users and a low level of car drivers. However the Parkwood area used does not give a worst case and I would suggest that car journeys and car ownership levels should be based on site surveys in order to provide a robust assessment. Capacity assessments have been completed at the junction of Sutton Road/Queen Elizabeth Square and Sutton Road/St Saviours Road. The results of the capacity assessments indicate that the proposed development will not have any significant effect on traffic capacity with the combined developments added to the baseline traffic. However the junction of Sutton Road and St Saviours road has been improved in the last few years with the introduction of a pedestrian phase on St Saviours Road and I would suggest that the Linsig model is amended to reflect this. In addition to this information being provided and subject to this being satisfactory I would recommend that the following highway improvements/contributions are made:-

	1. A contribution of £3000 per dwelling is required towards the provision of a bus lane along the A274 Sutton Road. This scheme has been identified in the Maidstone Integrated Transport Strategy and will serve to provide reliable journey times and maintain bus frequency without adding to congestion. These planning applications will increase the demand for such a service as these sites are significant in size and are located some distance from the town centre. 2. Controlled access restrictions at the Pested Bars Road private police access. (This has been suggested by the applicant). 3. Improvements to linkages with the local public rights of way network, including new footway/cycleway alongside Lansdowne Avenue – this would improve access to New Line Learning. (This has been suggested by the applicant). 4. Existing on street parking along Lansdowne Avenue/ Queen Elizabeth Square is likely to lead to problems of congestion/obstruction this should be addressed in a manner which would not lead to vehicles being able to speed along this straight stretch of road. 3. Consideration should be given to the provision of a toucan crossing on the A274 to the east of the junction of Queen Elizabeth Square and modifications to the existing footway along the eastern side of Molehill Copse Primary School between Sutton Road and Middlesex Road in order to link the proposed footway/ cycleway along Lansdowne Avenue/Queen Elizabeth Square with the existing cycle route along Middlesex Road.
Access to services – distances from bus stop/rail station/shop/GP/school	Within the urban area with good access to associated facilities.
Impacts on existing residential amenity (including access to open space)	No direct impact
Availability of utilities infrastructure – e.g. water/gas/electric	Surrounded by residential development with availability of utilities.
Air quality/noise	Within the urban area air quality management area and may have some impact on the Wheatsheaf hotspot.
Land contamination	None
Flood Risk (zone/drainage)	Flood zone 1
Suitability (assessment conclusion)	The site is in the urban area and would be a sustainable location. There would be an issue with the loss of sports pitches, although these are private without general public accessibility and alternative provision/contribution can be sought through the Development Management process. Approximate Yield: 115

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing landowner
Availability conclusion	There is no developer on board but the landowner is willing to develop the site.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would appear to be no abnormal costs or constraints associated with this site.
Achievability conclusion	There would appear to be no barrier to achieving development.

Timing (following assessment - when could the site be delivered?)	
now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is within the urban area within residential estates. The Police HQ fronts Sutton Road and the site forms part of its planning unit. The site is used as private sports pitches without general public accessibility and alternative provision/contribution can be sought through the Development Management process. ACCEPT Approximate Yield: 115

1. SITE INFORMATION	
Reference number	HO-77
Site name/address	Kent Police Training School, Sutton Road
Landowner	Kent Police
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	2.0ha
Proposed yield	91
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is part of the Kent Police training school complex. It is generally flat in nature and is surrounded by residential development.
Current use	Junior football pitches within the Kent Police training school.
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	None
Planning history	MA/12/0987 – Outline application for residential development for up to 90 dwellings with associated development with all matters reserved for future consideration – UNDER CONSIDERATION. MA/11/0235 – An application for a screening opinion for a residential development comprising up to approximately 99 No. dwellinghouses – ES not required.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There would be short and medium range views from Queen Elizabeth Square and Coverdale Road. The land, although open is fenced and part of the Police training school and contributes little to the surrounding area. • Dip slope of the Greensand Ridge • Hythe Beds incised with Atherfield Clay river valleys • Orchards dominate the land use • Frequent broadleaf and coppice woodland blocks • Frequent settlements Condition Assessment Good Sensitivity Assessment High Conserve

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Amenity grassland with mature hedgerow along the northern boundary. Hedgerow may have some potential to be used by breeding birds/roosting bats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Whilst the trees on the site are not currently protected, a TPO is likely to be made to cover trees on site boundaries in the near future. There are no designated Ancient Woodlands. There are no important hedgerows.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Site adjacent to Iron Age and Roman British settlement site and associated remains could extend into this site; general potential for prehistoric activity
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Application MA/12/0986 proposes the development of land to the rear of the Kent Police training school for 91 houses. This land is currently used for training and access is gained via St. Saviours Road onto the A274 Sutton Road. The application proposes an emergency access. The junction of the A274/St Saviours Road is controlled by traffic signals with a pedestrian phase on all arms. Application MA/12/0987 proposes the development of land to the rear of the Police HQ for 112 houses. This land is currently used for sports and access is gained via Lansdowne Avenue/Queen Elizabeth Square onto the A274 Sutton Road. Lansdowne Avenue is a private street. Parking occurs along the length of this road and there is a footway on the eastern side. There is a ghosted right turn lane at the junction of the A274/Queen Elizabeth Square and a pedestrian refuge is located on Sutton Road immediately to the east of the Queen Elizabeth Square junction. There is a private access leading from the end of Lansdowne Avenue onto Pested Bars Road and this is used by members of the public. It is intended to improve Lansdowne Avenue in order that it meets adoptable standards. This would be designed as a Major Access Road 5.5m wide with a footway/cycleway along the western side. An emergency route is available between Lansdowne Avenue and Coverdale Avenue and also along Queen Elizabeth Square; however parking in these areas prevents access. Links would be provided to the existing public rights of way to the south of the site. Parking provision is to be provided in line with the

	Interim Guidance Note 3 and cycle parking in accordance with SPG4. Bus stops are located on Sutton Road and provide a frequent service into the Town Centre. The crash record has been interrogated which indicates that there is not any particular highway safety concerns on the access roads, Sutton Road or Pested Bars Road in this area. TRICs has been used to calculate the trip generation and this predicts the following traffic generation:- 91 DWELLINGS 112 DWELLINGS Arrivals Departures Total Arrivals Departures Totals AM PEAK 14 34 47 17 41 58 PM PEAK 30 17 47 38 21 69 The 2001 Census has been used for the distribution and assignment of the traffic. The development traffic has been assigned to the network in accordance with the Census. The results indicate that the impact on the wider highway network is negligible. The Census data has been used to calculate modal share and this indicates a high proportion of walking and public transport users and a low level of car drivers. However the Parkwood area used does not give a worst case and I would suggest that car journeys and car ownership levels should be based on site surveys in order to provide a robust assessment. Capacity assessments have been completed at the junction of Sutton Road/Queen Elizabeth Square and Sutton Road/St Saviours Road. The results of the capacity assessments indicate that the proposed development will not have any significant effect on traffic capacity with the combined developments added to the baseline traffic. However the junction of Sutton Road and St Saviours road has been improved in the last few years with the introduction of a pedestrian phase on St Saviours Road and I would suggest that the Linsig model is amended to reflect this. In addition to this information being provided and subject to this being satisfactory I would recommend that the following highway improvements/contributions are made:- 1. A contribution of £3000 per dwelling is required towards the provision of a bus lane along the A274 Sutton Road. This scheme has been identified in the Maidstone Integrated Transport Strategy and will serve to provide reliable journey times and maintain bus frequency without adding to congestion. These planning applications will increase the demand for such a service as these sites are significant in size and are located

	some distance from the town centre. 2. Controlled access restrictions at the Pested Bars Road private police access. (This has been suggested by the applicant). 3. Improvements to linkages with the local public rights of way network, including new footway/cycleway alongside Lansdowne Avenue – this would improve access to New Line Learning. (This has been suggested by the applicant). 4. Existing on street parking along Lansdowne Avenue/ Queen Elizabeth Square is likely to lead to problems of congestion/obstruction this should be addressed in a manner which would not lead to vehicles being able to speed along this straight stretch of road. 3. Consideration should be given to the provision of a toucan crossing on the A274 to the east of the junction of Queen Elizabeth Square and modifications to the existing footway along the eastern side of Molehill Copse Primary School between Sutton Road and Middlesex Road in order to link the proposed footway/ cycleway along Lansdowne Avenue/Queen Elizabeth Square with the existing cycle route along Middlesex Road.
Access to services – distances from bus stop/rail station/shop/GP/school	Within the urban area with good access to associated facilities.
Impacts on existing residential amenity (including access to open space)	No direct impact.
Availability of utilities infrastructure – e.g. water/gas/electric	Surrounded by residential development with availability of utilities.
Air quality/noise	Within the urban area air quality management area and may have some impact on the Wheatsheaf hotspot. Some noise from the Police use.
Land contamination	None
Flood Risk (zone/drainage)	Flood Zone 1
Suitability (assessment conclusion)	The site is in the urban area and would be a sustainable location. There would be an issue with the loss of sports pitches, although these are private without general public accessibility and alternative provision/contribution can be sought through the Development Management process. Approximate Yield: 71

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing landowner
Availability conclusion	There is no developer on board but the landowner is willing to develop the site.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would appear to be no abnormal costs or constraints associated with this site.
Achievability conclusion	There would appear to be no barrier to achieving development.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is within the urban area within residential estates. The Police HQ fronts Sutton Road and the site forms part of its planning unit.

The site is used as private sports pitches without general public accessibility and alternative provision/contribution can be sought through the Development Management process.

ACCEPT

Approximate Yield: 70

1. SITE INFORMATION	
Reference number	HO-78
Site name/address	West Street, Harrietsham
Landowner	Not known
Agent	Phil Aelen, DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	0.38
Proposed yield	5
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a small site which lies approximately 500 metres from Harrietsham village, in the open countryside. The site sits within the setting of the AONB. The site comprises a parcel of land directly to the north of West Street and is bounded by a stud/livery to the east and residential dwellings to the north and west. The site is set approximately 1 metre above ground level and slopes up, from south to north. Dense vegetation covers the majority of the site, providing good screening, and a low fence surrounds the site. The site does not appear to be in any current use and is essentially overgrown grassland. Previous use was most likely agricultural. The site is accessed via the private drive to The Pines, Parkwood House and Downsoak Stud.
Current use	No use – overgrown grassland.
Adjacent uses	Residential, stud/livery, school.
Planning and other designations (AONB, greenbelt etc)	The site lies within the setting of the AONB. The Kent Downs AONB Unit made the following comments: • Overlooked from AONB • Orientation and layout important
Planning history	57/0210/MK2 – an outline application for residential development was REFUSED.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site has views to the North Downs escarpment to the north but these are filtered to some extent by the existing on-site vegetation and boundary trees. The site is currently screened from the surroundings by the extensive boundary vegetation on the frontage. The site is located within the Leeds Castle Parklands area of the Landscape Character Assessment 2012. Key characteristics of this area include:

	- Artificial landform as part of golf course at Leeds Castle - Historic Leeds Castle and surrounding parkland - Pocket of lowland dry acid grassland - Mature parkland trees including oak, horse chestnut and pine - River Len to the south - Severance caused by the M20, HS1 and A20 The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>High</i>. The Guidelines for this area are to Conserve and Restore.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is a woodland with rough grassland to the North of the site. There is a pond within 100m of the site and there is good connectivity to the site. Potential of protected/notable species being present include roosting bats, reptiles, dormice, GCN, flora, breeding birds. Ecology constraint level 2 - potential for moderate ecological impacts Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland.
Agricultural land quality	Grade 2 agricultural land
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Site lies within an area which has revealed mesolithic activity and evidence of Romano-British activity. Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	Footpath KH271 runs along the eastern boundary of the site connecting Goddington Lane with West Street.
Access (Highways) - Site access - Impact on wider highway network - Access to strategic/main highway network - Availability of public transport/walking/cycling	- Site located adjacent to existing residential properties within Harrietsham. - Site accessed from West Street. - The site is considered suitable for housing. It enjoys good access to the A20 Ashford Road via West Street, which has a good crash record, although there is a poor crash record at its eastern junction with Ashford Road which may require mitigation. There are continuous footway links between the site and Harrietsham village centre.

	All of the services within Harrietsham are within walking and cycling distance of the site, including the railway station, which is served by hourly train services to Ashford, Maidstone, Bromley South and London Victoria on weekdays. The nearby bus stops on West Street are served by Bus Route 10, which provides an hourly service to Ashford, Lenham, Bearsted and Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	This site is within walking distance (approximately 600 metres) of the village and the existing bus routes and rail services, school, shops and pub.
Impacts on existing residential amenity (including access to open space)	The site is well screened from all aspects so there are limited impacts.
Availability of utilities infrastructure – e.g. water/gas/electric	Existing utilities at neighbouring properties.
Air quality/noise	Site is within 150m of M20 and CTRL, and within 400m of the railway line. Potential noise issues.
Land contamination	None
Flood Risk (zone/drainage)	None
Suitability (assessment conclusion)	Whilst this site is located reasonably close to Harrietsham village and is currently well screened, the topography of the site and setting above ground level would impact negatively on the setting on the AONB, and development at this location would be significantly overlooked from the AONB.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- No existing use - Willing landowner
Availability conclusion	Site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Site is achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Whilst this site is located reasonably close to Harrietsham village and is currently well screened, development of the site would involve the removal of a number of trees and scrub which would harm the character of the area. The site is located in close proximity to large detached residential dwellings set in considerable grounds, and further development would materially harm the character of this area. Also, the topography of the site doesn't lend itself well to residential development, sitting at a height above west street. On balance, the proposed development is considered unacceptable.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-79
Site name/address	Bell Farm, East Street, Harrietsham
Landowner	Not known
Agent	Phil Aelen, DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	1.23
Proposed yield	25
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies in the open countryside, and partly within a conservation area, south of Harrietsham village along East Street, which is approximately 500m from the local shop, PO, village hall and GP surgery. The site's eastern boundary runs for the most part along East Street, where there are a number of listed properties and outbuildings that are all part of Harrietsham's East Street Conservation Area. The western boundary of the site is poorly defined and forms part of the open countryside, which is very rural in character. Views from this boundary stretch across the open fields as far as the Roebuck Business Park further west and the land is very flat in this area. The southern boundary of the site is defined by a low hedgerow and some farm building nearer East Street. This site boundary is in close proximity to the CTRL line and M20 Motorway, which are approximately 250m away but hidden from view across the open fields as the land rises slightly in this direction. The northern boundary of the site comprises hedgerow with intermittent trees. This screens the site somewhat from the open field further north and the rear gardens of residential properties along East Street.
Current use	Agricultural
Adjacent uses	Residential, agricultural
Planning and other designations (AONB, greenbelt etc)	Site is in a conservation area (for the most part) and is in the open countryside
Planning history	No previous planning applications
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are prominent views to the west of the site, stretching across the open fields as far as the Roebuck Business Park and the land is very flat in this area. Site falls into the Harrietsham Vale landscape character areas:

	Key Characteristics: • Poor acidic soils • Pocket of lowland dry acid grassland • Sand extraction • Severance caused by HS1 and the M20 • Artificial landform and ponds resulting from infrastructure mitigation • Spring which forms the source of the River Len, running in a westward direction • Loss of traditional hedgerow boundaries • Equestrian grazing with temporary electric fencing Condition Assessment Poor Sensitivity Assessment Moderate Guidelines Restore and Improve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Archaeology note that the southern half of the site is grassland and bare ground. The northern half of the site contains farm buildings and two small fields/garden areas which contain some areas of scrub and trees and an area of hard standing. The buildings may have some potential to be suitable for roosting bats. Site is classified as Ecological Constraint Level 2 = potential for moderate ecological impacts. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland on or adjacent to site
Agricultural land quality	Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	Historic Buildings: Two listed buildings lie within the site – Bell Farm, or The Old House, is Grade I and Malthouse grade II. A further grade II building, Bell House (the former Bell Inn) immediately adjoins the site. Bell Farm and Malthouse were both originally farmhouses. They follow the local medieval pattern of having the farmhouse located on the village street, with access to its farmland to the rear. It is on the closest part of this farmland that the proposed development site sits. Development of this site would divorce these

	former farmhouses from their original immediate agricultural hinterland thus adversely affecting their setting and significance. Bell House, too, would suffer damage to its setting, particularly given that the boundary of the proposed site extends right up to its eastern flank wall. It is unclear where the proposed access point would be, but it would necessarily be close to the side of one of these listed buildings where the construction of a road to modern standards is likely to adversely affect their settings. If formed adjacent to Malthouse it would entail the demolition of an attractive old brick wall. Conservation Areas: The northern section of the site falls within the Harrietsham (East Street) Conservation Area and the rest of the site lies immediately adjacent to it. The linear planform of the village along East Street is an important part of its special character; it is a street village with no development in depth off this street. Consequently, especially on the south side of the street, there are glimpses of open countryside between the buildings fronting the road. These views out are important to the character of the conservation area and would be destroyed by development of this site. Development of this site would not respect the original linear planform of the village. Historic Parks and Gardens: None affected. Archaeology: A short way to the south-east of this site the HER records a crop mark of a double ring ditch of undetermined date. Other Comments: Development of this site would be highly detrimental to the setting of the three listed buildings along its northern edge (including one Grade I building) and to the character and setting of the conservation area.
Archaeology (SAM etc.)	KCC Archaeology note that the site contains two Listed Buildings, The Old House and the Malthouse; there is also a historic farm complex of Bell Farm. The site is graded 4 on the scale (1-5) - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	There are two PROW adjacent to the site: 1. KH272A runs adjacent to the sites northern boundary and connects East Street to land south west of the M20 2. KH272 runs from the northern boundary of the site in the direction of Fairbourne Lane to the south west
Access (Highways) • Site access • Impact on wider highway	• Site located adjacent to existing residential properties within Harrietsham. • Site accessed from East Street.

network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• The site is considered suitable for a limited quantum of housing. It enjoys good access to the A20 Ashford Road via East Street, which has a good crash record. There are continuous footway links between the site and Harrietsham village centre via East Street, although these would need to be improved to current standards. • All of the services within Harrietsham are within walking and cycling distance of the site, including the railway station, which is served by hourly train services to Ashford, Maidstone, Bromley South and London Victoria on weekdays. The nearby bus stops on Ashford Road are served by Bus Route 10, which provides an hourly service to Ashford, Lenham, Bearsted and Maidstone on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	All services and facilities are within approximately 500m of the site, apart from the primary school, which is just over 1km away
Impacts on existing residential amenity (including access to open space)	The site is not used as formal open space and is fenced off. However, a PROW runs along the northern boundary and the character of the area is rural. Development of the site would compromise views of the open countryside for some residents along East Street
Availability of utilities infrastructure – e.g. water/gas/electric	Existing residential dwellings in close proximity would suggest utility connections will not be a problem
Air quality/noise	This location is close to the CTRL and in view of the potential for noise levels generated from rail traffic and from vehicular traffic using the M20 an acoustic assessment has been undertaken by Grant Acoustics. The assessment confirms that although this general area suffers from traffic noise, suitable mitigation is achievable using buildings to screen sensitive areas such as gardens and the careful use of ventilation measures in order to limit internal disturbance. Also suggests that the development site is located beyond any area that experiences undue traffic noise and this is not therefore a limiting factor on development here.
Land contamination	No known issues
Flood Risk (zone/drainage)	Site is not in Flood Zone 2 or 3
Suitability (assessment conclusion)	Development of this site would be highly detrimental to the setting of the three listed buildings along its northern edge (including one Grade I building) and to the character and setting of the conservation area.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- No existing uses - Willing landowner (in single ownership) - Site not offered to developer as yet
Availability conclusion	Site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No known issues
Achievability conclusion	Site is achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Whilst this site is well related to Harrietsham village, development of this site would be highly detrimental to the setting of the three listed buildings along its northern edge (including one Grade I building) and to the character and setting of the conservation area. In addition, there are extensive views to and from the west of the site and development here would cause significant harm.

Therefore, the proposed development is considered unacceptable.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-80
Site name/address	12 CARING LANE,
Landowner	Lee Drinkwater
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	1.2 ha
Proposed yield	24 dwellings at 20 dpha
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	CALL FOR SITES

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site is an area of open countryside containing paddocks and stables, with an access track leading onto Caring Lane. There are fields to the north and south, with a row of dwellings to the west and a scattering of dwellings to the east. Site is set down from level of Caring Lane.
Current use	Paddocks
Adjacent uses	Agricultural and residential
Planning and other designations (AONB, greenbelt etc)	Countryside only (Special Landscape Area opposite)
Planning history	None of relevance
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Development would result in consolidation of built development in the countryside. However, site is not that visible in public views due to its siting and screening of nearby building and trees. Also, the lower level renders the site less prominent. Very limited medium to long range views. Landscape Character Area Assessment: Leeds Castle Parklands KEY CHARACTERISTICS ☐☐ Artificial landform as part of golf course at Leeds Castle ☐☐ Historic Leeds Castle and surrounding parkland ☐☐ Pocket of lowland dry acid grassland ☐☐ Mature parkland trees including oak, horse chestnut and pine ☐☐ River Len to the south ☐☐ Severance caused by the M20, HS1 and A20 Condition Assessment Moderate Sensitivity Assessment High Guidelines- Conserve & restore Consider the generic guidelines for Valleys ☐☐ Conserve the traditional parkland character of the

	landscape ☐☐Conserve the remote qualities of the Len Valley and its setting, and strengthen vegetation along the River Len and adjoining ditches to improve habitat connectivity ☐☐Conserve and appropriately manage the pocket of lowland dry acid grassland to the northwest. Refer to Maidstone's local Biodiversity Action Plan Phase 1: 2009 – 2014 HAP 2 Lowland Dry Acid Grassland and Heath ☐☐Conserve and restore tree cover, which helps to screen views of major infrastructure routes KEY CHARACTERISTICS ☐☐Urban edge influences and suburban land uses ☐☐Frequent small woodland clumps ☐☐Pasture ☐☐Medium sized fields ☐☐Undulating topography ☐☐Dominance of road infrastructure Condition Assessment Poor Sensitivity Assessment Low Guidelines – Improve Consider the generic guidelines for Valleys ☐☐Create a new functional integrity in which the use of the land is reflected in clear landscape features ☐☐Improve historic parkland features ☐☐Improve the more distinctive and characteristic elements, e.g. native woodland, which strengthen the setting of the Kent Downs AONB ☐☐Avoid urban fringe influences extending along the A20
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Some trees and hedging with potential for protected species. KCC Ecological Officer comments: “ Grassland fields which appear to be regularly managed (either through grazing or mowing). There are mature trees along the southern boundary. Trees may contain suitable features for roosting bats. There are at least 3 ponds within 500m of the site. Reptiles and bats have been recorded within the surrounding area. Boundary may contain suitable habitat for reptiles and GCN. Ecological constraint level 3 - Some suitable habitats and features for protected/notable species present on or near site.”
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of significance likely to be affected.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	KCC Archaeological Advisor comments:

	"Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: • "If the access road and the junction between Caring Lane and the site access were improved significantly to provide a full width two way carriageways and T-junction then a limited number of dwellings would be considered acceptable from a highways perspective. • The crash record in the area is good, with no accidents in the last five years on Caring Lane or the A20 within the vicinity of the site. • The 10X bus service serves the A20 on a broadly hourly basis and there are bus stops close to Caring Lane, although there are no footways on Caring Lane. Contributions would be sought for a footway to be installed on Caring Lane. Land from the development may also be required to facilitate this. • The site has good access to the strategic road network being close to junction 7 of the M20."
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: • "The nearest services are in Bearsted around 1 mile away."
Air quality/noise	No significant issues expected.
Land contamination	Not expected
Flood Risk (zone/drainage)	Environment Agency comments: • No flood risk identified. • Site is in Groundwater Protection Zones 2 & 3, where drainage may be restricted.
Impacts on existing residential amenity (including access to open space)	Access would run immediately beside number 15 Caring Lane. Due to the layout of this building and proximity, it is estimated that development would cause a significant loss of residential amenity to that property due to noise and disturbance from traffic movements.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable
Suitability (assessment conclusion)	UNSUITABLE – harm to residential amenity due to position of access and harm to open character of countryside. Not well-related to existing pattern of built development. Also not well related to facilities.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes
Availability conclusion	AVAILABLE

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	ACHIEVABLE

Timing (following assessment - when could the site be delivered?)	
now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
Development would consolidate built development in the open countryside and would harm its open character and appearance. The site is not related to any existing patterns of built development. Development is likely to result in harm to residential amenity for the occupiers of 15 Caring Lane, due to the position of the access, resulting in noise and disturbance. The site is not within or adjacent to any existing settlement and is around 1 mile from services in Bearsted, which is not considered positive in sustainability terms. There would also be a loss of high grade agricultural land. There may be some ecological issues. There are potential access issues, due to the width of Caring Lane and, notwithstanding the above, this may impact upon the proposed yield. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 81
Site name/address	Sweetlands Lane
Landowner	Unknown
Agent	Landmark Consulting
Greenfield/PDL	Greenfield
Site area (ha)	0.56
Proposed yield	18
Is the site urban, adjacent to urban, rural settlement or rural	Rural.
Site origin (e.g. Call for Sites)	Call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises an approximately level agricultural field of rough grassland. There are mature native hedges to the north, east and west site boundaries. A fence separates the site from the industrial buildings to the south. There is no vehicular access from the public highway to the north, which is an unclassified single track road. A pond is located on the western site boundary and a watercourse along the eastern site boundary.
Current use	Agricultural.
Adjacent uses	Agricultural to north, factory premises to south, commercial kennels (and dog track) to west, some kind of commercial use (subject to current CLD application), community sports field to the south east and agricultural to the east.
Planning and other designations (AONB, greenbelt etc)	Open countryside with no specific designations.
Planning history	MA/77/0730 Extension to factory premises – APPROVED WITH CONDITIONS MA/77/0308 Extension to factory premises - REFUSED 70/0008/MK3 Erection of works for the manufacture of soft drinks and distribution of fruit - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not applicable.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is located adjacent to existing development including the kennels, factory and sports pitch referred to above, but is nonetheless in a rural setting, and is remote from the main body of the village. Existing hedges could provide some screening in views from the public highway, but this would be diminished by the introduction of vehicular access to the site. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult

	• Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	A rough grassland field surrounded by mature hedgerows. A pond is adjacent to the site. Potential for GCN, bats and reptiles to be present.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Some trees on site boundaries. There may be 'important' hedgerows on field boundaries.
Agricultural land quality	Designated as Grade 4
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	No PROW in or near the site, although the land to the south east of the site is a community sports field and therefore open access.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Site accessed from Sweetlands Lane which is a single track lane with no footways. Footways would be required to make the site acceptable as would public transport provision. The crash record at the junction between Sweetlands Lane and Headcorn Road is of concern and mitigation to improve visibility splays towards Staplehurst may be required. Given the site location, proximity to public transport and services and the nature of Sweetlands Lane, the site is not considered acceptable for development.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Staplehurst village centre (approximately 0.9km), railway station approximately 1km, however no direct pedestrian or vehicular route to either.
Impacts on existing residential amenity (including access to open space)	Not applicable.
Availability of utilities infrastructure – e.g. water/gas/electric	Probably limited due to remote location in relation to the main village.
Air quality/noise	Possible noise from adjacent kennels and factory.

Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	The site is in a remote location and would be isolated from the RSC. It would appear incongruous and would be visually harmful to the open countryside. Access to the site would be from an inappropriate highway. Ecological mitigation would be necessary.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is in a remote location and would be isolated from the RSC in an unsustainable location poorly related to facilities and services. It would appear incongruous and would be visually harmful to the open countryside. Access to the site would be from an inappropriate highway. Ecological mitigation would be necessary.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-82
Site name/address	New Line Learning Academy, Heath Road, Boughton Monchelsea
Landowner	Future Schools Trust
Agent	DHA Planning
Greenfield/PDL	PDL
Site area (ha)	4.03ha
Proposed yield	120 dwellings approx.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Loose village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is relatively flat and a mixture of sports pitches and hardstanding. The site is enclosed by the rear gardens of properties in Salts Avenue to the north; Hubbards Lane to the east; and Hanson Drive and Holmesdale Close to the west. There are a number of trees along the western boundary of the site. The main school buildings are found to the south of the site. Access into the site is shown to be from Hubbards Lane.
Current use	School site.
Adjacent uses	Residential or open fields.
Planning and other designations (AONB, greenbelt etc)	Countryside Southern Anti-coalescence Belt
Planning history	<u>School</u> - Several applications associated to the school. <u>Agricultural land</u> - 1970's and 1980's application for school playing fields approved. 1950's application refused for residential development.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative	<u>29 - Boughton Monchelsea to Chart Sutton Plateau</u> KEY CHARACTERISTICS

landscape impact; existing screening	• Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern Condition Assessment - Very Poor Sensitivity Assessment - Very Low IMPROVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF."</i> <i>The site is primarily school playing fields which have limited potential for protected/notable species. However in the North Western corner of the site there is an area of scrub and mature trees and the SE corner of the site is buildings and residential gardens. This area has potential to contain protected/notable species including reptiles and roosting bats (within building and trees)."</i> Constraints Level 3 – Potential for minor ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No significant issues.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	LEVEL 3 - Site lies south of Scheduled Monument of Broughton Monchelsea Iron Age oppidum and north of possible outer earthworks. Potential for Iron Age and Roman remains.
PROW (within or near site)	None.
Access (Highways) • Site access	• Site situated adjacent to existing residential properties

- Impact on wider highway network - Access to strategic/main highway network - Availability of public transport/walking/cycling	in Boughton Monchelsea. - Site accessed from Hubbards Lane. - The site is considered suitable for housing. It enjoys good access to the B2163 Heath Road, which has a good crash record, although there is a poor crash record at its junction with the A229 Linton Road, which forms the principal access route to the site from Maidstone and the surrounding area. A continuous footway link to Boughton Monchelsea village centre is provided on Hubbards Lane, Heath Road and Haste Hill Road. - All of the village services within Boughton Monchelsea are within walking and cycling distance of the site and the nearby bus stops on the A229 Linton Road are served by Bus Routes 5 and 89, which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is 1,202m from the nearest medical/GP service Nearest secondary school is within site boundary. Site is 857m from the nearest primary school Site is 751m from the nearest post office Site is 374m from nearest outdoor sports facilities Site is 822m from 'neighbourhood' children's play space site is 0m from nearest area of publicly accessible green space Site is 822m from nearest bus stop Site is 3,386m from nearest train station Site is 979m from nearest cycle route
Impacts on existing residential amenity (including access to open space)	Any development to be mindful of existing amenity of dwellings – particularly in terms of siting of access road.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not in or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	The site is considered to be suitable for residential development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared this in itself is not a significant constraint. There is the potential for minor ecological and archaeological impacts. No other constraints or delays are apparent at this time.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS	
The site would be considered suitable for 35 dwellings but as it does not accord with the agreed spatial distribution it should be rejected. REJECT Approximate Yield: 0	

1. SITE INFORMATION	
Reference number	HO-83
Site name/address	Gatland House, Gatland Lane
Landowner	KCC
Agent	DHA Planning
Greenfield/PDL	PDL
Site area (ha)	0.5ha
Proposed yield	20 Houses
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is a vacant NHS Clinic located on the north side of Gatland Lane. With two highways access on either side of the site and dwarf brick front boundary wall. The site is open and prominent within the street scene. The building on site is a two storey, purposed built facility which is utilitarian in appearance. Building is not of any architectural merit.
Current use	Clinic (vacant)
Adjacent uses	Residential, Sports fields, Substation
Planning and other designations (AONB, greenbelt etc)	Not allocated for development within the Local Plan 2000. No landscape restrictions in place.
Planning history	Historic applications relating to clinical use of the building.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site located within the urban area. It is open to the front but densely screened on the west and northern boundaries by mature conifers approximately 10m high. There is little landscaping on site save for a few mown areas of lawn. Couple of silver birches on site but not of wide amenity value. Surrounding area is predominantly residential comprising of houses within front and rear gardens. Surrounded by trees and with housing to the south and west, site is not visible in any medium to long distance views of the surrounding area.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. The site is hard standing, building and amenity grassland. The site is surrounded by mature hedgerow. Some potential for protected/notable species to be present within the site.

Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees subject to TPO on site. Mature conifers bound the site to the north and east but these trees not worthy of protection. Couple of Silver Birches on site but not of wide amenity value and therefore of protection.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	None.
PROW (within or near site)	Access to public footpath KB17A is immediately adjacent to the west.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Site has two existing vehicular access from Gatland Lane. Both accesses have good visibility. Regular bus services run along Gatland Road which run into town and to the train stations. The Medway Valley is to the south of the site where there are good cycle and footpaths which leading into the town centre. • Site located adjacent to existing residential properties on Gatland Lane. • Site accessed from Gatland Lane. • The site is considered suitable for housing. It enjoys good access to the A26 Tonbridge Road via Farleigh Lane, which has a good crash record, although there is a poor crash record and severe peak period congestion at its junction with Tonbridge Road which may require mitigation. There are continuous footway links between the site and the local services within Fant and onward to Maidstone Town Centre. • The site is within walking and cycling distance of many local services and the bus stops on Gatland Lane are served by Bus Route 8, which provides an hourly service to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shops, public transport, doctors, and Bower Grove Primary School are within 1km of the site.
Impacts on existing residential amenity (including access to open space)	Possible loss of privacy to residents of the houses to the east which site back onto the site. Sports fields to the west of the site provide public open space. Site has good access to the river and the Medway Valley which is about 0.5km to the south. Public parks such as Barming Heath recreation ground are within walking distance.
Availability of utilities infrastructure – e.g. water/gas/electric	Within the urban area surrounded by residential development. Utilities would have been connected to the existing clinic.
Air quality/noise	No noise issues apparent on site or in the area. Site is within an Air Quality Management Area and may have an impact on the Fountain Lane/Hermitage Lane

	hotspot.
Land contamination	Unlikely but possible given former use of building.
Flood Risk (zone/drainage)	Flood zone 1.
Suitability (assessment conclusion)	The site is previously developed land within the urban area. It would be a suitable residential development site. Approximate Yield: 17

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner Developer interest The clinic has closed and the site is vacant.
Availability conclusion	The site is available now for development opportunities subject to the necessary consents.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	Other than demolition and clearance there are no apparent delays for development.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is previously developed land within the urban area. The site would be acceptable for residential development.

The design of the scheme would have a significant bearing on the yield.

ACCEPT (but do not allocate as the site has a current planning consent)

Approximate yield: 15

1. SITE INFORMATION	
Reference number	HO-84
Site name/address	Prospect House, Hunton Road, Marden
Landowner	Not known
Agent	Peter Court, Peter Court Associates
Greenfield/PDL	Back garden
Site area (ha)	0.28ha
Proposed yield	Not specified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is in the open countryside, approximately 300m south of Chainhurst (a small hamlet), and removed from Marden village further to the south by approximately 3km. The site is triangular in shape, with its most southern boundary abutting a single residential dwelling, its eastern boundary abutting open fields and the remaining boundary fronting Hunton Road. Access to the site is provided by a driveway from Hunton Road, which leads to Prospect House, in the southern corner of the site. Prospect House itself is attached to another residential property. When standing on Hunton Road and looking into the site, a considerable number of trees along the site boundary screen the site from view. Large mature trees are dispersed across the whole site, which includes an outbuilding and several areas of scrub. There are a number of large detached residential properties and farm buildings in close proximity to the site (Chainhurst), and dispersed along Hunton Road near the site. However, the overall character of the area is very rural, primarily because there is a large open field separating the site from Chainhurst, a further large open field and farm buildings directly opposite the site, and several large open fields and wooded areas along Hunton Road in the direction of Marden.
Current use	Residential
Adjacent uses	Residential, agriculture
Planning and other designations (AONB, greenbelt etc)	None – site is in the open countryside
Planning history	None of relevance
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc.	The site is visible from Hunton Road through mature hedgerows and from the adjacent residential dwellings. The site also benefits from long distance views from the

long distance views); cumulative landscape impact; existing screening	west and north west. The site is located within the Staplehurst Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>. The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	A site containing trees, buildings and areas of rough grassland. Potential for protected/notable species to be present including roosting bats, reptiles, GCN and breeding birds. Ecological constraint level – 2. Potential for moderate ecological impacts. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Whilst the trees on the site are not currently protected the site is bounded in the south by inappropriate coniferous hedging and it contains numerous semi mature trees, many of which would not form a constraint to development. As a group however they do contribute to the character of Hunton Road. Ancient woodlands There are no designated Ancient Woodlands. Hedgerow status:

	There appear to be no 'important' hedgerows.
Agricultural land quality	The agricultural land quality surrounding the site is a mixture of Grade 2 and Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	There is a Grade II Listed building (stables) opposite the site, on Cedardene Farm.
Archaeology (SAM etc.)	KCC Archaeology states that there is a historic small holding which may be associated with the historic farm complex of Folly Farm to north. However, this is considered low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	There are no PROW on site. The nearest is on the opposite side of Hunton Road.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Comments from KCC Highways are as follows: • Site accessed from Hunton Road • The site is poorly related to the strategic road network and whilst the crash record of the local highway network is good, there are no services and only limited public transport links within a reasonable and safe walking or cycling distance. • Site access is in close proximity to a blind bend and would need considerable improvement from a safety perspective
Access to services – distances from bus stop/rail station/shop/GP/school	Nearest concentration of services (shop, pub, village hall, rail station, GP, school) to site is at Marden, which is approximately 3km away. There is a bus stop on Hunton Road at Chainhurst, approximately 300m from the site. This is part of a rural route from Marden to Maidstone.
Impacts on existing residential amenity (including access to open space)	Limited impacts. Site is, however, in close proximity to a Grade II listed building
Availability of utilities infrastructure – e.g. water/gas/electric	Should not be an issue connecting utilities to site as there are residential properties nearby.
Air quality/noise	No known issues
Land contamination	No known issues
Flood Risk (zone/drainage)	No known issues, site does not fall within flood Zone 2 or 3
Suitability (assessment conclusion)	This site is poorly related to services in Marden and there is limited public transport links within a reasonable and safe walking or cycling distance. In addition, the site access is in close proximity to a blind bend and would need considerable safety improvements.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- Whole site is available for development - There is a willing landowner - Site does not have a willing developer – has not yet been offered - No known existing tenancy or lease agreement
Availability conclusion	Site is available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Achieving safe access to the site will be difficult. See comments from KCC Highways above.
Achievability conclusion	Site could be achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
This site is poorly related to services in Marden and there is limited public transport links within a reasonable and safe walking or cycling distance. In addition, the site access is in close proximity to a blind bend and would need considerable safety improvements. Therefore, the proposed development is considered unacceptable. REJECT Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-85
Site name/address	Moons Farm, Gallants Lane, East Farleigh
Landowner	John Boseley
Agent	N/A
Greenfield/PDL	Part Greenfield, part previously developed land
Site area (ha)	2.02 ha
Proposed yield	Unspecified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The western part of the site is previously developed. It is hard surfaced and contains an Atcost barn, portacabin and container. The land slopes slightly downhill to the east and the eastern part of the site contains the remains of an orchard and is farmland. This land is significantly higher than the road level to the east. There is an orchard to the north of the site and a mixture of dwellings, farms and farmland to the west/east/south.
Current use	History indicates established roof contractors site. No apparent activity.
Adjacent uses	Orchard to north, some residential nearby.
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	Extensive history of applications for siting of portable buildings from 1983 onwards. Most recent, 10/2112, expires 31/01/16. Outside skip storage granted permanently under 00/1437. 06/1248 – 2 detached dwellings – Withdrawn
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The removal of the Atcost barn, portacabin and hard-standing would be likely to result in an improvement to visual amenity, as these currently have a negative impact. However, the land to the east is quite visible in the landscape, especially from the north and the character of the surroundings is generally for a loose, random layout of development. The development of this site would consolidate the extent of built development in the countryside to a degree which is out of character with the surrounding pattern of development. Landscape Character Area Assessment: "KEY CHARACTERISTICS • Plateau above Greensand Ridge

	• Orchards and soft fruit production • Broadleaf woodland with sweet chestnut coppice • Extensive recent development at Coxheath • Long distance views across the Medway Valley to the North Downs Condition Assessment - Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE Gallants Flats - KEY CHARACTERISTICS ☐☐Orchards ☐☐Tree lines and hedgerows ☐☐Shelterbelts ☐☐Arable fields Condition Assessment Moderate Condition Assessment Moderate ☐☐Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐☐Conserve traditional orchard pattern where remaining and resist further loss of traditional field pattern ☐☐Conserve trees along Gallants Lane and enhance this characteristic through planting new native trees where appropriate"
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: "The site is predominately a grassland field, which appears to be regularly mown, and a derelict orchard. At the south west of the site there is an area of hard standing and a building. It is surrounded by mature hedgerow and trees. Potential for bats to be roosting within the trees or using the hedgerows for commuting or foraging. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of significance
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	Highlands Farmhouse to the south is Grade II listed but no significant harm to its setting is envisaged. Conservation Officer comments: "The Grade II listed Highlands Farmhouse lies nearby but development of this site is unlikely to adversely affect its setting."

Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Adjacent to historic farm complexes including Moons Farm. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: • Whilst the site could be accessed from either Gallants Lane or Wilsons Lane, the widths of the roads close to the site would dictate that access would be from Gallants Lane. Gallants Lane has a good safety record although it is noted that cars may access the site from the north where Gallants Lane is narrow and winding. A traffic calming scheme has previously been implemented on the road. • The 89 bus service hourly turns at the junction of Wilsons Lane and Gallants lane and a footway would need to be provided from the site to join with the footway that currently ends at the Wilson Lane/Gallants Lane junction.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is on a bus route, with stop very close to site. KCC Highways comments: • There are no services within walking distance – the closest are at Coxheath 1.25 miles away.
Air quality/noise	Significant issues unlikely.
Land contamination	Possible on previously developed part of site due to use.
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Subject to detail, unlikely to be significantly harmful.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Unsuitable due to visual harm and unsustainable. The development of this site would consolidate the extent of built development in the countryside to a degree which is out of character with the surrounding pattern of development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes, submitted by landowner.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	May be some contamination costs but unlikely to be significant given site area.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now - 2016	√
2016 - 2021	
2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

The development of this site would consolidate the extent of built development in the countryside to a degree which is out of character with the surrounding pattern of development.

It would result in harm to the open and rural character of the countryside.

The site is not within or adjacent to any existing settlement, nor is it well related to existing patterns of built development.

The site is considered unsustainable, with the nearest services being over 1 mile distant in Coxheath.

There would also be a loss of high grade agricultural land.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-86
Site name/address	Grove Lodge, New Cut Road
Landowner	Mr John Constable
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	1.12ha
Proposed yield	3-8 Dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies about 1.5km from Maidstone, south of Vinters Park and with Grove Green on the other side of New Cut Road. Grove Lodge itself is an imposing house dating from the 18th Century with fine views northwards towards Vinters Park. It is enclosed by open land, with a footpath and the school playing field to the south and Vinters Park and grazing land around it. It has a distinct curtilage separate from the application site by fences and hedging. The site comprises paddocks laid to grass which are used for grazing. There are clusters of mature trees and the land dip and rises sharply to the north western side. A tall beech tree stands towards the northern corner of the application site, and other smaller trees stand closer to the frontage. The site also includes a triangular piece of land, also laid to rough grass, separated from the public footpath by a strip of land with trees.
Current use	Garden, Paddocks, Parkland
Adjacent uses	Residential, Local Nature Reserve
Planning and other designations (AONB, greenbelt etc)	Not allocated for Housing within the Development Plan Located within a designated Area of Local Landscape Importance and land is designated under policy ENV24 as Site Specific Public Open Space.
Planning history	Various applications for residential development in the 1950's and 1960's - REFUSED Golf Course in 1960's - APPROVED New School in the 1970's and 80's - APPROVED Most Recent MA/08/2271 - Erection of 1no new detached dwelling - REFUSED
Has site previously been	Inspectors comments

considered in Local Plan Inquiry, if so, record Inspectors recommendation	"Although this area is within the urban boundary, most of it is covered by other policies to reflect its importance as an open area with special, and historical, landscape qualities. The area generally meets the criteria set out in CD15 since, despite some low density development, it is largely undeveloped and forms at least a visual link between the countryside north of Bearsted Road and Mote Park. There is public access to part of the area, although there are private, albeit largely open, uses at the northern and southern ends. I have no doubt that the defined area should be protected and kept open to prevent the coalescence of development on either side."
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site is a designated Area of Local Landscape Importance. Policy ENV35 of the Local Plan states the following: <u>Vinters Park</u> - A broad swathe of historic parkland which separates the housing areas of Grove Green and Vinters Park stretching from Mote Park in the south to the northern boundary of the built-up area; Vinters Park is what remains the estates parkland and is now a local nature reserve. Long distance views of the parkland are obtainable from public footpath KH2. The parkland has remnants specimen plants and trees and grazed fields surrounded by scrub vegetation and traces of its former use such as pathways and parkland ornamentations, balustrades, and decorative gateways. Very informal. A remarkable survival given its close proximity to the centre of town. Makes a positive contribution to the landscape. Key characteristics:- • Site of former house and estate • Narrow valley with small lake and stream • Ragstone walls • Rough pasture with parkland trees • Woodland blocks • Winding paths through woodland • Playing fields to south • Isolated traditional buildings • Large commercial buildings Condition Assessment Good Sensitivity Assessment Moderate Conserve & Reinforce.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Land immediately adjacent to the site is allocated as an extension to the existing Vinters Park Local Nature Reserve.

	The site is adjacent to a Local Nature Reserve. Site is amenity grassland with mature trees, there are buildings within the south east of the site. There are hedgerows within the east of the site. GCN have been recorded in the surrounding area and there is potential for roosting bats within the buildings or trees.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 1 of 1954 protects an area of trees including Beeches, Oaks, Elms, Limes, Horse Chestnuts and Cedars among others. These mature protected trees are likely to form a constraint to development, particularly in the northeast and southwest portions of the site. There are no designated Ancient Woodlands. There appear to be no 'important' hedgerows.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	Grove Lodge was originally the gardener's cottage to the Vinters Estate. Vinters Park is what remains the estates parkland and is now a local nature reserve. Grove Lodge its not listed but may be considered to a be a non-designated heritage asset given its link to the former used of the land and the surrounding area.
Archaeology (SAM etc.)	Land adjacent to historic lodge at one of the historic entrances to Vinters Park estate and is potentially within the historic parkland of Vinters.
PROW (within or near site)	Public footpath KH2 is to the south of the site and runs along the access from New Cut Road into the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Existing highway access onto New Cut Road. Narrow access, visibility is poor Located just over 1km from the town centre, the site is within walking distance of Maidstone West and East train stations and, local bus services. Good cycle routes and footpaths in place. • Site accessed from New Cut Road via a private access drive. • The site is considered suitable for housing. It enjoys good access to the A249 Sittingbourne Road, A20 Ashford Road and M20 Junction 7 via New Cut Road, which has a relatively good crash record, although the visibility splay at the site access would need to be improved. There are continuous footway links between the site and the local services within Grove Green. • All of the local services within Grove Green and many of the services within Maidstone Town Centre are within walking and cycling distance of the site and the nearby bus stops on Ashford Road are served by Bus Routes 8, 10 and 19, which provide a combined frequency of three buses per hour to Maidstone Town Centre on weekdays.

Access to services – distances from bus stop/rail station/shop/GP/school	Site is a town centre location. Local shops, health facilities, public transport, Valley Park Community School, Invicta Girls Grammar School and East Borough Primary School are within 1km of the site.
Impacts on existing residential amenity (including access to open space)	Unlikely to cause any significant harm to the residential amenity of existing residents. Most affected would be the occupants of Grove Lodge Site has good access to public open space. Immediately adjacent to Vinters Park and Mote Park to the south.
Availability of utilities infrastructure – e.g. water/gas/electric	No mains sewerage. Mains pipe has been installed at the top of the drive at New Cut Road. Landowner owns a transformer supply by EDF.
Air quality/noise	No noise generated by surrounding land uses. Site is within the Air Quality management area but not near to the identified Air Quality hotspots
Land contamination	None
Flood Risk (zone/drainage)	Not in a designated floodzone.
Suitability (assessment conclusion)	The site is within an Area of Local Landscape Importance and the parkland character is important in this area. The introduction of new residential development in this area would severely compromise its character. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner
Availability conclusion	No developer interest but a small site and is likely to be deliverable.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Utility connections would be required but these would be from close by.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is within the Area of Local Landscape Importance and the introduction of new residential development in this area would severely compromise its character.

It would be an unacceptable site to develop.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-87
Site name/address	Forge Lane and Chapel Lane, Bredhurst
Landowner	Executors of Mrs Macaffe's estate
Agent	Mr Myers
Greenfield/PDL	Greenfield
Site area (ha)	0.7ha approx.
Proposed yield	Not stated
Is the site urban, adjacent to urban, rural settlement or rural	Part adjacent and part within Bredhurst village envelope.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The proposal site takes on a general 'L' shape, and surrounds the north-western and south-western boundaries of 'Green Court', a Grade II listed building. The site is largely wooded and overgrown with a number of protected trees, although some of the site is in use as an overflow car park for Pickwick Motors. The site is largely enclosed by residential properties along its north-western and south-western boundaries; the site does sit adjacent to Forge Lane; and Chapel Lane runs along the site's north-eastern boundary. Access into the site is being shown to use an existing access in between two properties known as 'Five Farthings' and 'Elmstead' on Forge Lane.
Current use	Estate land.
Adjacent uses	As above.
Planning and other designations (AONB, greenbelt etc)	Majority Countryside Part within Village AONB SLA Strategic Gap
Planning history	MA/10/1385 - Outline application for erection of 4 semi-detached dwellings with all matters reserved for future consideration - Refused (dismissed at appeal). MA/05/0262 - Outline application for the erection of 3 dwellings - Refused (dismissed at appeal). 1993 outline application for new dwelling refused.
Has site previously been considered in Local Plan Inquiry, if	Not considered.

so, record Inspectors recommendation	
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>1- Bredhurst & Stockbury Downs</u> KEY CHARACTERISTICS • The majority of the landscape forms part of Kent Downs AONB, while the remainder forms part of the setting to the AONB • Level to gently sloping landform of the North Downs upper plateau • Mixture of arable fields, paddocks, remnant orchards and small to medium blocks of woodland • Mixture of historic and recent buildings within the villages and farmsteads • Traditional materials include yellow stock and red brick, Kent peg ties, flint and weatherboarding • Predominantly very narrow lanes, in addition to the engineered roads within Bredhurst and the M2 motorway Condition Assessment - Poor Sensitivity Assessment - Moderate RESTORE AND IMPROVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>The majority of the site is woodland or scrub. The site contains suitable habitat for protected/notable species including bats, reptiles dormouse, badgers and breeding birds. Roosting bats have been recorded within the surrounding area."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments –</u> <i>"Tree protection status: Tree Preservation Order (TPO) No. 4 of 1977 protects 12 individual trees within the</i>

	<i>site.</i> <i>Ancient woodlands: There are no designated Ancient Woodlands.</i> <i>Hedgerow status: There are no 'important' hedgerows.</i> <i>Comments: None."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 3
Heritage impacts (Listed building, conservation area)	<u>Conservation comments</u> – <i>"Historic Buildings: The main potential impact would be on Green Court (Grade II) which backs on to the main part of the site. The leg of the site running down to Forge Lane also contains a long, low traditional building of attractive appearance which seems to lie within the curtilage of the listed building. Some development of this site might be possible without causing serious harm to the setting of the listed building, but I would suggest that the leg mentioned above should be omitted and a landscaped buffer retained between the rear of Green Court and any new buildings. The site is heavily covered by trees which in themselves contribute to the setting of the listed building.</i> <i>Conservation Areas: None affected.</i> <i>Historic Parks and Gardens: None affected.</i> <i>Archaeology: No known implications.</i> <i>Other Comments: None."</i>
Archaeology (SAM etc.)	SCALE 4 - adjacent to historic settlement of Bredhurst with potential for medieval and post medieval remains.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Bredhurst. • Potential for access from Forge Lane and/or Chapel Lane, although the latter is presently unadopted. • See comments on Site ref HO-136.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1950m from the nearest medical hub/GP. The site is 6814m from nearest secondary school. The site is 100m from the nearest primary school. The site is 3990m from the nearest post office. The site is 3930m from the nearest sports facility. The site is 143m from the nearest play space.

	The site is 80m from the nearest green space. The site is 143m from the nearest bus stop. The site is 6113m from the nearest train station. The site is 720m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Access potential issue for amenity as would take vehicles between two existing dwellings.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	<u>Groundwater Protection</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, and conceptual site model and risk assessments. This site is based in source protection zones 2 and 3. Source protection zones are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction.
Suitability (assessment conclusion)	This site is considered to be unacceptable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for delivery.
Availability conclusion	The site is available for housing if required from 2016.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There are a number of protected trees on site; there is the potential for moderate ecological impacts; and potential archaeological and heritage impacts. No other constraints or delays are apparent at this time.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The agent has not suggested a figure in terms of the number of dwellings the site could accommodate. If the site were to be considered for residential development, taking into account the topography of the land and location, a low density development would be appropriate, with a potential yield of around 26 dwellings. However, notwithstanding the potential site capacity, and the fact that there may be no overriding consultee objections to delivering a residential scheme on this site, it is not considered to be an appropriate use in this instance. Indeed, the redevelopment of the site would adversely transform the existing character of the area that is within an Area of Outstanding Natural Beauty (a sensitive landscape at national level), as it would encroach into the countryside, with views of the site likely from Chapel Lane, Forge Lane and The Street. Residential development here would also go against the pattern and grain of development of the immediate area, which is predominantly characterised by ribbon development along the established road network. Any proposal would also have to carefully consider the potential impact on the Grade II listed 'Green Court' and the protected trees that are within the site. In addition to this, the site is not in a wholly sustainable location. Indeed, it is not adjacent to the Maidstone Urban Area or a rural service centre, and it would not be more accessible to services even if other sites were allocated. Furthermore, the site is not easily accessible by foot to a medical centre/GP, secondary school, post office or sports facility; it is not easily accessible by foot to a train station or cycle route; and the nearest service centre is over 5000m away. It is therefore considered that the site should be rejected. REJECT Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-88
Site name/address	Hazeldene Nursery, Dean Street, East Farleigh
Landowner	Mr Tony Caudwell
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	0.7 ha
Proposed yield	1 or 2
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site contains residential bungalow and garden. Lies to south of Dean Street Conservation Area. Random layout of dwellings to north and south. Field opposite.
Current use	Residential
Adjacent uses	Residential and agricultural land.
Planning and other designations (AONB, greenbelt etc)	Countryside
Planning history	<u>12/1674</u> – Replacement dwelling & garage – APPROVED <u>11/1779</u> – Replacement 2 storey dwelling & double garage – REF., APPEAL DISMISSED <u>11/1031</u> - Replacement 2 storey dwelling & double garage – REFUSED <u>06/1072</u> – CLD for existing development of change of use of plant nursery to residential garden – GRANTED <u>95/1674</u> - Demolition of existing nursery buildings, formation of new vehicular access & erection of 5 detached houses with associated garaging/parking - REFUSED, APPEAL DISMISSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site visible in mainly short range views. Doesn't generally have wide landscape impact. Reasonably well related to existing pattern of built development. Landscape Character Area Assessment: Key characteristics Dip slope of the Greensand Ridge ☐☐Hythe Beds incised with Atherfield Clay river valleys ☐☐Orchards dominate the land use ☐☐Frequent broadleaf and coppice woodland blocks ☐☐Frequent settlements Condition Assessment Good Sensitivity Assessment High Guidelines conserve

	Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐☐Conserve the special landscape quality provided by the rural valley location and the meandering River Medway ☐☐Conserve the rural setting of historic buildings and settlements ☐☐Encourage the planting of isolated mature trees to conserve the parkland character KEY CHARACTERISTICS ☐☐Orchards and pasture ☐☐Well maintained hedgerows ☐☐Traditional buildings including oast houses ☐☐Modern housing built to traditional design ☐☐Few roads ☐☐Grid like pattern of tracks between orchards Condition Assessment Very Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐☐Resist the introduction of contrasting visual elements such as pylons and telecommunications masts ☐☐Conserve the sense of enclosure provided by ragstone walling and timber fencing ☐☐Conserve the orchard setting of East Farleigh, and Dean Street Conservation Area, and avoid expansion which would detract from its rural character
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: "Site is predominately regularly mown grassland, there are buildings within the north east corner of the site and there a low numbers of trees. The site boundary is a wooden fence. No obvious habitats for protected species present Ecological constraints level 4. Some suitable habitats and features for protected/notable species present on or near site."
Trees (inc. TPO, ancient woodland within and adjacent to site)	Only one of some quality on boundary which could be retained.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	Although close to Conservation Area, not close enough to be harmful, subject to detail. Conservation Officer comments: "There are a number of listed buildings nearby, none of whose settings are likely to be adversely affected by development of this site with two dwellings as suggested. The site lies adjacent to the boundary of the Dean Street Conservation Area. Development with two houses as suggested is unlikely to have any adverse impact on

	the setting of the conservation area.”
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: “Roman coin found on site and site lies adjacent to historic farm complex Gate House Farm. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval”
PROW (within or near site)	KM39 is to west.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Onto C road, 40 mph. Cycling could be feasible. Bus stop close but no pavement in between. KCC Highways comments: • The site is close to other residential properties in Dean Street, East Farleigh. Site access would need to be addressed if the site were to be developed as visibility splays from the current access are poor. • The crash record close to the site is ok but Dean Street (road) is not full width and therefore is not suitable for a substantial increase in traffic volumes. The site is therefore considered acceptable for a limited number of dwellings (10), subject to the mitigation outlined above.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop within walking distance (less than 100m). KCC Highways comments: • The closest services are in Tovil or Coxheath, neither of which are in walking distance of the site and there are also no footways on Dean Street linking the site with the village centre. The village is served by the 26 bus service providing a 2-hourly service to Maidstone but due to the lack of footways the existing bus stops would not be accessible. Therefore the developer would need to provide new bus stops and hard standing on Dean Street outside the site.
Air quality/noise	No significant issues.
Land contamination	Environment Agency comment: 600m from landfill site.
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Unlikely to be harmful, subject to detail.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Relatively well related to existing pattern of development. Somewhat limited wider visual impact. Current visibility poor. Generally not close to facilities.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Available
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	√
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
Although the site is mainly only visible in short range views, it would nevertheless consolidate built development in the countryside and would harm its openness. The site is not well located in sustainability terms, as it is generally a considerable distance from facilities. Walking (including to existing bus stops) is not feasible, due to lack of pavements. Visibility from the existing access is poor. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-89
Site name/address	Millfield Reclamation Yard, Greenway Lane, Harrietsham
Landowner	Not known
Agent	Guy Osborne, Ashfold Estates
Greenfield/PDL	PDL
Site area (ha)	0.82
Proposed yield	10
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a rectangular shaped site, which lies approximately 800 metres to the west of Harrietsham village, in the open countryside. The site comprises a parcel of land to the east of Greenway Lane and north of Holm Mill Lane. The site itself is relatively flat, with a man-made bank built on the northern boundary. The site is currently in use as a reclamation yard. The site is connected to Harrietsham village by the A20 Ashford Road, and is surrounded by residential dwellings, a residential caravan park, horse paddocks and light industrial buildings. The caravan park is accessed from Greenway Lane and there are several other residential dwellings along Holm Mill Lane within reasonable proximity of the site. The site is screened from view from Greenway Lane on its western boundary and from the rear gardens of the residential dwellings along Holm Mill Lane to the south. There is limited screening along the northern and eastern boundaries of the site, which offer views of open countryside to the north and the neighbouring light industrial buildings to the east. The railway line is approximately 300 metres to the north of the site, and the A20 Ashford Road approximately 200 metres to the south.
Current use	Site is in use as a reclamation yard.
Adjacent uses	There are residential dwellings to the south and west of the site, a caravan park to the north west, horse paddocks to the north and light industrial buildings to the east of the site.
Planning and other designations (AONB, greenbelt etc)	None. The Kent Downs AONB Unit made the following comments: • Overlooked from AONB • Orientation and layout important
Planning history	97/0613 – an application for a certificate of lawful development for the use of the site for the storage and

	distribution of building materials, wholesale and retail sale of building materials, and ancillary office and toilet block was approved. 82/0611 – an outline application for the erection of a bungalow was refused. 79/0256 – an application for the use of land to continue for winter storage of 20 caravans was approved.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is currently well screened. The site is located within the Leeds Castle Parklands area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Artificial landform as part of golf course at Leeds Castle • Historic Leeds Castle and surrounding parkland • Pocket of lowland dry acid grassland • Mature parkland trees including oak, horse chestnut and pine • River Len to the south • Severance caused by the M20, HS1 and A20 The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>High</i>. The Guidelines for this area are to conserve and restore.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecology states that the site consists of bare ground and rough grassland. To the west of the site there is a strip of woodland along the boundary. Has potential to be suitable for protected species including reptiles, GCN, bats and breeding birds. Constraint level 2 – potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	None.
Agricultural land quality	Site can be characterised as Grade 2 agricultural land.
Heritage impacts (Listed building, conservation area)	Historic Buildings: The site lies near the Grade II Listed Holm Mill House. It does not contribute significantly to the setting of this listed building and in its current commercial use has some detrimental impact on its surroundings. Development of the site for housing purposes is unlikely to result in significant impact on the setting of the listed building.
Archaeology (SAM etc.)	KCC Archaeology states that the site is adjacent to the historic farm complex of Holm Mill. Scale 4 – Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	None.
Access (Highways) • Site access	• Site situated adjacent to existing residential properties on Holm Mill Lane.

• Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from Holm Mill Lane / Greenway Lane. • The site is considered suitable for a very limited quantum of housing only due to the restricted nature of Holm Mill Lane. It enjoys good access to the A20 Ashford Road via Holm Mill Lane, which has a good crash record, although there is no footway, forward visibility is poor in places and the carriageway is not wide enough for two vehicles to pass without encroaching on to the highway verge. • Many of the village services within Harrietsham, including the railway station, which is served by hourly train services to Ashford, Bearsted, Maidstone, Bromley South and London Victoria, are within walking and/or cycling distance of the site. The nearby bus stops on Ashford Road are served by Bus Route 10, which provides an hourly service to Maidstone, Bearsted, Lenham and Ashford on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The village 'centre' including the local shop, pub, restaurant, bus stops and train station is just over 1km from the site. The village hall and medical centre are further from the site, approximately 2km away.
Impacts on existing residential amenity (including access to open space)	Limited impacts. The site is, however, in close proximity to a Grade II listed building.
Availability of utilities infrastructure – e.g. water/gas/electric	Near to road and houses so potential for services. Landowner stated that water and electricity in place.
Air quality/noise	Railway noise (line is 300m to the north).
Land contamination	Likely to be contamination.
Flood Risk (zone/drainage)	The site is located in source protection zones 2 and 3.
Suitability (assessment conclusion)	This is a brownfield site located in the open countryside and overlooked by the Kent Downs AONB. There are some large residential dwellings in the vicinity of the site which sit in large plots, one of which is listed. Whilst the village of Harrietsham and its services are 1km away, the site does not relate well to the village.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	• Willing landowner • Willing developer • Existing use but landowner keen to sell
Availability conclusion	Site could be available if existing business can be sold.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Development would depend on the sale of the existing site/business.
Achievability conclusion	Site could be achievable if existing business can be sold.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This brownfield site does not connect well to Harrietsham village. In addition, development of the site would be detrimental to the setting of the Kent Downs AONB and would have a negative effect on the setting of the listed building nearby. The availability and achievability of this site depend on the sale of the existing business.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-90
Site name/address	South of M20 and west of Hockers Lane, Detling
Landowner	South East Water Ltd.
Agent	Dalcour Maclaren
Greenfield/PDL	Greenfield
Site area (ha)	2.41ha
Proposed yield	40-50
Is the site urban, adjacent to urban, rural settlement or rural	Rural.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The proposal site is a rectangular shaped parcel of land that is flanked by the M20 to the north; ancient woodland and a Local Wildlife Site to the west; Hockers Lane to the east; and a works depot/storage facility for Southern Water to the south. The site is accessed is from Hockers lane, a single lane (two-way) road that is national speed limit at this point. There is a pavement on the western edge of the road but there is no street lighting. The site is relatively flat and open but set down from Hockers Lane; and there are a number of trees providing some screening of the site from Hockers Lane. The site falls outside the confines of the urban area and Detling village; and falls within the North Downs Special landscape Area and Strategic Gap.
Current use	Field/agriculture.
Adjacent uses	Water works; motorway.
Planning and other designations (AONB, greenbelt etc)	Countryside SLA Strategic Gap Adjacent to Local Wildlife Site
Planning history	1993 application refused for the erection of two storey buildings to provide workshops secure stores offices training centre and visitors centre with parking for 142 vehicles and associated landscaping works. 1960's application for residential development refused. 1950's application approved for caravan site.

Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>14 – Thurnham Vale</u> KEY CHARACTERISTICS • The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>14.1 – Weaving Fringes</u> KEY CHARACTERISTICS • Large buildings and building complexes • Blocks of mixed and coppiced woodland • Busy roads • Pasture • Shelterbelts and clumps of woodland • Low lying ground with a series of small ponds to the north east Condition Assessment - Moderate Sensitivity Assessment - Low IMPROVE AND REINFORCE Comments from Kent Downs AONB- <i>"Impact on views form AONB needed."</i>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require</i>

	<i>specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>The site is adjacent to a local wildlife site which is also an ancient woodland. The site is within 200m of a LWS and 1.5 km of SAC and SSSI - there will need to be some consideration of the impact the development will have on the designated site - including the impact on recreation. Individually this site may have no impact due to the size but there are a number of strategic sites in the surrounding area - the impact will need to be considered in combination with the other sites. A grassland field with mature trees along the southern and western boundary. There are some trees along the northern boundary. Some potential for notable or protected species - most likely to be within the boundary of the site. Species include roosting bats, breeding birds and reptiles."</i> Constraints Level 2 - but only due to the designated sites Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments-</u> Tree protection status: Tree Preservation Order (TPO) No. 13 of 2011 protects woodland to the west of the site. There also prominent boundary trees to the south and southeast of the site. Planting adjacent to the M20 is beginning to mature and will provide important screening and future amenity value. Ancient woodlands: Woodland to the west of the site is designated as ancient woodland. Hedgerow status: There are no 'important' hedgerows. Comments: None.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 3
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	SCALE 4 - site lies south of Iron Age and Romano-British remains.
PROW (within or near site)	None.

Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from Hockers Lane. • The site is considered suitable for a limited quantum of housing in view of its location outside of Detling village. It enjoys good access to the A249 via Hockers Lane and The Street, which have a relatively good crash record and a continuous footway link to the village centre and bus stops. • Many of the village services within Detling are within walking and/or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively. • It is recommended that the Highways Agency be consulted on this site given the proximity of the M20.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1173m from the nearest medical hub/GP. The site is 2187m from nearest secondary school. The site is 1572m from the nearest primary school. The site is 913m from the nearest post office. The site is 546m from the nearest sports facility. The site is 1004m from the nearest play space. The site is adjacent to green space. The site is 1004m from the nearest bus stop. The site is 1443m from the nearest train station. The site is 640m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	M20 hotspot In Urban AQMA
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	<u>Groundwater Protection</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. This site is based in source protection zone 1. Source protection zones are used to protect abstractions

	used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site is adjacent to a LWS and ancient woodland on the western boundary of the site. There are a number of trees within the site; and there is the potential for moderate ecological impacts. This said, there appears to be no other constraints or delays are apparent at this time.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The landowner has suggested a housing yield of 40-50 dwellings on the site. If the site were to be considered for residential development, a low density development would be appropriate with a potential yield of around 30 dwellings per hectare.

However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its isolated location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the area, consolidating existing sporadic development and causing unacceptable visual harm to the character and appearance of the countryside. The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated; the site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office, or play space; there is no street lighting; and the site is also not easily accessible by foot to a bus stop or train station.

The greenfield site is within a Special Landscape Area and is adjacent to an Area of Outstanding Natural beauty, any development of the site would have to assess the sensitive landscape hereabouts. In addition, there are arboricultural and ecological issues that would have to be addressed, given the site's close proximity to an ancient woodland and Local Wildlife Site.

Other concerns would be that future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-91
Site name/address	Hockers Lane Operational Depot, Hockers Lane, Detling
Landowner	South East Water Ltd.
Agent	Dalcour Maclaren
Greenfield/PDL	PDL
Site area (ha)	1.015ha
Proposed yield	20-30 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is on the western side of Hockers Lane, some 180m to the south of the M20 with Detling village beyond. The site's access is from Hockers lane, a single lane (two-way) road that is national speed limit at this point. There is a pavement on the western edge of the road but there is no street lighting. The site is relatively flat and largely consists of hard surfacing, various buildings, dwellings, grassed areas, and there is screening from the road by way of well established trees/planting. There is residential development to the north-west of the site; and woodland to the west that is also designated as a Local Wildlife Site. The land opposite the site (to the east) is largely given over to agricultural land. The site falls well outside the confines of the urban area and Detling village; and falls within the North Downs Special landscape Area and Strategic Gap.
Current use	The site is in existing use as works depot/storage facility for Southern Water.
Adjacent uses	Agricultural, local wildlife site.
Planning and other designations (AONB, greenbelt etc)	Countryside SLA Strategic Gap Adjacent Local Wildlife Site
Planning history	1993 application refused for the erection of two storey buildings to provide workshops secure stores, offices, training centre and visitors centre with parking for 142 vehicles and associated landscaping works. Several applications (1980's & 1990's) associated to works at the pumping stations.

	Pumping station approved in 1950's.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>14 – Thurnham Vale</u> KEY CHARACTERISTICS • The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>14.1 – Weaving Fringes</u> KEY CHARACTERISTICS • Large buildings and building complexes • Blocks of mixed and coppiced woodland • Busy roads • Pasture • Shelterbelts and clumps of woodland • Low lying ground with a series of small ponds to the north east Condition Assessment - Moderate Sensitivity Assessment - Low IMPROVE AND REINFORCE Comments from Kent Downs AONB- <i>"Impact on views form AONB needed."</i>
Ecological Impacts (inc. SSI & local wildlife sites within or	<u>KCC Biodiversity Officer advice –</u>

adjacent to site)	<i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>The site is adjacent to a LWS and ancient woodland on the southern and western boundary of the site. The site is hard standing, buildings with amenity grassland. There are a few mature trees within the site. There may be some potential for the buildings and trees to contain suitable habitat for roosting bats."</i> Constraints Level 2 – but only due to the designated sites Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments-</u> <i>"Tree protection status: Tree Preservation Order (TPO) No. 13 of 2011 protects woodland adjacent to the western boundary of the site. There are also significant mature trees adjacent to the access road and a group within the centre of the site which are likely to merit a TPO.</i> <i>Ancient woodlands: Woodland to the southwest of the site is designated as ancient semi-natural woodland. Woodland to the west of the site is designated as plantation on ancient woodland site.</i> <i>Hedgerow status: There appear are no 'important' hedgerows.</i> <i>Comments: None."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 3
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	SCALE 4 - site lies south of Iron Age and Romano-British remains.
PROW (within or near site)	None.
Access (Highways) - Site access - Impact on wider highway	- Site accessed from Hockers Lane. - The site is considered suitable for a limited quantum

network • Access to strategic/main highway network • Availability of public transport/walking/cycling	of housing in view of its location outside of Detling village. It enjoys good access to the A249 via Hockers Lane and The Street, which have a relatively good crash record and a continuous footway link to the village centre and bus stops. It should be noted, however, that Hockers Lane suffers from poor forward visibility to the south of the site. • Many of the village services within Detling are within walking and/or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 992m from the nearest medical hub/GP. The site is 2038m from nearest secondary school. The site is 1396m from nearest primary school. The site is 952m from the nearest post office. The site is 397m from the nearest sports facility. The site is 831m from the nearest play space. The site is adjacent to green space. The site is 831m from the nearest bus stop. The site is 1335m from the nearest train station. The site is 546m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	M20 hotspot Adj AQMA
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site is in existing use as works depot/storage facility. The site has a willing landowner, with the site available from 2016-2021.
Availability conclusion	The site would be available from 2016-2021.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The site is adjacent to a LWS and ancient woodland on the southern and western boundary of the site; and there are a few mature trees within the site. As such, there is the potential for moderate ecological impacts, and an assessment of this impact would need to be addressed. There is protected woodland adjacent to the western boundary of site; ancient semi-natural woodland to the southwest of the site; plantation on ancient woodland to the west of the site; and there are significant mature trees adjacent to the access road and a group within the centre of the site which are likely to merit a TPO.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The landowner has suggested a housing yield of 20-30 dwellings on the site. If the site were to be considered for residential development, taking into account the topography of the land and its edge of village location, a low density development would be appropriate with a potential yield of around 30 dwellings. However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its isolated location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the area, consolidating existing sporadic development and causing unacceptable visual harm to the character and appearance of the countryside. In addition to this, the site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated; the site is not easily accessible by foot to a medical centre/GP, primary or secondary schools, a post office, or play space; there is no street lighting; and the site is also not easily accessible

by foot to a bus stop or train station.

Other concerns would be that future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway; the site is within a Special Landscape Area and adjacent to an Area of Outstanding Natural Beauty, and any development would have to assess the sensitive landscape hereabouts; and there are arboricultural and ecological issues that would have to be addressed, given the site's close proximity to ancient woodland and a Local Wildlife Site.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-92
Site name/address	North of Redic House, Warmlake Road, Sutton Valence
Landowner	Mrs Z Wade
Agent	Lambert and Foster
Greenfield/PDL	Greenfield
Site area (ha)	0.15 ha
Proposed yield	3-5 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Appears to be former orchard – a few small trees remain – with well-maintained grass. Dwellings to south and east, field to west, commercial estate to north.
Current use	Former orchard/amenity land.
Adjacent uses	Residential, agricultural and commercial.
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	00/0715, 90/0639 & 90/0637 were all for one new dwelling (outline) REFUSED. 90/0637 was dismissed at appeal.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Residential development would involve “squaring off” of existing built development, as site is situated between existing residential and commercial development. Views are limited to those from the road and in these views development would be seen in the context of existing built development. Visual impact would, therefore, be relatively limited. Landscape Character Area Assessment: KEY CHARACTERISTICS ☐ ☐ Plateau above the Greensand Ridge ☐ ☐ Sweet chestnut coppice woodland ☐ ☐ Orchards ☐ ☐ Arable land ☐ ☐ Recent infill development ☐ ☐ Grid like road pattern Condition Assessment Very Poor Sensitivity Assessment Very Low Guidelines – Improve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐ ☐ Conserve and improve the extent of woodland cover ☐ ☐ Improve hedgerows and therefore habitat connectivity by gapping up where practicable

	☐ ☐ Improve the sense of place by maintaining remaining open space between swathes of development
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: "A rough grassland field which is surrounded by mature hedgerows. Potential for reptiles to be present. Good Connectivity to the surrounding habitat. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of significance.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Adjacent to historic farm complex of Warmlake Farm. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval."
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: • Site situated adjacent to existing residential properties. • Site accessed from Warmlake Road via a private, single carriageway residential lane. • The site is considered suitable for housing. It enjoys good access to the A274 Maidstone Road, although the nearby A274/Warmlake Road junction has a poor crash record which may require mitigation.
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: • Many of the village services within Sutton Valence are within walking and/or cycling distance of the site via the footway link on Maidstone Road and the nearby bus stops on Maidstone Road are served by Bus Route 12, which provides an hourly service to Maidstone, Headcorn and Tenterden on weekdays.
Air quality/noise	No significant issues
Land contamination	Not expected
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Extent of possible development limited, as sufficient distances to existing dwellings would be required to protect privacy. Proposed access off of Warmlake Road would cause noise and disturbance issues for adjoining properties and planning permission for residential development has previously been refused on this basis.

	It is noted, however, that the land to the north has also been submitted (see reference HO-94 Warmlake Business Estate). If access was taken in from the north (via that site), noise and disturbance issues could be overcome.
Utilities (availability of utilities infrastructure: water/gas/electric)	Stated to be available.
Suitability (assessment conclusion)	Potential noise and disturbance issues from access if considered alone. Relatively limited wider visual impact and reasonably close to facilities.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	AVAILABLE

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	ACHIEVABLE

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Residential development would involve “squaring off” of existing built development, as the site is situated between existing residential and commercial development. Views are limited to those from the road and in these views development would be seen in the context of existing built development. Visual impact would, therefore, be relatively limited.

However, proposed access off of Warmlake Road would cause noise and disturbance issues for adjoining properties due to the position of the access and planning permission for residential development has previously been refused on this basis.

It is noted that the land to the north has also been submitted (see reference HO-94 Warmlake Business Estate). If access was taken in from the north (via that site), noise and disturbance issues could be overcome. However, it is not proposed to accept site HO-94 so this issue remains.

The site is not closely related to a good range of facilities and many trips are likely to be made by car.

It is considered that this site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-93
Site name/address	Cuxton Road, Parkwood
Landowner	Drake and Fletcher
Agent	John Taylor Page & Wells
Greenfield/PDL	PDL
Site area (ha)	0.593ha
Proposed yield	50 flats
Is the site urban, adjacent to urban, rural settlement or rural	urban
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is located on the edge of the Parkwood Industrial site on the north side of Cuxton Road. It contains a large warehouse and office building which is used as car showroom. Located within an industrial estate there is little or no landscaping on site. Surrounding uses are B1/B2.B8 used although opposite the site and to the south west are houses which demarcate the edge of the Parkwood Estate. The landscape is flat and built up with warehousing to the north, south and east and two storey houses to the west and south west.
Current use	Car showroom
Adjacent uses	Residential and Warehousing in B1, B2 and B8 use.
Planning and other designations (AONB, greenbelt etc)	Site is allocated employment land under saved policy ED2 of the Maidstone Borough-Wide Local Plan 2000.
Planning history	Various applications relating to advertisement consent for the business use of the premises.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not for residential
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is within an industrial estate location within the urban area of Maidstone. There are short range views from Cuxton Road but no significant medium or long distance views. The developed nature of the site means that there is an existing impact from the industrial style buildings on site.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. Land is PDL and is therefore unlikely to be of any ecological value. Site is hard standing and building. Buildings may be used by roosting bats/breeding birds
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees or woodland subject to TPO on site.
Agricultural land quality	N/A

Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Nothing known
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	There is an existing access into the site off Cuxton Road. It has good visibility of the height in both directions. Regular bus services run along Wallis Avenue to the west which run into town and to the train stations. Within good and safe walking distance of local services and facilities. • Site situated adjacent to existing commercial premises within the Park Wood Industrial Estate. • Site accessed from Cuxton Road. • The site is considered suitable for housing. It enjoys good access to the A274 Sutton Road via Cuxton Road and Bircholt Road, which have a good crash record. There are continuous footway links between the site and the local services within Park Wood. • The site is within walking and cycling distance of the local services within Park Wood and the nearby bus stops on Bicknor Road are served by Bus Route 82, which provides a service to Maidstone Town Centre every 10 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shops, public transport, health facilities and Bellwood County Primary and Junior School are all within 1km of the site.
Impacts on existing residential amenity (including access to open space)	Unlikely to cause any significant harm to the residential amenity of existing residents. Site has good access to public open space. Parkwood recreation ground is 0.5km as the crow flies to the south west.
Availability of utilities infrastructure – e.g. water/gas/electric	Adjacent to residential area and there would be utilities serving the existing buildings.
Air quality/noise	Noise disturbance is likely to be caused from the surrounding industrial estate Site is within an Air Quality Management Area.
Land contamination	Possible given the historic industrial use of the land.
Flood Risk (zone/drainage)	Flood zone 1.
Suitability (assessment conclusion)	The site is previously developed land within the urban area of Maidstone. It may well be suitable for residential redevelopment. However, it does form part of an allocated industrial estate which is protected by policy ED2 of the Maidstone Borough-Wide Local Plan (2000). It could be part of a wider redevelopment proposal with a rationalisation of

	employment land in the Borough but at this stage I do not feel that the redevelopment for housing would be appropriate given the current employment use and the surrounding noise generating uses. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing Landowner
Availability conclusion	There is no developer on board but the landowner is willing to develop the site.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There may be some demolition and clear up costs but nothing that would appear to be abnormal.
Achievability conclusion	There would appear to be no barrier to achieving development.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site forms part of an allocated industrial estate which is protected by policy ED2 of the Maidstone Borough-Wide Local Plan (2000). It could be part of a wider redevelopment proposal with a rationalisation of employment land in the Borough but at this stage I do not feel that the redevelopment for housing would be appropriate given the current employment use and the surrounding noise generating uses. REJECT Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-94
Site name/address	Warmlake Business Park, Maidstone Road, Sutton Valence
Landowner	Paice Pension Trust
Agent	ASP
Greenfield/PDL	Previously developed land
Site area (ha)	0.92 ha
Proposed yield	28 dwellings at 30 dpha
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is part of a commercial business park. It contains a large building of poor quality appearance and corrugated sheet roof, with substantial areas of hard-standing and some open storage.
Current use	Commercial uses
Adjacent uses	Surroundings are a mixture of residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	Extensive relating to industrial use of premises. Most recent of relevance are:- <u>98/1343</u> - Change of use of former agricultural building (The Granary, Unit 3) from wholesale warehouse to use within Class B1 - APPROVED <u>98/0974</u> - Change of use of former agricultural building (The Granary, Unit 3) from wholesale warehouse falling within class X of the 1972 Use Classes Order to a use falling within class B1(A) and B1(C) ; plus the erection of a single storey extension - APPROVED <u>97/1272</u> - Change of use and conversion of former agricultural buildings from wholesale warehouse or repositing (Class X of the 1972 Use Classes Order) to assembly, repair, maintenance, storage and distribution of lawn care and agricultural equipment or Class B1(b) or Class B1(c) (Unit 8); Class B1(a) or B1(b) (Unit 3); and Class B1 (b) or (c) (Units 9, 10, 11 and 12) - APPROVED <u>96/0598</u> - Change of use and conversion of former agricultural buildings from wholesale warehouse or repository (Class X of the 1972 Use Classes Order) to assembly repair maintenance storage and distribution of lawn care and agricultural equipment (Unit 1) and Class B1 Business (Units 2 3 and 4) – APPROVED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors	No

recommendation	
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Although the building on site is of poor appearance, its visual impact upon the countryside is generally fairly neutral, as it is sited where it has limited visibility in public views, especially long range views, and it is grouped with other built development. Similarly, residential development is likely to have a generally neutral impact for the same reasons. Landscape Character Area Assessment: KEY CHARACTERISTICS ☐ ☐ Plateau above the Greensand Ridge ☐ ☐ Sweet chestnut coppice woodland ☐ ☐ Orchards ☐ ☐ Arable land ☐ ☐ Recent infill development ☐ ☐ Grid like road pattern Condition Assessment Very Poor Sensitivity Assessment Very Low Guidelines – Improve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐ ☐ Conserve and improve the extent of woodland cover ☐ ☐ Improve hedgerows and therefore habitat connectivity by gapping up where practicable ☐ ☐ Improve the sense of place by maintaining remaining open space between swathes of development
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Not significant due to character of site/ extent of built/hard development. KCC Ecological Officer comments: "The majority of the site is hard standing, well managed amenity grassland and buildings. However to the South East of the site there is an area of rough grassland/scrub and the site is surrounded by dense hedgerows and there is good connectivity to the surrounding area. These areas have the highest potential for protected/notable species to be present for example bats/reptiles. Ecological constraints level 4. Some suitable habitats and features for protected/notable species present on or near site."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of significance
Agricultural land quality	Not relevant
Heritage impacts (Listed building, conservation area)	Existing building currently detracts somewhat from the setting of the adjacent Grade II listed oasthouse. Development could have a positive impact upon this setting, subject to suitable design, etc. Conservation Officer comments; "The site lies adjacent to a listed former oasthouse, now in commercial use. It is currently occupied by a modern

	business estate developed with large industrial-type sheds which adversely affect the setting of the listed building. Sympathetic housing development would potentially lead to an improvement in the setting of the listed building."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Part of historic farm complex of Warmlake Farm. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Onto the A274. Bus stop nearby, although no crossing in between. KCC Highways comments: • Site situated adjacent to existing residential properties. • Site accessed from the A274 Maidstone Road via a private lane. • The site is considered suitable for housing. It enjoys good access to the A274 Maidstone Road, although the nearby A274/Warmlake Road junction has a poor crash record which may require mitigation.
Access to services – distances from bus stop/rail station/shop/GP/school	Reasonably well related to facilities. School approximately 800m away and some facilities, eg doctors surgery, in Sutton Valence village, approximately 1,000m away. Sited upon bus route, cycling feasible. KCC Highways comments: • Many of the village services within Sutton Valence are within walking and/or cycling distance of the site via the footway link on Maidstone Road and the nearby bus stops on Maidstone Road are served by Bus Route 12, which provides an hourly service to Maidstone, Headcorn and Tenterden on weekdays.
Air quality/noise	No significant issues expected.
Land contamination	Possible land contamination issues, due to current and previous issues.
Flood Risk (zone/drainage)	Environment Agency comments: The area between Cliff Hill and Beresford Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties.

Impacts on existing residential amenity (including access to open space)	Likely to be positive or neutral by removing existing commercial uses.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	No significant visual issues. Reasonably close to facilities.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Appears to be submitted by owner. Likely to be available.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	May be some contamination clean-up costs, which could delay development.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	√
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Redevelopment would not cause significant visual harm to character or openness of countryside or harm to residential amenity.

The site currently contains commercial buildings, which do not contribute positively to the character and appearance of the countryside, and their replacement with housing could have a positive impact upon the setting of the adjacent listed building.

However, the site is not closely related to a good range of facilities and many trips are likely to be made by car.

Also, this site is in active employment use. Redevelopment would result in a loss of employment space in a rural area, which may impact upon local employment and thereby also upon sustainability.

On balance, considering the above, it is not recommended that this site be accepted.

It is noted that there is the possibility of additional land adjoining this site – see HO-92 (Land to north of Redic House, Warmlake Road, Sutton Valence).

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-95
Site name/address	Farleigh Lane and Gatland Lane
Landowner	Not known.
Agent	Matt Richardson – Gleeson Developments.
Greenfield/PDL	Greenfield
Site area (ha)	14ha.
Proposed yield	240 Dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to the urban boundary
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the south of the urban boundary and lies within the Medway Valley. The site has a sloping topography with the land sloping southwards towards the river Medway. The land is bordered by Gatland Lane to the north and an existing residential area, to the west by Farleigh Lane and to the south by the river Medway, Medway Valley Rail line and the Medway walk. Due to the Valley location of the site, significant views across the valley are possible with the proposed site visible from much of the East Farleigh valley area. The site includes a northern part of this land extending from Farleigh Lane in the west to Pitt Road in the east. The site outlined in red extends adjacent the existing farm buildings within this land comprising a number of Grade II listed buildings although it appears that this land is not included within the proposed development which only relates to the blue shaded area. This site is similar although smaller to that submitted for assessment under HO-74.
Current use	Orchards and agricultural fields
Adjacent uses	Residential (urban area)
Planning and other designations (AONB, greenbelt etc.)	Site is located within an Area of Local Landscape Importance
Planning history	There is Planning history at this site for a variety of proposals including the erection of dwellings. Application numbers listed below:- 69/0700/MK1 – Refused 74/0708 – Refused 81/0715 – Refused
Has site previously been	Considered within the SHLAA 2009

considered in Local Plan Inquiry, if so, record Inspectors recommendation	
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	37.Site falls within character area 24-2 – Fant Orchards 38.Key Characteristics (blue box) • Tall hedges and shelterbelts • Fruit orchards, some derelict, with informal tracks • Some rough pasture adjacent to Maidstone's urban edge • Traditional isolated properties and farmsteads • No highways, only a historic track accessing properties 39.From Summary of Analysis Box • Condition Assessment = Poor • Sensitivity Assessment = Moderate 40.Guideline = Restore and Improve • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands. • Respect the setting of Rectory Lane Orchards to the west and the Medway Valley to the south in any development proposals. • Maintain a buffer of open space and vegetation adjacent to the railway line to promote a robust landscape and ecological framework.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response:- Previously provided detailed strategic site comments.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status Whilst the trees on the site are not currently protected there appear to be prominent trees on the boundary to the northwest of the site which could potentially merit protection by a TPO. Ancient Woodlands There are no designated Ancient Woodlands. Hedgerow status There appear to be no 'important' hedgerows in the eastern portion of the site but there are potentially some to the west of the site.
Agricultural land quality	Grade 1 – (However for information, it is stated within the submitted supporting statement that a survey of the land identified that the land comprises grades 2, 3a and 3b).
Heritage impacts (Listed building,	Historic Buildings: The site hatched blue on the

conservation area)	submitted drawing does not lie close to any listed buildings, and its development is acceptable in heritage terms. The far eastern end of the larger site lies close to the historic group of Fant Farm (see comments on HO-74). Conservation Areas: None affected. Historic Parks and Gardens: None affected. Archaeology: No known implications.
Archaeology (SAM etc.)	KCC Archaeology Response:- Site lies adjacent to post medieval complex of Fant Farm. (Level 4).
PROW (within or near site)	KB17 runs through the centre of the site. There are also a number of Public Rights of Way running to the south of the site - KB11, KB12 and KB13.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Response:- • Site located adjacent to existing residential properties on Gatland Lane. • Potential for access from Farleigh Lane and/or Gatland Lane. • The site is considered suitable for housing. It enjoys good access to the A26 Tonbridge Road via Farleigh Lane, which has a good crash record, although there is a poor crash record and severe peak period congestion at its junction with Tonbridge Road which may require mitigation. There are continuous footway links between the site and the local services within Fant and onward to Maidstone Town Centre. • The site is within walking and cycling distance of many local services and the bus stops on Gatland Lane are served by Bus Route 8, which provides an hourly service to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	• There is a bus route which runs along Gatland Lane providing a service between Maidstone Hospital and the Town Centre. • Site is within 0.6m of East Farleigh Rail Station and 1m of local shops, GP and schools.
Impacts on existing residential amenity (including access to open space)	There would be limited impact upon existing residential amenity of properties within vicinity depending on residential layout, may be a loss of privacy/overlooking to rear of properties within Burns Road, Pitt Road and Cowdrey Close.
Availability of utilities infrastructure – e.g.	Utilities exist nearby within residential areas and can be provided within the proposed site.

water/gas/electric	
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	Identified within possible contamination area. Further comments required.
Flood Risk (zone/drainage)	There is a flood zone to the south of the site adjacent to the River, however, the proposed site lies outside of this and due to its sloping topography, I do not anticipate any flooding issues of the proposed site.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services. • Good level of housing yield. • Some landscape enhancement proposed. • Development would extend in similar pattern of development. <u>Against</u> • Extensive visual harm to Area of Local Landscape Importance. • Extensive views of the site possible from East Farleigh/ Medway Valley Area. • Land provides some landscape and ecology quality. • Harm to existing semi rural character of area. • Buffer to built development of urban area. • Significantly contributes to the character of the area. <u>Conclusion</u> The site is visually prominent due to its location within the Medway Valley and there is likely to be some visual harm as a result, I consider the site is in a sustainable location and relates well to the existing urban area and would represent a logical expansion of the urban area westwards. In addition to this, the need to provide sites suitable for housing holds significant weight which outweighs this visual harm. In addition to this, the NPPF attaches less weight to the protection of locally designated landscapes such as the areas of local landscape importance which is applicable in this case. It is noted that 36ha of the site would be used to create a country park style area of open space, which would ensure protection for part of this landscape. A second site within this area as been put forward for consideration which crosses over with this site. This comprises a smaller site area and offers a country park to the lower element of the site reducing the visual harm to the surrounding area. On balance, this is the preferred option for development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site is in the ownership of one single owner who is willing to develop the site with a willing developer also interested in the site.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There are some constraints on the land involving two footpaths which run through it together with a sloping topography of the land. However, I do not see this as a barrier to development.
Achievability conclusion	Positive.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Overall, I do not consider this site is suitable as described above due to the sensitivity of this area and on balance, the alternative smaller site is preferred.

I therefore consider this site is rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-96
Site name/address	East of Eythorne Street
Landowner	
Agent	BDB Design
Greenfield/PDL	Greenfield – adjacent (north of) built envelope of Hollingbourne village
Site area (ha)	0.30 ha
Proposed yield	Approximately 12 put forward.
Is the site urban, adjacent to urban, rural settlement or rural	Countryside adjacent (north of) built envelope of Hollingbourne village
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This flat field/pasture land is located in the countryside and a SLA, but also inbetween the built up areas of Hollingbourne village which are spread either side of the substantially raised railway line – to the south Hollingbourne has a designated village envelope. This land is on the south-east side of the B2163 Eythorne Street, with its 60m frontage between the small residential cul-de-sac of Claygate and the 2* listed residential property of Godfrey House. This frontage has an established tree/hedge line. It is part of a larger field to the south-east and is not physically separated/defined from that larger field. The rear (south-east) boundary of that larger field consists of dense tall vegetation but its south boundary only low vegetation. There are open fields and pasture land to the rear, and to the south these rise quite steeply. A public footpath KH198 runs quite close behind these boundaries. Much further south-eastwards on higher land is public footpath KH200
Current use	Field/pasture.
Adjacent uses	Residential properties adjacent to south- west and north-east. Fields/pasture adjacent to east and south-east.
Planning and other designations (AONB, greenbelt etc)	Countryside and Special Landscape Area
Planning history	A 1960s application for residential development was withdrawn.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No

Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Prominent views from the public footpaths to the east and south-east including at further distance on higher ground. These views would only be partially interrupted by various intervening field boundaries. The site could also be exposed from Eyhorne Street if developed, as access would need to be from that road. Any development would, however, be in part against the backdrop of the existing houses on adjacent land either side, and would not project further rearwards than the buildings in Claygate. Therefore, I do not consider that the development of this site for housing would cause any harm to the character of the countryside and SLA, even though it would be exposed to an extent from public views from the public footpaths to the east and south-east. KEY CHARACTERISTICS • Landscape to north of the railway line is situated within the Kent Downs AONB • Mixed woodland belts and blocks • Willow trees mark the location of drains and ditches • Narrow lanes which generally run against the contours south west to north east • Distinctive brick railway bridges • Major infrastructure routes along the south western periphery Condition Assessment Good Sensitivity Assessment High Guidelines – Conserve Consider the generic guidelines for the Gault Clay Vales • North of the railway line, the landscape is situated within the Kent Downs AONB. The Kent Downs AONB is a nationally important designation which offers a high level of development constraint • Land management policies for the conservation, management and enhancement of this landscape are set out within the Kent Downs AONB Management Plan 2009 – 2014. Also refer to guidance documents referenced in Appendix A • Conserve the undeveloped foreground and rural setting of the Kent Downs AONB • Conserve distinctive brick railway arches and maintain using like for like materials • Avoid screening with coniferous planting • Conserve characteristic oak, ash and beech hedgerow trees and isolated oaks within arable land, and plant new hedgerow trees and isolated specimens to replace ageing examples

	• Conserve distinctive willow trees along watercourses • Conserve the traditional setting of listed buildings and soften the impact of recent farm buildings through native planting • Avoid infill development and expansion across the downland at Harrietsham and Hollingbourne
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Low to medium potential with long grass fields/pasture. Pond in northwest corner.
Trees (inc. TPO, ancient woodland)	None that are protected, although there is existing vegetation and/or trees/hedgerow around some of the boundaries of the site.
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	The site lies directly adjacent to Godfrey House, a Grade II* Listed Building. This building currently enjoys a largely rural setting, although the gap between the formerly separate settlements of Eyhorne Street and Upper Street has been closed considerably by 20 th Century developments. Development of this parcel of land would effectively complete the linkage of Eyhorne Street to Godfrey House and remove the last component of the rural setting on this side of the road which is important to the listed building. I therefore consider that development of this site would adversely affect the setting of this important Grade II* listed house.
Archaeology (SAM etc.)	Land to south of 16th century Godfrey House and in general area with prehistoric, romano-British and Anglo Saxon potential.
PROW (within or near site)	KH198 runs behind the eastern boundaries of the site and KH200 on higher land to the south-east.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	The site is considered suitable for housing, subject to access constraints. It enjoys good access to the A20 Ashford Road via Eyhorne Street, which has a good crash record, although there is a poor crash record at its junction with the A20. Visibility splays at the Eyhorne Street/Hollingbourne Station access road are poor and the station access road is not wide enough for two vehicles to pass without encroaching on to the highway verge. A continuous footway link to Hollingbourne village centre is provided on Eyhorne Street. All of the village services within Hollingbourne are within walking and cycling distance of the site and the nearby bus stops on Eyhorne Street are served by Bus Route 13, which provides a service to Maidstone every two hours on weekdays. The site is also adjacent to Hollingbourne Station, which is served by hourly trains to Ashford International, Maidstone East and London Victoria on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Public transport links are provided by the adjacent railway route to nearby main towns and villages that provide the usual facilities and services. There is also a primary school several minutes walk away on Eyhorne

	Street.
Impacts on existing residential amenity (including access to open space)	Close neighbours adjacent to the south-west and north-east but development could be designed so as to protect their amenity.
Availability of utilities infrastructure – e.g. water/gas/electric	Near to existing development and road/rail so good potential for services.
Air quality/noise	Noise and pollution from close by railway and B2163.
Land contamination	Unlikely
Flood zone/drainage	None
Suitability (assessment conclusion)	Any development would be visible from public vantage points, and therefore has the potential to result in visual harm to the countryside and SLA. However, as the site is restricted to a part that does not extend further eastwards into the countryside than the built form of the adjacent Claygate cul-de-sac development, then I conclude that it would not have any unacceptable visual impact on the countryside and SLA. Conservation objection due to the harm to the rural setting of GII* Godfrey House which is immediately to the north. With a suitable buffer to protect its setting some development could be acceptable so conclude that it is suitable. Approximate Yield = 10

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Currently available subject to consent of all land owners. No apparent existing uses.
Availability conclusion	Currently available subject to consent of all land owners.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This land is available and achievable. Development would not extend further eastwards into

the countryside than the built form of the adjacent Claygate cul-de-sac development. Therefore subject to providing an appropriate buffer to the GII* Godfrey House so as to prevent harm to its setting, the site could be suitable for some development.

ACCEPT

Approximate Yield: 10 dwellings.

1. SITE INFORMATION	
Reference number	HO-97
Site name/address	Dean Street and Lower Road, East Farleigh
Landowner	Mary Spry
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	4.16 ha
Proposed yield	Not stated (only low density stated)
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site is a large, open area of agricultural land. It occupies a very prominent and elevated site at the junction of Dean Street and Lower Road. It is not related to any existing pattern of built development and is mainly surrounded by agricultural land. The site is situated on rising land in the Medway Valley, opposite the Medway Valley Area of Local Landscape Importance.
Current use	Agricultural
Adjacent uses	Mainly agricultural land
Planning and other designations (AONB, greenbelt etc)	Countryside only (opposite Area of Local Landscape Importance)
Planning history	60/0202/MK1 – Outline application for demolition of row of 6 cottages (Chambers Cottages) and erection of 6 houses - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	This is a highly visible and prominent site in an open area of countryside. There are long range views along both Dean Street and Lower Road and it is estimated that development would be visible from the other side of the River Medway, due to the topography/elevation. It is not related to any existing built development and due to the topography and extensive long range views, it would cause substantial harm to the open and rural character of the countryside. Landscape Character Area Assessment: Key characteristics Dip slope of the Greensand Ridge ☐☐Hythe Beds incised with Atherfield Clay river valleys ☐☐Orchards dominate the land use ☐☐Frequent broadleaf and coppice woodland blocks ☐☐Frequent settlements Condition Assessment Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands

	☐☐Conserve the special landscape quality provided by the rural valley location and the meandering River Medway ☐☐Conserve the rural setting of historic buildings and settlements ☐☐Encourage the planting of isolated mature trees to conserve the parkland character KEY CHARACTERISTICS ☐☐Orchards and pasture ☐☐Well maintained hedgerows ☐☐Traditional buildings including oast houses ☐☐Modern housing built to traditional design ☐☐Few roads ☐☐Grid like pattern of tracks between orchards Condition Assessment Very Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐☐Resist the introduction of contrasting visual elements such as pylons and telecommunications masts ☐☐Conserve the sense of enclosure provided by ragstone walling and timber fencing ☐☐Conserve the orchard setting of East Farleigh, and Dean Street Conservation Area, and avoid expansion which would detract from its rural character
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Not considered to be of significant ecological value. KCC Ecological Officer comments: "Three grassland fields which are surrounded by mature hedgerows with trees. There is a pond within 20 meters of the site. Potential for reptiles or GCN to be present within the site - particularly within the hedgerows. Bats have been recorded within the surrounding area - potential to be used by roosting or foraging bats, trees may be suitable for roosting bats. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees of significance.
Agricultural land quality	Appears to be Grade 1 or possibly Grade 2
Heritage impacts (Listed building, conservation area)	There is a Grade II Listed dwelling to the south of the site but no significant adverse impact upon its setting is envisaged. Conservation Officer comments: "The site lies directly opposite the Grade II listed Dean Farm and its development would adversely affect the

	current open and isolated setting of the listed building.”
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: “Within general area of potential associated with Iron Age and Roman activity; site contains the former site of a row of post medieval cottages, Chambers Cottages; post medieval farm complexes survive to the north and east; the road junction to the north was a WWII roadblock site. Significant archaeology could be dealt with through suitable conditions on a planning approval”. Conservation Officer comments: “The site is likely to contain archaeological evidence of Chambers Cottages, a terrace of houses of unknown date (pre 1876) which appear to have been demolished in the mid 20th century.”
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: Site is approximately 400m outside Tovil and could be considered suitable for development in highway terms, subject to a roundabout being installed at the junction between Lower Road and Dean Street, with a spur into the new development. The site is served by the 23 and 26 bus services which provide a link to Maidstone and new bus stops would need to be provided at the site, potentially with an enhancement to the service 26 to provide an hourly service in the off peak. The safety record for the area is generally good with only one serious incident on Lower Road (2009) and one slight at the Lower Road/Dean Street junction (2011) in the last five years. Dean Street is narrow passed the site and therefore an access to the site from Dean Street would not be considered acceptable.
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: There is a Tesco superstore approximately 400M away in Tovil, although there are currently no footways between the site and Tovil. The highway is wide enough that a footway could be installed by the developer to provide access to services in Tovil.
Air quality/noise	No significant issues expected.
Land contamination	Environment Agency comment: Adjacent to historic landfill site. Environmental Health Officer comment: “within 250m of the landfill, gas migration is a risk and a landfill gas assessment will be required. This can normally be dealt with quite easily by condition”
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	No significant adverse impact expected, subject to detail.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Unsuitable, due to harm to open and rural character of countryside.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
Development would cause unacceptable visual harm to open, rural character of the countryside. This is a very visible, prominent site, with long range views along both Dean Street and Lower Road. The topography may also render development visible from the other side of the River Medway as the site is on the rise leading out of the Medway Valley. The site is not related to any existing pattern of built development. There are some sustainability issues, as the site is generally not closely related to a range of facilities. Development would require highway improvement including a roundabout. There would be a limited impact upon the setting of an adjacent listed building, although this may be reduced, dependent upon any layout. There would also be a substantial loss of high grade agricultural land. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-98
Site name/address	Vicarage Road, Yalding
Landowner	Diocese of Rochester
Agent	Smiths Gore
Greenfield/PDL	Greenfield
Site area (ha)	2.2ha
Proposed yield	44-65
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is a greenfield site adjacent to a cemetery and allotments to the west. To the north is residential development that fronts Vicarage Road. To the east and south east are tree covered fields and open agricultural land.
Current use	Agriculture
Adjacent uses	Residential, Allotments, cemetery, agriculture
Planning and other designations (AONB, greenbelt etc)	Special Landscape Area
Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes rejected housing site (originally submitted for 5 dwellings) on grounds that development would materially harm the character and appearance of the area.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The development of the site would have a significant change to the character of the site. It would be visible from Vicarage Road, the adjacent footpath and public vantage points in the cemetery and allotments. • Low lying landscape which forms part of the Low Weald • Reservoirs and water bodies along the foot of the Greensand Ridge • Drains running southwards towards the River Beult • Enclosed pasture • Frequent orchards • Parkland landscape surrounding Hunton Court • Historic settlement of Yalding Condition Assessment Very Good Sensitivity Assessment High Conserve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is grassland with two small areas of woodland/scrub within the north of the site. Hedgerows are along the southern and western boundary.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No protected trees on site
Agricultural land quality	Grade 2
Heritage impacts (Listed building,	Close to Conservation Area boundary.

conservation area)	
Archaeology (SAM etc.)	Site lies on River Terrace Gravels which have potential for rare and important palaeolithic remains.
PROW (within or near site)	KM193 runs along the south west boundary of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties within Yalding. • Site accessed from Vicarage Road. • The site is considered suitable for housing. It enjoys good access to the B2010 High Street via Vicarage Road, which has a good crash record. There are continuous footway links between the site and Yalding village centre, although it may be necessary to extend the footway on Vicarage Road to the site access.
Access to services – distances from bus stop/rail station/shop/GP/school	All of the village services within Yalding are within walking and cycling distance of the site and the nearby bus stops on High Street are served by Bus Route 23, which provides an hourly service to Maidstone on weekdays.
Impacts on existing residential amenity (including access to open space)	Properties to north fronting Vicarage Road but a scheme could be designed with no significant impact.
Availability of utilities infrastructure – e.g. water/gas/electric	There is adjacent residential development and there would appear to be utilities in place.
Air quality/noise	No noise issues apparent on site. Site is not within an Air Quality Management Area.
Land contamination	None
Flood Risk (zone/drainage)	In Flood Zone 1 but adjacent to Flood Zones 2 & 3.
Suitability (assessment conclusion)	The development of the site would have a significant change to the character of the site and would extend the built form from being just frontage development along Vicarage Road and create a more dense form of development that would change the transition from village to countryside. However, given the services in Yalding, the lack of any significant development in recent years within the village and the current position with regard to the required housing numbers I consider that on balance the site is an acceptable housing site. Approximate Yield: 65

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing Landowner No developer interest.
Availability conclusion	The landowner is willing to develop but there is no developer on board. However, it should not be difficult to gain developer interest for this greenfield site.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would appear to be no abnormal costs or constraints associated with this site.
Achievability conclusion	There would appear to be no barrier to achieving development.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The development of the site would have a significant change to the character of the site and would extend the built form from being just frontage development along Vicarage Road and create a more dense form of development that would change the transition from village to countryside. However, given the services in Yalding, the lack of any significant development in recent years within the village and the current position with regard to the required housing numbers I consider that on balance the site is an acceptable housing site.

ACCEPT

Approximate Yield: 65

1. SITE INFORMATION	
Reference number	HO-99
Site name/address	Boughton Mount, Boughton Lane
Landowner	Kent County Council (KCC)
Agent	DHA Planning
Greenfield/PDL	PDL
Site area (ha)	4.6
Proposed yield	75 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Partially submitted to the 2009 Strategic Housing Land Availability Assessment (SHLAA) call for sites. Rejected in part due to site review being undertaken by KCC.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Originally the location of a large country house, the site is the disused former KCC central nursery used for horticultural purposes. Special educational services were provided on site from the late 1940s until around 4/5 years ago. The northern half of the site consists primarily of disused educational and horticultural buildings as well as hard standing used for associated car parking. The southern half of the site consists of the overgrown private gardens associated with the former residence.
Current use	Disused.
Adjacent uses	Farm land to the north, east and west. Very low density residential to the south.
Planning and other designations (AONB, greenbelt etc.)	Maidstone Borough-Wide Local Plan (MBWLP) 2000, ENV32 – southern anti-coalescence belt. Adjacent (on southern boundary), MBWLP 2000, ENV35 – Loose Valley area of local landscape importance.
Planning history	Extensive history dating back to 1970s. Most recent shown. 99/1216 – KCC internal – erection of new entrance building – raised no objections. 00/0041 – KCC internal – works in association with new exit from site. 00/0709 – Change of use from agricultural to craft workshop, telesales, gallery and tea rooms – approved with conditions.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	The inspector for the MBWLP 2000 did not recommend this site for residential development because of the harm that it would cause to the rural character of the area. The inspector considered that housing at this location would undoubtedly narrow the gap between the

	A229 corridor and the A274 corridor. The inspector considered that coalescence needed to be resisted at this location.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Key characteristics</u> • Orchards. • Large intensive arable fields. • Narrow hedge lined lanes. • Large agricultural barns. • Modern buildings with security railings. • Traditional vernacular style buildings at Boughton Mount. <u>Summary of analysis</u> Condition assessment – poor. Sensitivity assessment – moderate. <u>Guidelines</u> Restore and improve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site consists of rough grassland, trees/scrub and buildings. The site is surrounded by mature hedgerows. Potential for protected/notable species to be present throughout the whole site. Including bats (roosting and foraging), breeding birds, reptiles and dormice. 2/4, 1 is the most sensitive.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Whilst there are currently no protected trees there are significant trees both on the site boundaries and in the south of the site which would constrain the development potential. A TPO assessment has been requested by the Parish Council. Ancient woodlands (from 'a revision of the Ancient Woodland Inventory for Maidstone Borough, August 2012') There are no designated Ancient Woodlands.
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	No comments.
Archaeology (SAM etc.)	Site comprises historic post medieval country house complex of Boughton Mount with associated landscaped historic gardens and specimen/veteran trees; lies within an area of Iron Age and Romano-British activity. 2/5, 1 is the most sensitive.
PROW (within or near site)	• Footpath KM99 runs along the eastern boundary of the site. • Footpath KM55 running west from the south western boundary of the site. •
Access (Highways) • Site access • Impact on wider highway	Comments as per site 112, Land at Boughton Lane (opposite Land at Boughton Mount to the west).

network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties within Loose. • Site accessed from Boughton Lane. • The site is considered suitable for a limited quantum of housing in view of the severe peak period congestion at the A229 Loose Road / Boughton Lane / Cripple Street junction and the limited options for further capacity improvements. • Boughton Lane has a good crash record, although there is a relatively poor crash record at its junction with Loose Road which may require mitigation and the eastward extension of the 30mph speed limit beyond the site access may be required. • There is no footway between the site access and the New Line Learning Academy; however there is a footway link between Boughton Lane and Eddington Close which provides onward connectivity to the bus stops on Loose Road. • Many of the local services within Loose are within walking and/or cycling distance of the site and the bus stops on Loose Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays. •
Access to services – distances from bus stop/rail station/shop/GP/school	Primary school (Tiger School, Boughton Lane) – 660 metres. GP (Branch Surgery, junction of Boughton Lane, Cripple Street and Loose Road) – 1.3km. Shop (junction of Boughton Lane, Cripple Street and Loose Road) – 1.3km. Bus stop (Loose Road) – 1.2km. Railway station (Maidstone East) – 4.4km.
Impacts on existing residential amenity (including access to open space)	The primary impact would be associated with traffic using Boughton Lane to access the A229. The transport comments allude to the fact that the junction with Loose Road and Cripple Street has limited scope for further improvement. Traffic using this route is already substantial so development at this location would only add more.
Availability of utilities infrastructure – e.g. water/gas/electric	This site is already connected to local utilities.
Air quality/noise	No comments.
Land contamination	No comments.
Flood Risk (zone/drainage)	Zone 1.
Suitability (assessment conclusion)	<u>For</u> • Site is previously developed land. • Utilities will already serve the site. • A degree of traffic caused by the development of this site will already be accounted for due to the existing/previous use. <u>Against</u> • Access to the site would mean that Boughton Lane would need works to make it acceptable – these

	would mean that the rural character of the road would be lost. The inspector for the MBWLP 2000 also refers to improvements at Pested Bars Road – these would have the same effect. • There is a question of how appropriate the development of this site would be adjacent to the Loose Valley area of local landscape importance – the designation itself may now be of limited weight but the reasons for its inception remain. • Development of this site alone would represent an island of houses in the open countryside, which would then make it more difficult to defend the area between this development and the existing urban area in later years. • Distance to services. • Ecologically sensitive. • Archaeologically sensitive. <u>Conclusions</u> Overall, whilst this site has some sensitivity from an ecological and archaeological point of view, its fairly isolated and contained location would reduce to some degree the visual impact of development. Suitable planting could also be secured to provide some additional screening to character enhancement to the site. The necessary road improvements, to Boughton Lane, and potentially to Pested Bars Road, as commented by the inspector for the MBWLP 2000 could be achieved and secured through suitable S106 agreements. I therefore consider the site is suitable for development.

3. AVAILABILITY

Is the whole site available for the proposed use e.g.: • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Considering the history of the site, its availability appears assured.
Availability conclusion	Positive.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There is a question relating to the appropriateness of the wider access to this site. Boughton Lane is limited and the agent appears to advocate the Pested Bars – Brishing Lane route as an appropriate alternative. Of course, this would depend on the amount of houses developed and the movements forthcoming but the inspector for the MBWLP 2000 referred to road improvements in the area. These would undoubtedly present an extra cost.
Achievability conclusion	Neutral.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X (agent suggested).
2016 – 2021	X (access issues to overcome if this site were allocated).
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
On consideration of the points raised above, the site is considered suitable for development in principle. Care would need to be taken to ensure sensitivity to the ecology and archaeological nature of the site in any development layout and similarly with regard to highway issues and improvements. Any development would also need to be of a lower density to respond to the nature of this site as a space of transition between the urban area and the countryside. I consider that a lower density of 30dph would be appropriate due to the transitional nature of the site and the sensitivity of the nearby Quarries Conservation Area. However given that the site does not accord with the agreed spatial distribution it should be rejected at this time. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-100
Site name/address	Fishers Farm, Fishers Road, Staplehurst
Landowner	
Agent	Hamish Buttle
Greenfield/PDL	Greenfield
Site area (ha)	6.7ha
Proposed yield	165 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement (RSC)
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the east of Staplehurst. To the west of the site are residential properties, with the back gardens of these properties backing onto the fields. To the north of the site are the rear gardens of residential properties, and also Fisher's Oast, which has a small commercial element. To the east of the site are further open fields, although this has also been submitted through the SHLAA process. To the south of the site are residential properties; and the site also bounds Headcorn Road. There are a number of small trees within the site although there are no TPOs served upon these. There are some ponds within the site, and these are located within the centre, the western and the northern section. Public footpath KM296 runs through the northern sector of the site. The land is generally flat, although there is a slight fall from north to south.
Current use	Agricultural.
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	MA/80/0709 - Outline application for residential development of 10 houses to the acre i.e. 400 houses from two to five bedrooms. Withdrawn.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	H2 - Housing Land Allocations: Land at Fishers Farm, Staplehurst Objection DH0188 - Staplehurst Properties Ltd Issues (a) Whether in principle Staplehurst is a location for new housing which would accord with the aims of sustainable development and of reducing the need to travel set out in PPG13. (b) Whether housing on this site would harm the character and appearance of the area; and if so

	(c) whether the need to meet the Structure Plan housing requirements or other benefits claimed for the development override any harm which might be identified. Conclusions On issue (a), I concluded in dealing with the previous objection that Staplehurst is a location for new housing which could accord with the aims of PPG13. Turning to issue (b), the objection site is an extensive area of farmland on the eastern side of Staplehurst and, as the objectors point out, it is adjoined by housing on its western and part of its southern boundaries. However, I found on my visits that from the south in Headcorn Road, and the east in Pile Lane, the land is seen as part of Staplehurst's countryside setting. In this context, I have no doubt that housing would be an intrusive urban feature into an area with a rural character and appearance. I therefore conclude on this issue that housing would materially harm the character and appearance of the area. Dealing with issue (c), I found in paragraph that there is a need for an additional 940 units to meet the Structure Plan housing requirements. Moreover, I accept in paragraph 4.700 that I have been unable to recommend enough sites to meet that need. However, in this case I consider that the serious harm which I have identified is not outweighed by this need. I therefore conclude that housing is not justified on this site.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere. • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been removed for intensive arable cultivation. • Sparse scattered small woodlands. • Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good Sensitivity Assessment: High Guideline: Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	An area incorporating 6 fields, surrounded by mature hedgerows. The fields to the North West of the site contain rough grassland and have a higher potential of being suitable for protected/notable species. 5 ponds

	adjacent or within the site which are surrounded by mature trees. GCN, reptiles and bats have been recorded within the site or the surrounding area.
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO12/2001 is within the adjacent land. No TPOs within the site itself.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Historic farm complex of Fishers Farm. No listed buildings.
Archaeology (SAM etc.)	Historic farm complex of Fishers Farm. No listed buildings.
PROW (within or near site)	Public footpath KM296 runs through the northern sector of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Site located adjacent to the Staplehurst village boundary. Potential for access off Headcorn Road and/or Fishers Road, although KCC's preference would be for the primary vehicular access to be taken off Headcorn Road, potentially incorporating the eastward extension of the 30mph speed limit. The site is considered suitable for housing. It enjoys good access to the A229 primary route via Headcorn Road and/or Fishers Road, which have a good crash record. All of the village services within Staplehurst, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and cycling distance of the site and the bus stops on Station Road and High Street are served by Bus Route 5, which provides an hourly service to Maidstone, Cranbrook and Hawkhurst on weekdays. It is recommended that Network Rail be consulted on this site given the proximity of the Ashford-Tonbridge railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is located within approximately 200metres of a site for an approved supermarket, and approximately 500metres from the existing village centre. The railway station would be approximately 500metres from the site (nearest point). The nearest bus stop would be approximately 175metres from the application site. The nearest health centre is located to the rear of the library which is approximately 500metres from the site. The nearest primary school is approximately 750 metres from the site. There is no secondary school provision within the village.
Impacts on existing residential amenity (including access to open space)	The site would be adjacent to existing residential properties, however, the impact upon these properties could be mitigated through a suitable design. Access could be made into the site within the need for an entry point that would significantly impact upon residential amenity. In terms of access to open space, the site would adjoin open fields, and would also be of a scale

	that would require the provision of internal play provision.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is in close proximity of existing residential properties that are all served by the necessary utilities. Subject to the necessary consents, these could be connected in to.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area. However, there are water bodies within. The site would be of a size where SUDs could be utilised.
Suitability (assessment conclusion)	The site is well screened from the west, and in part from the north. It is located within a relatively sustainable location, being within walking distance of local amenities, and both the railway station, and bus stops. However, there would be a relatively high impact upon the character and appearance of the locality, as the site contributes significantly to the locality. The site is likely to have significant ecology within due to the ponds, and also the hedgerows.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	x
2026 – 2031	

5. CONCLUSIONS

The site is well screened from the west, and in part from the north. It is located within a relatively sustainable location, being within walking distance of local amenities, and both the railway station, and bus stops. There would be a relatively high impact upon the character and appearance of the locality, as the site contributes significantly to the locality. The site is likely to have significant ecology within due to the ponds, and also the hedgerows, which will require assessment and mitigation.

On balance, I am recommending that this site is accepted and suggesting an approximate yield of 200 dwellings.

ACCEPT

Approximate Yield: 200

1. SITE INFORMATION	
Reference number	HO-101.
Site name/address	Barty Farm, Roundwell.
Landowner	Mrs. L Barr.
Agent	Hobbs Parker.
Greenfield/PDL	Greenfield.
Site area (ha)	3.7 ha.
Proposed yield	30-50 dwellings.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban area (boundary runs on opposite side of Water Lane).
Site origin (e.g. Call for Sites)	Site was submitted to 2009 SHLAA. Site resubmitted as part of 2013 call for sites exercise.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Land at Barty Farm is an open expanse of arable field south of the Maidstone East railway line. The site undulates gently rising to its eastern boundary. On the southern edge of the site are residential properties fronting the northern edge of Roundwell. The western boundary of the site is bounded by Water Lane, however, this boundary involves a significant change in land level.
Current use	Arable field.
Adjacent uses	South – residential. East – arable field and open countryside. North – railway line with arable fields beyond. West – residential (Bearsted, part of the Maidstone urban area).
Planning and other designations (AONB, greenbelt etc.)	The site is designated as part of the North Downs Special Landscape Area (Maidstone Borough-Wide Local Plan (MBWLP) 2000 – ENV34). This is a local landscape designation.
Planning history	None.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Key characteristics</u> • Artificial landform as part of golf course at Leeds Castle. • Historic Leeds Castle and surrounding parkland. • Pocket of lowland dry acid Grassland. • Mature parkland trees including oak, horse chestnut and pine. • River Len to the south. • Severance caused by the M20, HS1 and A20. <u>Summary of analysis</u> Condition assessment – moderate. Sensitivity assessment – high. <u>Guidelines</u> Conserve and restore. The landscape guidelines are generalist in nature and development at this specific location could be

	accommodated. The site is screened from the AONB by the Maidstone East railway line and is screened from the south and west by a mixture of topography and existing development. The open views to the east would be the main area of the site where mitigation measures would be required, with structural landscaping necessary to screen any new housing. Further design features including a low density and low massing of units at the eastern extent of the site would allow any development to fit more easily into the surrounding area.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	It is an arable field which is surrounded by a hedgerow. Along the Western boundary there is a line of mature trees. Along the eastern boundary there is small patches of rough grassland. Generally the site has low potential to contain protected/notable species - however the rough grassland area and trees may contain some protected species including reptiles and breeding birds. 4/4, 4 is the least sensitive.
Trees (inc. TPO, ancient woodland within and adjacent to site)	None.
Agricultural land quality	Grade 3.
Heritage impacts (Listed building, conservation area)	Historic Buildings: Barty House (Grade II) lies close to this site. Whilst development of the site for housing might not necessarily in itself impact seriously on the setting of this listed building, presumably Barty Lane would need to be widened and improved to cope with the additional traffic, and this would adversely affect the setting of the listed building. In addition, development of this site would remove the rural approach to the farmyard of Barty Farm, which includes a Grade II barn now converted to a house, and this would adversely affect its setting. Conservation Areas: It is unlikely that development of this site would have any significant impact on the settings of either of the Bearsted conservation areas.
Archaeology (SAM etc.)	Land adjacent to historic farm complex of Barty Farm which includes a listed barn. Historic buildings in surrounding area. 4/5, 5 is the least sensitive.
PROW (within or near site)	Existing access is a public footpath (KH131).
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located to the rear of existing residential properties in Bearsted. • Potential for access from Roundwell and/or Water Lane, although KCC's preference would be for the primary vehicular access to be taken from Roundwell given the restricted nature of Water Lane. • The site is considered suitable for housing. It enjoys good access to the A20 Ashford Road via Roundwell, which has a good crash record. A continuous footway link to the centre of Bearsted is provided on Roundwell. • All of the services within Bearsted are within walking and/or cycling distance of the site, including the railway station, which is served by half-hourly train

	services to Ashford, Maidstone, Bromley South and London Victoria on weekdays. The nearby bus stops on Roundwell are served by Bus Route 19, which provides an hourly service to Maidstone on weekdays. Existing access adjacent to Barty House is one car width. Question if there is scope for this access to be improved.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop – approximately 100 metres. Shops – 1km (Bearsted Green). Railway station – 1.2km (Bearsted). GP – 1.9km (Yeoman Lane). School – 1.9km (Roseacre).
Impacts on existing residential amenity (including access to open space)	The primary impact on residential amenity would be dependent on where the access to the site was taken from. If taken from Roundwell, upgrading the existing access, there is the possibility of traffic passing close to existing living space – this would need to be determined. If access were taken from Water Lane, the change in land level between the road and the site would mean that excavation would be required, although this would by its nature be for a defined amount of time. Depending on the location of any proposed dwellings, there is the possibility that at the southern boundary of the site and at the western boundary of the site, existing residential properties would be overlooked. The site is currently in private ownership with no formal footpaths crossing it, so open space access is not an issue. However, the site does contribute to the open character at this end of the village and Maidstone in general. Because of the site topography, there would need to be areas of the site put aside for open space. If development were to proceed, these could be used as formal open space.
Availability of utilities infrastructure – e.g. water/gas/electric	Taken from 2009 Strategic Sites Assessment for Land at Cross Keys (opposite on Roundwell). South East Water has confirmed that there is enough capacity to supply water to this location, however off site reinforcement will be required at the cost to the developer. Sites within the main urban areas generally incur fewer costs than that of more rural locations. National Grid have confirmed that the anticipated additional growth at Maidstone Borough will not create capacity issues particularly given the scale of the electricity and gas transmission networks. Detailed assessments of each site will be required to determine site specific issues. Southern Water has confirmed that in terms of sewage there is no fundamental reason why this site would not be suitable for development.

	However, it is likely that improved infrastructure will be required to serve the site. Detailed assessments will be required at the planning application stage however if capacity is insufficient the developer will need to requisition a connection to the sewage system. Southern Water have confirmed that surface water should not be discharged to the foul sewer but to a separate system e.g. soakaways, SUDS or local water course. Southern Water will not adopt these systems and if a discharge is proposed to an existing surface water sewer owned by Southern Water, a capacity test will be required.
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	No issues raised.
Flood Risk (zone/drainage)	Zone 1.
Suitability (assessment conclusion)	<u>For</u> • Site is adjacent to the urban area. • Site is screened in part by the railway line from the North Downs. • Site is generally discrete yet could function as an integrated part of the existing settlement. • Access to services is within an acceptable standard. • Land is grade 3 agricultural. <u>Against</u> • There is a question of the degree to which the site fits into the wider landscape and how it flows with the land east of the access road into the open countryside beyond. • It is hard to determine where a natural edge of any new development might be. • Access to the site will need to be decided, but each of the main options has difficulties. <u>Conclusion</u> The site does have good qualities and would link well to Bearsted facilities, however, there are a number of issues that would need to be overcome. Access to the site needs to be addressed satisfactorily with acceptable impacts on residential amenity and local properties agreed. The site is naturally bordered by the railway to the north and water lane to the west. Although there is not a natural border to the east, this area is more rural in character and therefore represents a different nature to the area. As such, development would not naturally spread east from this site. I therefore consider the site is suitable for development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Site is in a single ownership. No information relating to interested developers.
Availability conclusion	Neutral/positive, depending on interest from developers.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Site preparation in terms of access and creating internal features may add cost to the site. Economics of how this would fit with 30-50 dwellings would need to be explored.
Achievability conclusion	Neutral.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X (agent suggested).
2016 – 2021	X (officer suggested, due to site issues).
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
On considering the issues raised above, the site is likely to be acceptable for development provided that a suitable density of applied and a suitable setting is retained to the listed building. This would reduce the developable area to some degree. The properties immediately to the south of the site are of a low density construction. I therefore consider the density of this proposed site should be around 30dph. This development would only be suitable for residential due to the location of the site and the character of the surrounding area. The applicants have stated that 30-50 dwellings would be appropriate, although I consider that a site of this scale could accommodate an increased number at this density. Access issues would also need to be fully considered in relation to the context of the site whilst also ensuring the protection of the setting of the listed building. Overall, I consider that this site is suitable and I recommend that it is accepted for development. ACCEPT Approximate Yield: 125

1. SITE INFORMATION	
Reference number	HO-102
Site name/address	Bletchingley Farm, Pristling Lane, Staplehurst
Landowner	Unknown
Agent	Wealden Homes
Greenfield/PDL	Mainly appears previously developed
Site area (ha)	1 ha
Proposed yield	20-25 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Former farmyard and farmhouse in relatively isolated rural location. Some traditional farm buildings, including oasthouse and some modern buildings in poor condition, including Dutch pole barn. Extensive areas of hard-standing and quite a few vehicles stored on site. Appears to be partly in use for motor vehicle businesses. Also includes residential Grade II Listed farmhouse and garden.
Current use	Lawful use not readily apparent from planning history. Appears to be in current use for vehicle restoration/maintenance and a residential dwelling (farmhouse).
Adjacent uses	Mainly agricultural land, some residential.
Planning and other designations (AONB, greenbelt etc)	Countryside and Special Landscape Area.
Planning history	<u>07/1638</u> – Detached outbuilding - AC <u>02/0296</u> – Detached outbuilding – AC <u>00/0497</u> - Demolition of redundant farm buildings and workshops, conversion of existing oast to 1No. dwellinghouse, conversion of existing barn to stabling and garaging and erection of 3No. dwellinghouses with garaging and access onto Pristling Lane – R, APPEAL DISMISSED <u>99/0979</u> - Demolition of farm buildings and workshops and conversion of oast and barn to one dwelling, conversion of barns to 3x 1 bed holiday cottages and erection of 4x 2 storey houses – R <u>98/0021</u> - Certificate of lawful development for existing use of units 18, 19, 20, 21 & 22 for agricultural engineering, spares storage, general vehicle repairs, haulage operating centre, furniture construction and repair and general carpentry and boat repair – WITHDRAWN <u>95/1126</u> – LBC for single storey extension to dwelling - AC <u>85/0236</u> - Conversion of oasthouse and hopper huts to

	three dwelling units – AC
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Former farm, generally in keeping with the rural character of the countryside. Some buildings are of poor visual appearance/ quality but they are in keeping with what one expects to see in such a rural location. These buildings and the open storage on site are of relatively limited visual impact in longer views, due to the height of some buildings, the alignment of the road, the layout of the site and some conifer screening. The extent of proposed development would cause harm to the openness of the countryside, although the impact would be somewhat lessened because there is already built development on site. Also, it would cause harm to the rural character and appearance of the Special Landscape Area and would be out of keeping with the generally sparse degree of existing residential development in the locality. The conversion of some existing better quality buildings to residential may have relatively limited visual impact, subject to detail. Landscape Character Area Assessment: KEY CHARACTERISTICS ☐☐Low lying and gently undulating clay Low Weald landscape with many ponds, ditches and watercourses ☐☐Large irregular blocks of ecologically important ancient woodland interspersed with pasture, orchards and arable fields ☐☐Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed ☐☐Historic buildings scattered throughout the landscape Condition Assessment Very Good Sensitivity Assessment High Guidelines - conserve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Potential for protected species (eg bats, newts) within traditional buildings.
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of significance
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	Listed building on site would need to be retained. Existing buildings, although some of poor quality, are not out of character with what one would expect to see close to such a farmhouse. It is not considered that there would be any enhancement to the setting of the Listed building.

	Conservation Officer comments: "Bletchingley Farmhouse (Grade II) lies within the proposed site which also includes its former farmyard. Whilst the latter does contain some unattractive modern buildings, it also includes some traditional buildings, such as an oast, which are important contributors to the setting of the listed farmhouse and add to its significance. Development of the site for new build housing would result in the loss of these buildings and also a loss of the rural setting of the listed farmhouse. There would also be a similar adverse impact on the listed Chapmans Farm opposite. Conversion of selected traditional buildings within the farm complex is likely to be considered acceptable."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Part of historic farm complex of Bletchingley, with main building dating from 16 th century. Several farm buildings identifiable on 1 st Ed OS map may be surviving below ground. Significant archaeology could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Use of public transport not feasible. Single track road. KCC Highways comments: • Site accessed from Pristling Lane, which is a single carriageway lane. • The site is considered suitable for a very limited quantum of housing given its isolated location. Pristling Lane has a good crash record but is not wide enough for two vehicles to pass without encroaching on to the highway verge.
Access to services – distances from bus stop/rail station/shop/GP/school	No services close to site. Farm shop approximately 0.9 miles away. Facilities in Staplehurst village more than 1 mile away. No pavements. KCC Highways comments: • There are no services or public transport links within walking distance of the site and no formal footways are provided on Pristling Lane.
Air quality/noise	No significant issues.
Land contamination	Likely due to motor related uses.
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Could be positive by removing potential noise source.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Unsuitable due to harmful visual impact, harm to setting of listed building and unsustainable

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Unknown, could be potentially.
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Likely to be contamination clean-up costs, which could delay development.
Achievability conclusion	Possibly achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
Likely to result in harm to the character and appearance of the Special Landscape Area, the setting of listed buildings and unsustainable. This is a former farm, generally of rural appearance. The extent of built development proposed (20-25 dwellings) would unacceptably erode the openness of the Special Landscape Area and harm its rural character. It would be out of keeping with the sparse extent of built development in the surroundings. The site is not closely related to facilities and is considered unsustainable. Access is insufficient, being onto a single track rural lane. There would be an adverse impact upon the rural setting of Listed Bletchingley Farmhouse. Conversion of selected traditional buildings to residential (which may be feasible) could be dealt with under a planning application if submitted. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-103
Site name/address	Laguna, Hart Street
Landowner	
Agent	Sibley Pares
Greenfield/PDL	PDL
Site area (ha)	0.3ha
Proposed yield	76 flats
Is the site urban, adjacent to urban, rural settlement or rural	Settlement
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is a commercial site located on the north side of the River Medway within the urban area of Maidstone. It contains a large workshop and showroom and surrounded by modern residential development to the south east and west. The workshop is utilitarian in appearance and at two storey is level with the 2 nd floor of the adjacent flats.
Current use	Motorcycle sales and repair
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Allocated Housing site in the Local Plan 2000 Site also falls within the Riverside Zone of Special Townscape Importance.
Planning history	Historic applications relating to industrial/ commercial use of the site. Most Relevant MA/07/2133 - (Demolition of existing buildings and erection of a five storey residential development residential development (52 studio apartments and 24 one-bed flats with 38 undercroft parking spaces and 22 external parking spaces) DECISION PENDING
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes – adopted policy.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site is located within the urban area on the north side of the River Medway south of the transport corridor. There is no screening to the front of the site but some tree screening along river bank to the south, some of which overhang site. Large tree immediately adjacent to site and overhanging to south west Site has negative impact on character and appearance of surrounding area due to current use and buildings on site. Immediately visible from river bank on both sides. No medium to long distance views of site in the wide area.

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. Site is adjacent to the River Medway. Site is hard standing and building. Buildings may be used by roosting bats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees on site. Trees do overhang the site along the river banks and there is a mature tree adjacent to the site to the south west which has a canopy that overhangs the site.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	None.
PROW (within or near site)	Public footpath KMX30 is to south of site and runs along river. Access to the river and footpath is to the south west between the site and adjacent flats.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Good existing highway access from Hart Street. Located within 0.5km of the town centre, the site is within walking distance of Maidstone West and East train stations and, local bus services. Good cycle routes and footpaths along the river. • Site located adjacent to existing residential properties in Hart Street. • Site accessed from Hart Street. • The site is considered suitable for housing in the form of flatted development. It enjoys good access to the A20 London Road and A229 Fairmeadow. • Although a relatively high number of crashes have been recorded at the junction of the A20 and Barker Road and on the nearby Maidstone Gyratory, the majority of these have been minor in nature and should be set in the context of the high peak time traffic flows into central Maidstone. • Consideration should be given to the effect of the development on local air quality. • The site is within walking and cycling distance of many of the services within central Maidstone via continuous footway links and is close to Maidstone West Station. • London Road is served by frequent bus services to Maidstone Hospital, Tonbridge, Tunbridge Wells and the Medway Gap settlements. The site is a short walk from Maidstone West Station, which is served by half-hourly rail services to Strood and hourly services to Paddock Wood and Tonbridge on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is a town centre location. Local shops, public transport, St. Michaels C of E Primary School and health facilities are within 1km of the site.
Impacts on existing residential amenity (including access to open space)	A riverside location, site has good access to the river banks and riverside walks, public open spaces along the river. Public parks such as Whatman Park are within walking distance.

	No harm to residential amenity of surrounding flats likely.
Availability of utilities infrastructure – e.g. water/gas/electric	Edge of town centre site and would have connections to serve the current bike sales showroom.
Air quality/noise	No noise generated by surrounding land uses. Site is located within an Air Quality Management Area but not a hot spot.
Land contamination	Probable contamination due to historic use of land.
Flood Risk (zone/drainage)	Located within Flood zone 2 and 3. The site is entirely within Flood Zone 3. A FRA must demonstrate how the site can be made safe against flooding, including provision of site access, which would need to pass through Flood Zone 3. This would make access to the site extremely hazardous under flood conditions. This site should only be considered further if, having undertaken the Sequential Test, no safer options are available within areas at lower flood risk. Any planning application would also need to be considered against the Exception Test. In order for this test to be passed, the FRA must demonstrate how safe access from the site can be achieved under flood conditions. As this is unlikely to be achievable, it is unlikely the Exception Test can be passed and we may object to the proposal.
Suitability (assessment conclusion)	The site is within an allocated housing site in the Maidstone Borough-Wide Local Plan (2000). It remains a suitable housing site. Approximate Yield: 53

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing Landowner Developer interest (submitted planning application)
Availability conclusion	Site is available with some developer interest but there is an existing occupant of the unit for bike showroom that would need to vacate the site.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would be costs involved in relation to flood risk mitigation.
Achievability conclusion	Development would be achievable as demonstrated by other developments on Hart Street.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is an allocated housing site in the Maidstone Borough-Wide Local Plan (2000). There is an undetermined planning application for the site.

There will be issues with flood risk but these existed at the time of the previous allocation, and can be mitigated.

ACCEPT

Approximate Yield: 55

1. SITE INFORMATION	
Reference number	HO-104
Site name/address	Valdene Industrial Estate, Headcorn Road
Landowner	Ms Leigh Chivers
Agent	DHA Planning
Greenfield/PDL	Previously developed land
Site area (ha)	0.27 ha
Proposed yield	9 dwellings at 20 dpha
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a commercial site with hard surfaced open areas and 4 commercial buildings of relatively poor condition. There is a mobile home to the fore of the site and a scattering of dwellings in the surroundings. There is open agricultural land to the east and opposite the site.
Current use	Commercial
Adjacent uses	Some residential, commercial and agricultural nearby.
Planning and other designations (AONB, greenbelt etc)	Countryside and Special Landscape Area
Planning history	Extensive planning history, most recently 01/0040 and 06/0267 relating to extension of an existing store.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is visible from the road and a nearby public footpath, generally in short to medium range views, less prominent in longer views, due to grouping with surrounding development and set back of buildings. Landscape Character Area Assessment: 41.Key Characteristics • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with • scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees 42. • Condition Assessment = Good • Sensitivity Assessment = High 43.Guideline = Conserve • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Possibility of bats, otherwise unlikely. KCC Ecological Officer comments: "Site is hard standing and large sheds. There are dense hedgerows to the north and NE of the site. Reduced potential for protected species to be present. Ecological constraint level 4. No obvious habitats or features on or near site with potential for protected/notable species."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None significant
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Unlikely due to extent of previous development. KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	KH505 is to south-east
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Onto A274, 60 mph. Bus stop very close to site. Pavement to north. KCC Highways comments: • Site accessed from the A274 Headcorn Road. • The site is considered suitable for a limited quantum of housing given its relatively isolated location. Headcorn Road has a relatively good crash record and a footway link is provided to the nearby service station and bus stops.
Access to services – distances from bus stop/rail station/shop/GP/school	Site has fairly good accessibility. Close to Sutton Valence to north and upon a bus route. Sutton Valence has facilities, including school and GP. KCC Highways comments: • There are few village services within walking distance of the site; however the nearby bus stops on Headcorn Road are served by Bus Route 12, which provides an hourly service to Maidstone, Headcorn and Tenterden on weekdays.
Air quality/noise	Possible road noise from A274.
Land contamination	Likely due to past uses.
Flood Risk (zone/drainage)	Not significant
Impacts on existing residential amenity (including access to open space)	Likely to be positive by removing commercial uses.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Relatively limited impact on countryside, as previously developed, although site is somewhat removed from any settlement and not well related to any existing pattern of development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Possible contamination clean up costs could delay delivery.
Achievability conclusion	Could be achievable, but delayed.

Timing (following assessment - when could the site be delivered?)	
now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is somewhat removed from any settlement and is not well related to any existing pattern of development. Development would further consolidate built development in the open countryside and Special Landscape Area, which would affect its openness. The site is within walking distance of some facilities, but the extent of facilities is limited. Also, the gradient of Sutton Valence Hill leading to such facilities would be likely to increase car usage and render the site less sustainable. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-105
Site name/address	Moat Farm, Moat Road, Headcorn
Landowner	St John's College
Agent	Savills
Greenfield/PDL	Greenfield – although contains redundant oast house/farm buildings in the south east corner.
Site area (ha)	6.7
Proposed yield	200 approx.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural service centre.
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies to the west of Headcorn, and to the north of Moat – which links Headcorn and Staplehurst. Within the south eastern corner of the site are a number of redundant farm buildings. These have direct access onto Moat Road. To the south-west of the site is an electricity substation. To the south of the site is open fields, which has a watercourse running through it. This watercourse runs under Moat Road to the south east of the application site. To the east of the site are residential properties, located both upon Mill Bank (the A274) and Bankfields, a more recent estate. To the north of the site are open fields, as there are to the west. Within the site the land rises as one moves northwards, with a ridge within the site. This change in levels is relatively significant. There are existing field margins within the application site that include trees and shrub planting.
Current use	Redundant buildings and agricultural use.
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	Special Landscape Area. The southern part of the site falls within flood zone 2.
Planning history	MA/00/1910 - Application for the renewal of permission MA/95/1699 to convert oast to B1 office use, demolition of existing buildings and refurbishment of former granary. Approved. MA/95/1699 - Renewal of MA/91/0230 to convert oast to B1 office use demolition of existing buildings and refurbishment of former granary. Approved. MA/91/0230 - Conversion of oast to office use (class B1) demolition of existing buildings and refurbishment of former granary. Approved.

Has site previously been considered in Local Plan Inquiry, if so, record Inspector's recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site falls within the Headcorn Pasturelands character area. This is characterised by: • Low lying landscape which forms part of the Low Weald. • Reservoirs along the foot of the Greensand Ridge. • Drainage ditches running southwards towards the River Beult. • Enclosed pasture. • Sparse development with scattered farms and small hamlets. • Dominance of mature oaks within pasture and as mature hedgerow trees. Condition Assessment: Good Sensitivity Assessment: High Conclusion: • Consider the generic guidelines for the Low Weald. • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace ageing population. • Conserve the pastoral land use and resist conversion to arable land. • Conserve and enhance the small scale field pattern and sense of enclosure. • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads. • Resist infill linear development along Maidstone Road. • Soften the visual prominence of large agricultural barns through native planting. • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site contains farm buildings but the majority of the site is two grassland fields which are bounded by hedgerows. There is an area of rough grassland around the farm buildings which has potential for reptiles to be present. There is also the potential for bats to be roosting within the building.
Trees (inc. TPO, ancient woodland within and adjacent to site)	5/1986 – covers the trees within the centre of the site.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	N/A
Archaeology (SAM etc.)	Site of ROC underground monitoring post; contains part of Moat Farm historic farmstead.
PROW (within or near site)	KH590 runs through the site in a north-westerly direction.
Access (Highways) • Site access • Impact on wider highway	The site is currently accessed from Moat Road and is adjacent to existing residential development.

network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Moat Road in the vicinity of the site is a national speed limit road. The speed limit would need to be reduced if the site were to be developed. Visibility splays from the existing access appear acceptable and the crash record for Moat Road in the vicinity of the site is good. However, the site is large and the impact of a significant increase in the number of cars using Moat Road into Headcorn and the junction between Moat Road and the A274 would need further assessment. Moat Road does not have footways into Headcorn and this would also need to be addressed. Services are available in Headcorn although they would be at least 1km from the furthest part of the site. The hourly service 12 provides a bus service to Maidstone on the A274 but there is no public transport that directly serves the site. The A274 is too far from the furthest extents of the site to provide acceptable access to public transport and therefore mitigation would be required, either in the form of a new bus service or a diversion of Route 12 to serve the site. A diversion would require the service to pass through the site and rejoin Maidstone Road north of the Moat Road/A274 junction. An access to the site from the A274 would be preferable and would address some of the issues outlined above.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop – 100m (approx) Rail station – 750m (approx) Shop – 100m (approx) GP – 500m (approx) School – 350m (approx)
Impacts on existing residential amenity (including access to open space)	The existing properties within Bankfields and Mill Bank would lose open views to the rear. Nonetheless, I am satisfied that through a suitable layout, the impact upon their amenity could be addressed. There is formal open space with a playground off Kings Road within a short walk of the site. Open fields to the north, west and south of the site.
Availability of utilities infrastructure – e.g. water/gas/electric	Nearby to existing residential properties – likely to be existing/potential connections.
Air quality/noise	No issues raised.
Land contamination	No issues raised.
Flood Risk (zone/drainage)	Small portion of the site is in flood zone 2.
Suitability (assessment conclusion)	Not suitable.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site is available but no developer has come forward.
Availability conclusion	Uncertain
4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None known
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
Given the existing form of the village, despite the site being deliverable in principle, it is likely to cause an undue extension to the east into open countryside that would significantly change the form of the village. It is therefore recommended that the site be rejected. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 106
Site name/address	Rectory Fields, Frittenden Road
Landowner	Unknown
Agent	Savills
Greenfield/PDL	Greenfield
Site area (ha)	4
Proposed yield	120.
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site slopes up to north, and is bounded and bisected by mature native hedges with mature trees which are likely to be of historic importance. The central east-west hedge runs along a ridge. The site contains a pond. The KM307 public footpath runs through the site and along part of the south west boundary (it appears very well used). Site currently in use for grazing of horses. Existing access from Frittenden Road. Located in close proximity to Staplehurst Conservation Area and a number of listed buildings; due to slope of land the site contributes to their setting. The site is bounded by agricultural land to the north and east by agricultural land, a thin buffer strip of agricultural land separates the site from the settlement boundary of Staplehurst and heritage assets. A dwelling abuts the southern boundary of the site.
Current use	Agricultural, rough grassland/pasture.
Adjacent uses	Agricultural, residential.
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA, "ponds and pastures" Local Wildlife Site.
Planning history	64/0589/MK3 Outline application for church car park – APPROVED WITH CONDITIONS (believed not to have been implemented)
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Unknown.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would be physically isolated from the village of Staplehurst, and very visually prominent due to position on land sloping down towards the Weald. Loss of trees and disruption to field boundaries would be detrimental to character and appearance of countryside and SLA. • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pastures, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost

	• Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak standards to replace aging populations • Conserve and enhance the hedgerows, ensuring that they are correctly managed and gaps replanted • the pastoral land use and orchards, and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure, encouraging restoration and management of historic field boundaries • Conserve the landscape setting of historic settlements • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along the A229 • Soften the visual prominence of large agricultural barns through native planting and encourage native hedgerows around commercial and housing developments • Enhance habitat opportunities around water bodies and ditches by promoting and managing a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	This site is a LWS designated for unimproved neutral grassland with associated ponds and hedgerows. It consists of 3 fields with patches of rough grassland and is surrounded by mature hedgerows. There are 4 ponds in the site or within 100m of the site. Potential of protected/notable species being present including GCN and other reptiles.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Along boundaries and existing field boundaries within site; none protected or registered, but likely to be of historic interest and prominent in public views.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Historic Buildings: The main impact would be on the Grade I Listed Parish Church whose churchyard currently looks out over open countryside to the east. This is an important feature of its setting and acts as a contrast to the close proximity of the church to village buildings in the opposite direction. Development of this site would destroy this rural setting and thus harm the significance of the church. Conservation Areas: The site lies adjacent to the Staplehurst Conservation Area. Staplehurst developed as a linear village along the old Roman road, and originally buildings on the street frontage opened directly onto open countryside behind. This relationship has been lost on the western side of the street because

	of 20 th century housing developments but largely survives on the eastern side where it forms an important element of the conservation area's character. The loss of this relationship between the original village development and the rural hinterland which would ensue from development of this site would be detrimental to the character of the conservation area.
Archaeology (SAM etc.)	Adjacent to site of Smock Mill (MBC CO: No known implications although the proximity of the medieval village and the Roman road mean that there might be potential.)
PROW (within or near site)	The KM307 public footpath runs through the site and along part of the south west boundary (it appears very well used).
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Frittenden Road is a classified highway, the C70, national speed limit. Site is adjacent to existing residential properties and accessed from Frittenden Road, which is a narrow lane with no footways. As the site is of significant size, modelling would need to be carried out to assess the impact the additional traffic flows will have on Frittenden Lane, and mitigation may be required. The crash record at the junction of Frittenden Lane and the A229 is concerning and signalisation is likely to be required for the development to be acceptable. The lack of footways on Frittenden Lane would need to be mitigated and this may be achieved by providing an alternative pedestrian access to the A229. The service 5 provides an hourly link to Maidstone and further access to public transport is provided at Staplehurst rail station, around 1 mile away from the site. Access to services is also provided in Staplehurst. Access to the strategic road network is through Maidstone town centre, which is a cause of concern.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Staplehurst village centre (approximately 0.6km). Bus service from High Street/Cranbrook Road (0.2km), railway station 1.7km.
Impacts on existing residential amenity (including access to open space)	Site abuts 1 adjacent residential property. Land appears to be in regular use by users of footpath; would result in loss of open space and harm to character of public footpath.
Availability of utilities infrastructure – e.g. water/gas/electric	Reasonable, likely to be some services as there are other isolated properties in the vicinity, and in close proximity to settlement boundary of Staplehurst.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	The site is located on a prominent slope on the southern approach to the RSC, and is visible for some distance in views from the south. Development of the site would cause harm to the setting of listed buildings and the conservation area. It is unlikely that these impacts could be mitigated by landscaping Frittenden Lane is unsuitable for an access and mitigation including the signalisation of the junction with the A229 and the introduction of pedestrian foot paths may be required.

	Trees and hedges on the site are likely to represent constraints on development. There are ponds within the site, and ecological mitigation is likely to be necessary.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner; no identified developer.
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Trees and historic hedgerows; land levels are likely to result in the need for significant earthworks.
Achievability conclusion	Low.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is located on a prominent slope on the southern approach to the RSC, and is visible for some distance in views from the south. Development of the site would cause harm to the setting of listed buildings and the conservation area. It is unlikely that these impacts could be mitigated by landscaping Frittenden Lane is unsuitable for an access and mitigation including the signalisation of the junction with the A229 and the introduction of pedestrian foot paths may be required. Trees and hedges on the site as well as the land levels are likely to represent constraints on development. There are ponds within the site, and ecological mitigation is likely to be necessary. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-107
Site name/address	Bridge Nursery, London Road
Landowner	MD Commercial Developments
Agent	Ward Homes
Greenfield/PDL	Greenfield
Site area (ha)	5.5 ha
Proposed yield	165 houses
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban
Site origin (e.g. Call for Sites)	Allocated Site MBWLP 2000.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is empty grassland with trees and shrubs. In the centre of the site is a rectangular area bordered by trees where a building used to be sited. The site slopes down from west to east (A20 London Road towards the railway at the eastern end). Railway borders site, although 2/3 of the railway is in the TMBC area. From west to east railway goes from an embankment to being level with the site. At the north eastern end of the site is a small wooded area with informal links through to the sports ground on Castle Way.
Current use	No current use. Empty field, used by walkers. Area in the middle of the site where a building used to be retains the concrete slab.
Adjacent uses	South east – residential. North east – small woodland and sports ground. North – railway track and Allington 20/20 industrial estate beyond, including incinerator. West – A20 London Road, residential and small retail area (DFS).
Planning and other designations (AONB, greenbelt etc)	Designated Housing Site in Local Plan Identified Strategic Site No landscape restrictions
Planning history	Various applications for housing. Most Recent MA/00/1712 - A residential development application for 80 no. two storey dwellings, associated garaging, provision of public open space and play area, and creation of new highways - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes Inspector's comments from the Local Plan Inquiry <i>"I have considered the need for this policy, and its form and wording...It seems to me that landscaping and the protection of the adjoining Strategic Gap are both matters which can properly be the subject of a more detailed policy. However, in criterion (1) the emphasis</i>

	<i>should be on what the landscaping should be seeking to achieve, not on the process of submission of a scheme. On criterion (2), I understand from what was said at the inquiry that a planning obligation has been agreed between the developers and the Council. To this extent the need for the criterion has passed, but it should remain for completeness...The elevated southern section of the site should remain open. From what I saw on my visit I agree, but this should be the subject of the policy, since it is important in determining whether or not planning permission is granted."</i> <u>RECOMMENDED POLICY</u> HOUSING DEVELOPMENT WILL BE PERMITTED ON LAND AT THE KENT GARDEN CENTRE, LONDON ROAD, ALLINGTON AS SHOWN ON THE PROPOSALS MAP IF: (1) (landscaping scheme); (2) (transfer of land); (3) (location of open space to retain an open area.)"
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is generally hidden from long distance views by the Maidstone East railway line and the Maidstone incinerator. Views of the North Downs are, however, possible from the site. Key characteristics of character assessment:- • Arable land • Orchards • Sweet chestnut coppice woodland • Regenerating scrub • Sports ground • Reservoir Condition Assessment Poor Sensitivity Assessment Very Low Improve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No identified SSSI's or LWS' or within or adjacent to site. KCC: We advise that it is unlikely that development in this location would significantly affect the designated sites; the railway and roads present barriers that limit the potential for impacts. We advise that there would be a need to undertake several ecological surveys at this site, potentially including (but not limited to) botanical, bat, great crested newt and reptile surveys; a preliminary ecological assessment would provide detailed recommendations for specific surveys. The scope, level and achievability of any necessary mitigation would need to be assessed, which could influence the extent of the developable area of the site.

	Preliminary surveys have been undertaken.
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO No 2 of 2002 – inc both individual trees and groups of trees comprising of Oak, Ash, Sycamore, Lombardy Poplar, Beech. There are no designated Ancient Woodlands. There appear to be no 'important' hedgerows. The site falls within both MBC & T&MBC landscape character areas.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Site of WWII pillbox; prehistoric and Romano-British archaeology known in general area.
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Good access from the A20 and local roads, with access to the M20 and to public transport. One of the Maidstone Park and Ride sites is located opposite at Beaver Road. Regular bus services and cycle routes in place.
Access to services – distances from bus stop/rail station/shop/GP/school	Within walking distance of Allington Primary school. Convenience retail and health facilities are also within walking distance, located at Castle Way. Playing fields, recreation ground and community centre to the west. The A20 London Road is a well used public transport corridor and one the Maidstone Park and Ride sites is located opposite at Beaver Road.
Impacts on existing residential amenity (including access to open space)	Little impact likely on existing residential amenity.
Availability of utilities infrastructure – e.g. water/gas/electric	No additional requirement other than the normal costs of development on a greenfield site.
Air quality/noise	This site is in the extreme North West of the Borough. It is close to the M20 motorway and railway and therefore noise and associated poor air quality issues would be important at this locality. There is also an adjacent former landfill site (in Tonbridge & Malling District) to the North West as well as others to the South East. There are other housing developments nearby, but this does not necessarily make this site particularly suitable for development, as a lot of submissions would be needed before EH are satisfied.
Land contamination	Within 250m of a landfill site.
Flood Risk (zone/drainage)	Flood zone 1.
Suitability (assessment conclusion)	The site is immediately adjacent to the urban boundary and has been accepted for inclusion within a Strategic

	Site Designation.
	Approximate Yield: 165

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing Landowner with developer interest. No existing tenants or buildings to be demolished.
Availability conclusion	The site is available for development.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Ecological surveys and mitigation may delay but no abnormal contamination, etc.
Achievability conclusion	The development would be achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is capable of accommodating circa 165 dwellings as per the recommendation in the Strategic Site allocation.

There are no significant barriers to development and the site is being progressed as a strategic site.

ACCEPT

Approximate yield: 165

1. SITE INFORMATION	
Reference number	HO-108
Site name/address	East of Stede Hill and south of Pilgrims Way, Harrietsham
Landowner	Melanie Lawlee
Agent	Not known
Greenfield/PDL	Greenfield
Site area (ha)	6.09
Proposed yield	N/A
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a large site, which lies approximately 0.5km to the north of Harrietsham village, in the open countryside of the North Downs Area of Outstanding Natural Beauty (AONB). The site comprises a parcel of land to the east of Stede Hill, directly south of Pilgrims Way, and slopes steeply in a north/south direction, overlooking the village of Harrietsham and its surrounding hinterland. The site is dislocated from Harrietsham village, and is surrounded by open fields, some of them in agricultural use. There is one residential dwelling bordering the site in the south west corner, which is accessed from Stede Hill, and there are several other residential dwellings along Stede Hill within reasonable proximity of the site. The site itself is screened from view from Stede Hill on its western boundary and from the south, but there are clear and uninterrupted views to the site when viewed from Pilgrims Way, which forms the northern boundary of the site. To the east, the site is screened from view from its neighbouring fields by woodland belt.
Current use	Site does not appear to be in any use, agriculture or otherwise, and is essentially an open field.
Adjacent uses	There are horse paddocks adjacent to the site's eastern boundary. Other surrounding uses include agriculture (to the west) and residential.
Planning and other designations (AONB, greenbelt etc)	Site is in the AONB. The Kent Downs AONB Unit have the following comments: Objection • Unrelated to other sites. • Adjacent to Long Distance Route (North Downs Way) and other PRow routes • Not natural extension to settlement • Other sites outside the AONB need releasing first, then only the sites in the AONB that are sustainable and acceptable in environmental terms.
Planning history	91/1143 – an application for the erection of stables on

	the north western portion of the site was refused. The site is subject to an Article 4 Direction.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are clear views to the site from a residential property approximately 300m to the north, and there are long distance views to the site from the south (on the slopes south of Harrietsham village). The site is located within the Harrietsham to Lenham Vale area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Landscape to the north forms part of the Kent Downs AONB • Topography slopes upwards to the north across the foothills and lower slopes of the North Downs • Mosaic of mixed farmland divided by non rectilinear hedgerow boundaries • Pocket of lowland dry acid grassland • Small field pattern and equestrian grazing north of Harrietsham • Series of drains running south, often defined by ribbons of native vegetation • Blocks of native woodland • Large scale industrial and commercial development The condition assessment is <i>Moderate</i> and the sensitivity assessment <i>Very High</i>. The Guidelines for this area are to Conserve and Restore.
Ecological Impacts (inc. SSSI & local wildlife sites within or adjacent to site)	Includes an area of Ancient Woodland. It has been identified within the 2012 Kent Habitat Survey as Lowland Calcareous grassland with areas of bare ground. There would be a need for a botanical survey to be carried out. Potential for protected/notable species to be present include reptiles, breeding birds, bats and great crested newts. Ecological constraint level – 1. Potential for significant ecological impacts. Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Tree Preservation Order (TPO) No. 4 of 1980 protects a group of trees to the west of the site and an individual Beech tree to the north of that group. There appears to be a significant group of trees to the east and south of the site along with some prominent

	individuals and small groups of trees which may merit protection. Ancient Woodland: There are no designated Ancient Woodlands. Hedgerow status: There appear to be no 'important' hedgerows.
Agricultural land quality	Site can be characterised as Grade 3 agricultural land.
Heritage impacts (Listed building, conservation area)	There are two listed buildings approximately 300m to the south of the site (one being the Grade I listed St John the Baptist Church), but both are screened from view by woodland on the southern boundary of the site.
Archaeology (SAM etc.)	The site lies south of Pilgrims Way, an ancient routeway and a focus for burials from the prehistoric period onwards; there are prehistoric and Roman activity remains in the general area and an Anglo Saxon settlement to the south; metal artefacts have been located to the west and east.
PROW (within or near site)	Footpath KH291 runs east/west along the southern boundary of the site connecting Stede Hill with Marley Road.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Potential for access from Stede Hill and/or Pilgrims Way, although KCCs preference would be for the primary vehicular access to be taken from Stede Hill due to the restricted visibility at the Stede Hill / Pilgrims Way junction. • The site is not considered suitable for housing at present. Stede Hill and Pilgrims Way suffer from poor forward visibility in places and the carriageway is not wide enough for two vehicles to pass without encroaching on to the highway verge. There are no footways present. • Stede Hill and Pilgrims Way would require significant upgrade work to address these matters, which would substantially alter their rural character. Consideration would also need to be given to the installation of measures to dissuade rat-running through unsuitable rural roads in the vicinity of the site and to manage traffic speeds. Enhanced public transport provision would also be required. • There are few services or public transport links within a reasonable and safe walking distance of the site.
Access to services – distances from bus stop/rail station/shop/GP/school	The village “centre” including the local shop, pub, restaurant, bus stops and train station is just over 1km from the site. The village Hall and medical centre are slightly closer to the site on Church Lane, which is less than 1km away.
Impacts on existing residential amenity (including access to open space)	Development of this site would interrupt clear views to the south from a large residential dwelling on raised ground north of Pilgrims Way. It would also sit uncomfortably in what is clearly a rural setting with long range views to Harrietsham Village and land further to the south. There are a number of informal footpaths

	traversing the site from Pilgrims Way. These paths are clearly in use for recreational purposes at present.
Availability of utilities infrastructure – e.g. water/gas/electric	There are several large residential dwellings in close proximity to the site (along Stede Hill) which will be served by utilities.
Air quality/noise	None
Land contamination	None
Flood Risk (zone/drainage)	None
Suitability (assessment conclusion)	This site is considered unsuitable for residential development for the following reasons: • Site is removed from Harrietsham Village and is in the AONB. • KCC Highways has indicated that Stede Hill and Pilgrims Way would require significant upgrade work to address access matters, which would substantially alter the rural character of this area • The Landscape Character Assessment indicates that the sensitivity of the landscape surrounding the site is very high.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	• Willing landowner • No known developer as yet • No existing uses
Availability conclusion	Site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Achieving safe access to the site will be difficult. See comments from KCC Highways above.
Achievability conclusion	Site could be achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This is a greenfield site located in the open countryside and in the Kent Downs AONB. In addition, the landscape surrounding the site is of very high sensitivity. With this in mind, development of this site would be detrimental to the rural character of the area.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-109
Site name/address	New Line Learning Academy, Boughton Lane
Landowner	N/A
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	6.3ha
Proposed yield	213
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is school playing fields associated with New Line Learning Academy whose buildings are located to the north, it is located within the urban area of Maidstone. To the east is residential development and to the south and west are open fields.
Current use	School playing fields
Adjacent uses	Residential, agriculture and remainder of school site.
Planning and other designations (AONB, greenbelt etc)	Southern Anti-Coalescence Belt
Planning history	No relevant history, all to do with school applications.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site clearly fulfils an open character and as such forms part of the Southern Anti-Coalescence Belt. It is school playing fields which provide both a functional and visual role. • Dip slope of the Greensand Ridge • Hythe Beds incised with Atherfield Clay river valleys • Orchards dominate the land use • Frequent broadleaf and coppice woodland blocks • Frequent settlements Condition Assessment Good Sensitivity Assessment High Conserve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is adjacent to an area of Ancient Woodland. Amenity grassland with a mature hedgerow along the south and east boundary. An area of ancient woodland borders the western boundary. Potential for protected/notable species along the boundary including roosting bats and breeding birds
Trees (inc. TPO, ancient woodland within and adjacent to site)	There is a belt of trees to the west part of the site that are covered by a TPO which is ancient woodland.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None

Archaeology (SAM etc.)	Site lies within an area which contains evidence of Iron Age and Roman-British activity; general potential for earlier prehistoric activity
PROW (within or near site)	KB286 runs along the eastern boundary of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties within Loose. • Site accessed from Boughton Lane. • The site is considered suitable for a limited quantum of housing in view of the severe peak period congestion at the A229 Loose Road / Boughton Lane / Cripple Street junction and the limited options for further capacity improvements. • Boughton Lane has a good crash record, although there is a relatively poor crash record at its junction with Loose Road which may require mitigation and the eastward extension of the 30mph speed limit beyond the site access may be required. • There is no footway between the site access and the New Line Learning Academy; however there is a footway link between Boughton Lane and Eddington Close which provides onward connectivity to the bus stops on Loose Road. • Many of the local services within Loose are within walking and/or cycling distance of the site and the bus stops on Loose Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Many of the local services within Loose are within walking and/or cycling distance of the site and the bus stops on Loose Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Impacts on existing residential amenity (including access to open space)	No significant issues.
Availability of utilities infrastructure – e.g. water/gas/electric	Surrounded by residential development with availability of utilities.
Air quality/noise	Within the urban area air quality management area and may have some impact on the Wheatsheaf hotspot.
Land contamination	None
Flood Risk (zone/drainage)	Flood Zone 1
Suitability (assessment conclusion)	The site is within the urban area of Maidstone and is therefore considered to be a sustainable location for new residential development. However, the site is existing school playing fields that should not be developed unless alternative provision is secured. There could be a possibility for alternative provision on the field to the east and this is included within the submission. Highway advice seeks a limited quantum of housing due to the congestion on the surrounding road network. Approximate Yield: 219

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing landowner Developer interest
Availability conclusion	The site would appear to be available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would appear to be no abnormal costs or constraints associated with this site.
Achievability conclusion	There would appear to be no barrier to achieving development.

Timing (following assessment - when could the site be delivered?)	
now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is within the urban area of Maidstone and is therefore considered to be a sustainable location for new residential development. However, the site is existing school playing fields that should not be developed unless alternative provision is secured. There could be a possibility for alternative provision on the field to the east and this is included within the submission. Highway advice seeks a limited quantum of housing due to the congestion on the surrounding road network. ACCEPT Approximate Yield: 220

1. SITE INFORMATION	
Reference number	HO-110
Site name/address	Chapel Field, Plain Road, Marden
Landowner	P Kershaw
Agent	Not known
Greenfield/PDL	Greenfield
Site area (ha)	0.20
Proposed yield	2-6
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a relatively small site which lies approximately 1.3km to the south of Marden village, in the open countryside. A line of intermittent trees form the northern boundary to the site, allowing views into the site. Low level wooden informal fencing forms the east, south and western boundaries, leaving the site quite open. There are two residential dwellings directly adjacent to the site, on the east and western edges, and as such, have clear views into the site. The southern part of the site borders open fields. The site comprises a flat open field used for sheep grazing, with some fruit trees at the southern end of the site. Access is via Plain Road, a single track narrow lane The site is dislocated from Marden village, and is surrounded by a mixture of open fields and large residential dwellings with large gardens.
Current use	Sheep grazing, permanent pasture with several fruit trees.
Adjacent uses	Residential, agriculture.
Planning and other designations (AONB, greenbelt etc)	Site is located within the open countryside.
Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is visible from Plain Road through mature broadleaved hedge and from the adjacent residential dwellings, but does not benefit from any long distance views. The site is located within the Staplehurst Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Low lying gently undulating clay landscape of the Low Weald

	• Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden The condition assessment is <i>Good</i> and the sensitivity assessment <i>High</i>. The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The majority of the site is intensive orchards or arable fields. There is an area of rough grassland/scrub to the south east of the site. Potential for protected/notable species to be present - including reptiles and breeding birds. Ecological constraint level 4 – minimal potential for ecological impacts. No obvious habitats or features on or near site with potential for protected/notable species.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or Ancient Woodland
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	No known issues highlighted
Archaeology (SAM etc.)	Site lies adjacent to a historic Methodist chapel. Scale 4 – low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	No PROW in or near site
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties in Plain Road. • Site accessed from Plain Road. • The site is considered suitable for a very limited quantum of housing only in view of its relatively unsustainable location. It enjoys good access to the B2079 Goudhurst Road, which has a good crash record; however there are no footways on Plain Road or Goudhurst Road and no services within a reasonable or safe walking distance of the site. • Goudhurst Road is served by Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays. It may be necessary to install a bus stop and associated hard standing closer to the site.

Access to services – distances from bus stop/rail station/shop/GP/school	All services including primary school, shop and post office are within a maximum of 1.6km from the site (the train station being the furthest).
Impacts on existing residential amenity (including access to open space)	Limited impacts on access to open space. The site is visible from Plain Road through mature broadleaved hedge and from the adjacent residential dwellings.
Availability of utilities infrastructure – e.g. water/gas/electric	Existing utilities to adjacent residential dwellings.
Air quality/noise	None
Land contamination	None
Flood Risk (zone/drainage)	Site is within 100m of flood zone 2.
Suitability (assessment conclusion)	This is a greenfield site located within the open countryside. A handful of dwellings surround the site, which tend to be large and set in extensive grounds. Development of this site therefore would be out of character with the surrounding area. In addition, the nearest services are in Marden village which is 1.3km away.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- Willing landowner - No willing developer at present
Availability conclusion	Site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Site is achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	x
2026 – 2031	x

5. CONCLUSIONS

This is a greenfield site located within the open countryside. The nearest services in Marden are 1.3km away and the site is not related to the existing settlement. Development of this site would cause harm to the existing rural character of the area.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-111
Site name/address	Redwall Farmhouse, Redwall Lane, Linton,
Landowner	Mrs E A Price
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	1 ha
Proposed yield	10 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site comprises part residential garden and an orchard. Adjoins Linton Conservation Area to the east, which fronts Linton Hill. Development in Linton Hill is of linear form. Development along Redwall Lane is sparse, with generally open agricultural land in surroundings.
Current use	Part residential, part agricultural.
Adjacent uses	Agricultural and residential.
Planning and other designations (AONB, greenbelt etc)	Countryside, Special Landscape Area. Linton Conservation Area lies to east.
Planning history	<u>96/1698</u> - Outline application for 5 detached houses and garages with access only to be determined - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is quite visible in the landscape and is not well related to existing patterns of development. There are at least medium range views along Redwall Lane and views from the A229 at some considerable distance from the south. Landscape Character Area Assessment: KEY CHARACTERISTICS ☐ ☐ Low lying landscape which forms part of the Low Weald ☐ ☐ Reservoirs and water bodies along the foot of the Greensand Ridge ☐ ☐ Drains running southwards towards the River Beult ☐ ☐ Enclosed pasture ☐ ☐ Frequent orchards ☐ ☐ Parkland landscape surrounding Hunton Court ☐ ☐ Historic settlement of Yalding Condition Assessment Very Good Sensitivity Assessment High Guidelines Conserve Conserve orchards and the traditional small scale field pattern ☐ ☐ Conserve the largely undeveloped rural landscape and the remote quality of existing development

	☐ ☐ Conserve the historic parkland landscape around Hunton Park ☐ ☐ Conserve the rural setting of traditional buildings and farmhouses ☐ ☐ Conserve distinctive ragstone walling ☐ ☐ Conserve the undeveloped character of the landscape ☐ ☐ Resist conversion to arable land ☐ ☐ Avoid linear infill development along roads
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Not considered to be of any high quality habitat in general. KCC Ecological Officer comments: "The site is a well maintained garden with a derelict traditional orchard. The trees may contain suitable crevices for roosting bats. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	Includes a few mature trees of quality.
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	Conservation Officer comments: "The Grade II listed Linton Cottage backs on to this site. Development would have a minor impact on its setting. Redwall Farm includes an attractive Victorian farmhouse, an oast and a timber-framed barn which form a good farmyard group, currently separated from built development in Linton Hill by the site proposed for development. They therefore retain a rural setting which would be compromised by development linking the farmstead to the village street. The site lies immediately adjacent to the boundary of the Linton Conservation Area. Linton is a long, linear village strung out along Linton Hill. Apart from a ribbon of 19th and 20th Century developments along Wheelers Lane, there is no development behind this frontage development, and the sharp interface between village and countryside (and views of the latter from the former) is an important characteristic of the conservation area. Development of this site would fail to preserve or respect this linear planform and would blur the clear boundary between village and countryside, to the detriment of the character of the conservation area."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Close to Linton Park English Heritage Registered Parkland Grade II; site

	lies adjacent to historic farm complex Redwall Farm. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Services in vicinity very limited. KCC Highways comments: • Site accessed from Redwall Lane. • The site is considered suitable for housing. It enjoys good access to the A229 primary route via Redwall Lane, which has a good crash record, although the nearby A229/B2163 Heath Road junction has a relatively poor crash record. A formal footway would be required between the site access and the A229 / Redwall Lane junction. • Bus Route 5 serves the A229 Linton Hill, providing an hourly service to Maidstone, Staplehurst, Cranbrook and Hawkhurst on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Very limited facilities in close proximity. KCC Highways comments: • The site is within walking and cycling distance of the services within Linton and parts of Loose.
Air quality/noise	No significant issues
Land contamination	Environment Agency comments: "Proximity to Waste water treatment works, farm location."
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	No significant adverse impact expected, subject to detail.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Unsuitable, due to visual impact and unsustainable. Potential for significant harm to conservation area.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	√
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is quite visible in the landscape and is not well related to existing patterns of development. There are at least medium range views along Redwall Lane and views from the A229 at some considerable distance from the south. Residential development would harm the open, rural character of the Special Landscape Area. Also, the site lies adjacent to the Conservation Area of Linton, which is of long, linear form. Development would fail to preserve or respect the linear form of the Conservation Area, which would be to its detriment. In sustainability terms there are very limited facilities within walking distance of the site. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-112
Site name/address	Boughton Lane
Landowner	Persimmon Homes South East. D Pares (0.21 ha).
Agent	Pegasus Planning.
Greenfield/PDL	Greenfield.
Site area (ha)	9.8.
Proposed yield	70-90 dwellings (on 2.7 ha).
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban area.
Site origin (e.g. Call for Sites)	Area proposed for housing (south west corner) was submitted as sites 168 and 174 to the 2009 Strategic Housing Land Availability Assessment (SHLAA) call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is comprised of three distinct portions in a backwards 'L' shape to the west of Boughton Lane. The urban boundary is adjacent to the site along its western boundaries with gaps in some locations. The northern portion of the site is an existing orchard, bounded by hedgerows. The middle portion of the site, opposite Boughton Mount, is an arable field, this is bounded by hedgerows and a line of trees on the southern side. The southern portion of the site is also an arable field, this is bounded by hedgerows in the east and west, a line of trees on the northern side and a footpath and fence on the southern side. The developer is proposing to develop the western half of the southern portion. The eastern boundary of the development would align with the existing garden line of the houses to the north.
Current use	Agricultural.
Adjacent uses	West – residential. North – agricultural. East – Agricultural/training establishment (disused). South – low density residential.
Planning and other designations (AONB, greenbelt etc.)	Maidstone Borough-Wide Local Plan (MBWLP) 2000 – ENV32 Southern anti-coalescence belt. South of site – MBWLP 2000 – ENV35 Loose Valley Area of Local Landscape Importance.
Planning history	None.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	The inspector for the 2000 Maidstone Borough-Wide Local Plan examination considered this site, although the proposal that was considered was for housing on the northern portion of the site. The proposal was amended late in the examination to reflect the current proposal of residential development at the south of the site, with the remainder of the site given over to uses more compatible with the rural character of the area e.g. orchards.

	The inspector did not consider that this site was appropriate, even in its current form, because of its impact on the countryside character of the area. There was also concern at the time that the access proposals were not convincing. The inspector did not consider this site necessary to meet structure plan housing targets.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Key characteristics</u> • Orchards. • Large intensive arable fields. • Narrow hedge lined lanes. • Large agricultural barns. • Modern buildings with security railings. • Traditional vernacular style buildings at Boughton Mount. <u>Summary of analysis</u> Condition assessment – poor. Sensitivity assessment – moderate. <u>Guidelines</u> Restore and improve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Intensively managed orchard to the north of the site and there are two grassland fields in the south of the site. All the fields are surrounded by hedgerows/mature trees. Generally the site has limited potential - some limited potential for protected/notable species within the boundaries (including roosting bats). 3/4, 4 is least sensitive.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Adjacent to site: Number 14 of 2009. Number 18 of 2009.
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	Historic Buildings: Slade House in Pickering Street lies immediately adjacent to the site; indeed, its gardens extend into the proposed site. The drawings submitted by Pegasus Urban Design, however, show no development on this part of the site; if this is to be the case, potential impact may be acceptable, although I would prefer it if the development site excluded the land within the curtilage of Slade House. The ha-ha and folly at Boughton Mount which lies directly opposite the site on the other side of Boughton Lane have just been spot-listed, Grade II; however, development in the manner suggested on Pegasus Urban Design's drawing would have little impact on the setting of these features. Conservation Areas: The boundary of the Loose Valley Conservation Area lies

	close to this site to the south. However, tree screening and topography mean that development of this site would have no significant impact on its setting. Historic Parks and Gardens: There are no registered sites affected. The grounds of Boughton Mount are of local interest but development in the manner suggested on Pegasus Urban Design's drawing would have little impact on their setting.
Archaeology (SAM etc.)	Site contains Bronze Age and Iron Age activity and settlement remains; lies c.400m north of Scheduled Monument Boughton Monchelsea Iron Age oppidum; site lies adjacent to historic post medieval country house complex of Boughton Mount. 3/5, 5 is the least sensitive.
PROW (within or near site)	KM55 runs along the southern boundary of the site. KM101 runs from the middle of the southern boundary in a south eastern direction away from the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties within Loose. • Site accessed from Boughton Lane. • The site is considered suitable for a limited quantum of housing in view of the severe peak period congestion at the A229 Loose Road / Boughton Lane / Cripple Street junction and the limited options for further capacity improvements. • Boughton Lane has a good crash record, although there is a relatively poor crash record at its junction with Loose Road which may require mitigation and the eastward extension of the 30mph speed limit beyond the site access may be required. • There is no footway between the site access and the New Line Learning Academy; however there is a footway link between Boughton Lane and Eddington Close which provides onward connectivity to the bus stops on Loose Road. • Many of the local services within Loose are within walking and/or cycling distance of the site and the bus stops on Loose Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays. •
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop (A229 Loose Road) – 520 metres. Railway station (Maidstone East) – 4.6km. Primary school (Loose) – 520 metres. GP (Branch Surgery, Parade at Boughton Lane, Cripple Street, Loose Road junction) – 1.5km. Shops (Parade at Boughton Lane, Cripple Street, Loose Road junction) – 1.5km.
Impacts on existing residential amenity (including access to open space)	The primary impact would be associated with traffic using Boughton Lane to access the A229. The transport comments allude to the fact that the junction with Loose

	Road and Cripple Street has limited scope for further improvement. Traffic using this route is already substantial so development at this location would only add more. The proposal to develop the south western portion of this site would mean that the remainder of the site, currently in agricultural use, would be given over to formal open space.
Availability of utilities infrastructure – e.g. water/gas/electric	Taken from Strategic Sites Assessment 2009. South East Water has confirmed that there is enough capacity to supply water to this location, however off site reinforcement will be required at the cost to the developer. Sites within the main urban areas generally incur fewer costs than that of more rural locations. National Grid have confirmed that the anticipated additional growth at Maidstone Borough will not create capacity issues particularly given the scale of the electricity and gas transmission networks. Detailed assessments of each site will be required to determine site specific issues. Southern Water has confirmed that in terms of sewage there is no fundamental reason why this site would not be suitable for development. However, it is likely that improved infrastructure will be required to serve the site. Detailed assessments will be required at the planning application stage however if capacity is insufficient the developer will need to requisition a connection to the sewage system. Southern Water have confirmed that surface water should not be discharged to the foul sewer but to a separate system e.g. soakaways, SUDS or local water course. Southern Water will not adopt these systems and if a discharge is proposed to an existing surface water sewer owned by Southern Water, a capacity test will be required.
Air quality/noise	Adjacent to air quality management area.
Land contamination	No comments.
Flood Risk (zone/drainage)	Zone 1.
Suitability (assessment conclusion)	<u>For</u> - Proposed development is a small portion of wider site. - Proposed development is adjacent to the urban boundary. - Remainder of site would be kept for uses more in keeping with countryside character. <u>Against</u> - Access to the site would mean that Boughton Lane would need works to make it acceptable – these would mean that the rural character of the road

	would be lost. - Existing urban area has a defined boundary that would be encroached by permitting development at this location. - There is a question of how appropriate the development of this site would be adjacent to the Loose Valley area of local landscape importance – the designation itself may now be of limited weight but the reasons for its inception remain. - There are heritage considerations that need to be addressed as part of any proposal. - Distance to services. <u>Conclusion</u> On balance, the proposed development of this site has to be questioned for how it would affect the rural character of this location. Anything that brings an urbanising effect to this area should be considered carefully. Access issues most likely could be overcome, not least as the developer is proposing only a limited amount of housing. The need to create an appropriate access and the potential urbanising effect on this area means that this site is likely unsuitable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	No indications of any issues with regard to this site.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No abnormal costs associated with this site, although there may be an issue creating an appropriate access.
Achievability conclusion	Neutral/positive.

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent/developer suggested).
2016 – 2021	X (appropriate access arrangements would need to be agreed).
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This site at Boughton Lane is restricted primarily through a combination of access and character issues. At the examination for the Maidstone Borough-Wide Local Plan 2000, the inspector refused an allocation on this site due to access issues and the change in character

that the resulting development, and upgraded access, of this site would involve.

If Pickering Street, on the west of the site, were of a more appropriate standard, access could be taken from there with minimal impact on the countryside. However, access to this site cannot be taken from Pickering Street and would need to be taken across the eastern fields of the site – those bordering Boughton Lane.

The character of these fields is currently rural in character and despite the proximity of the urban boundary, this location is distinctly separate from the urban area of Maidstone. Taking access across the fields would require an approach road to be constructed that would significantly urbanise this location.

Development at this location is inappropriate for these reasons.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-113
Site name/address	North Street, Barming
Landowner	Taylor Wimpey
Agent	Alex Anderson – Pagasus Group
Greenfield/PDL	Greenfield
Site area (ha)	1.0ha
Proposed yield	225 Dwellings
Within settlement, adjacent to settlement or countryside	Adjacent to urban boundary
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Currently arable land and orchards. Adjacent to North Street and residential area to the east. Residential area to south. Residential area to north/North Pole Road. Extension of arable land/countryside to west. Land has undulating topography which results in the land rising to the north of the site. The site is significant in scale and includes both cultivated agricultural land and orchards.
Current use	Arable land and Orchards
Adjacent uses	Residential to north/east and south. Countryside and farmland to west.
Planning and other designations (AONB, greenbelt etc)	Area of Local Landscape Importance Countryside location
Planning history	71/0403/MK3, MA/87/0495, MA/90/0588, MA/94/1691, MA/01/0664
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Considered prior to local plan 2000 and Considered within the SHLAA 2009 Inspector's recommendation below from the 2000 Local Plan is below:- (4.243 From the arguments that I heard at the inquiry I have considered the impact of housing on this site from two main areas: from a distance to the south in Lower Road looking across the Medway valley; and from close to in North Street. 4.244 Dealing with the distant views first, I found on my visits in both summer and winter that the site can be clearly seen from various places in Lower Road, particularly from directly to the south in views which were not illustrated by the objectors' landscape witness. In these views, this edge of Maidstone has an attractive, rather diffuse character, described by this witness as "... a quite subtle merging of town and country. ..." (MB/PR.104, paragraph 3.14). 4.245 At present the site contributes to the character

and appearance of the area when seen from Lower Road because its openness contrasts with the housing development around it, and extends the rural character of the area to the west amongst that housing. The urban boundary is therefore not clear cut, and town and country merge in an attractive, subtle way. I have no doubt that this would change if the site were developed for housing since, even with the landscaping proposed, the green and open character of much of the site which I saw on my visits would be lost. The effect of housing, therefore, would be to consolidate the urban element in the area at the expense of the rural, and the subtlety of their merging would be lost.

4.246 I agree with the objectors that housing on the site would not be extend the urban area along the valley since there is housing along its northern and southern boundaries. However, to my mind the opposite effect, of reducing the countryside incursion amongst the houses, is equally harmful. I do not agree with the objectors that the site does not appear as an obvious part of the countryside, particularly in those views directly from the south which were not illustrated at the inquiry. I accept that the western boundary is well treed, but the site still appears open, in marked contrast to the urban area to the east.

4.247 The objection site is in an area which has no special landscape designation. However, I note the advice in paragraph 2.14 of PPG7 that the countryside should be protected for its own sake. Moreover, in Chapter 3 I have recommended that the Council should extend the Medway Valley ALLI to cover this area north of its present boundary. I conclude on this part of the issue, therefore, that housing on the site would materially harm the distant views of this part of Maidstone when seen from the south across the Medway valley.

4.248 I turn now to consider the effect of the proposal on North Street. Architecturally the appearance of North Street is dominated by modern housing. Nevertheless, the extensive views west and south-westwards across the objection site from the northern end of the Street, and the views due south along it and across the Medway valley, give it a rural character to be expected on the edge of the town. This would be completely changed by housing on the objection site, even with the area of open space proposed on the eastern edge and which it has been agreed would be included in a site specific policy. The rural views across the site, towards and beyond the shelter belt planting, would be replaced by views across urban open space towards housing. Even the extensive landscaping which is illustrated cannot alter the change from a rural to an urban character and appearance.

4.249 My concern is reinforced when the illustrative road access proposals are considered. Whatever detailed design is chosen for the junctions proposed to give access to the objection site from North Street, they

	would introduce an urban form and scale wholly out of place in this largely rural setting. I note that traffic could be removed from the northern part of North Street, but this does not in any way overcome the harm that road proposals of this scale would cause. 4.250 I accept the value of some of the elements in the design concept, internal landscaping, footways and cycleways, for example, but they do not address my concerns which are to the principle of development. 4.251 For all these reasons I conclude on this issue that the proposal would materially harm the character and appearance of North Street, and the distant views of the area from Lower Road across the Medway valley. Issue (b) In paragraph 4.238 I found the need to provide sites for an additional 940 houses to meet the Structure Plan requirement. Moreover, it is clear from paragraph 4.700 that I have been unable to recommend enough sites to meet this need. Despite this, however, I have no doubt that the serious harm which I have identified in issue (a) is not outweighed The need for additional housing could represent the overriding need referred to in paragraph 2.18 of PPG7 to justify the loss of the best and most versatile agricultural land, particularly in circumstances where land of lower quality may not be available. I also heard of the difficulties of farming the land because of its closeness to the town, its limited size and lack of facilities. As grade 2 land this site should be protected in the light of advice in PPG7, and the Council submitted a letter of objection to the development from MAFF. However, much of the land around Maidstone is in the best and most versatile category and, to meet the Structure Plan housing requirements, the Council has allocated land of grades 2, 3a and 3b quality. On some sites, MAFF has withdrawn its original objection to development recognising the need to provide housing land, and subject to the protection of adjoining farmland. 4.254 Whilst I note the advice in Annex B of PPG7, I am not convinced by the arguments about the difficulties of farming this site since, as MAFF notes, many relate more to ownership matters rather than the intrinsic land quality. The problems of proximity to housing could also be simply moved with the shift in development area boundary, although I accept that a dense landscape area is proposed along the western boundary of the site. In this case I have no doubt that my recommendation is justified by my conclusions on issue (a) alone, but that the loss of grade 2 agricultural land reinforces my conclusion that the need for housing is not overriding).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing	44.Site falls within character area 21-1 – Barming Slopes 45.Key Characteristics (blue box)

screening	• Strong enclosure by extensive woodlands to the north • Dramatically isolated church building • Large arable fields to the west • Small area of orchards in the north east • Long views out across the Medway to West Farleigh Medway Valley Side 46.From Summary of Analysis Box • Condition Assessment = Moderate • Sensitivity Assessment = Low 47.Guideline = Improve and Reinforce • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands • Conserve traditional buildings and the striking isolated location of the church • Improve the definition of, and strengthen the boundary with, the urban edge • Improve the quality of existing boundaries The impact of development at this location is dependent on the extent of any proposal. Development could be confined to the North Street frontage, in effect maintaining the development pattern largely as it currently is. The open nature of the site leading up the slope to North Pole Road and Oaken Wood beyond would be maintained and the views from the southern bank of the Medway Valley would not be significantly changed.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response:- Previously provided detailed comments for SHLAA of 2009.
Trees (inc. TPO, ancient woodland)	Site contains a variety of landscaping. No protected trees, some to the boundaries of the site. Detailed landscape comments previously provided for SHLAA assessment 2009.
Agricultural land quality	Grade 2 agricultural land quality
Heritage impacts (Listed building, conservation area)	A number of Grade II listed properties within the vicinity to the east of the site but outside of the boundaries of the site. No conservation areas within vicinity. Detailed heritage comments provided for SHLAA assessment 2009.
Archaeology (SAM etc.)	KCC Archaeology Response:-

	Site lies in area of general Iron Age and Romano-British potential; sites contains some outbuildings associated with post medieval farm complex of St Cuthberts; St Cuthberts Cottage Listed Building lies adjacent to site (Level 3).
PROW (within or near site)	None
Access (Highways) • Site access • Availability of public transport/walking/cycling	KCC Highways Response:- • Site located adjacent to existing residential properties in Barming. • Site accessed from North Street. • The site is considered suitable for a limited quantum of housing in view of the restricted nature of North Street. It enjoys good access to the A26 Tonbridge Road via North Street, which has a good crash record, although there is a poor crash record at its junction with Tonbridge Road which may require mitigation. A semi-continuous footway link to the centre of Barming is provided on North Street and Heath Road; however parts of North Street have no footway and the road is not wide enough for two vehicles to pass without encroaching on to the highway verge. • All of the services within Barming are within walking and cycling distance of the site and the nearby bus stops on Tonbridge Road are served by Bus Routes 6, 6A and 7, which provide a combined service to Maidstone and Tunbridge Wells every 15 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	• Within 0.3m of local shop, school and bus stop with regular services serving town centre and Tonbridge. • Within 0.8m of GP services. • Within 1.3m of East Farleigh Rail Station.
Impacts on existing residential amenity (including access to open space)	There is unlikely to be an impact upon existing residential amenity of properties within surrounding area, location of existing properties to eastern side of site will need to be considered to ensure no loss of privacy/overlooking. Similarly, with regard to impact upon Cedar Drive.
Availability of utilities infrastructure – e.g. water/gas/electric	Utilities exist nearby within North Street adjoining the site. Could be supplied to the proposed site.
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	No land contamination
Flood zone/drainage	Within flood zone 1 – low probability of flooding.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services.

	- Development would provide good housing yield. <u>Against</u> - Visual harm to Area of Local Landscape Importance. - Land provides some landscape and ecology quality. - Harm to existing semi rural character of area. - Long range views of the site are possible due to its sloping topography and proximity to the Medway Valley. <u>Conclusion</u> This site is adjacent to the urban area, and well-related to facilities. Access can be achieved and subject to further assessment of the possible development layout and relationship to the local highway network. The pattern of development within the locality is also varied and this site, infilling a space between existing development, is potentially suitable to provide a logical extension to the west of the urban boundary.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The site is owned and promoted by Taylor Wimpey.
Availability conclusion	Positive - Site is available for development.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is likely to be economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good.
Achievability conclusion	Neutral/Positive

Timing (following assessment - when could the site be delivered?)	
now – 2016	When the agent anticipates delivery.
2016 – 2021	Likely development delivery.
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS	
Whilst there may be some visual harm due to the sloping topography of the site and the	

visibility from the Medway Valley, suitable planting and a lower density development could assist in reducing any visual harm. Furthermore, whilst the site does contribute to the character of this area and local distinctiveness, the site is partially enclosed by some existing residential development to the south and north which is viewed in the context of this site. The site is also within a locally designated area, this designation is given little weight within the NPPF. I therefore reduce the weight given to the visual harm upon this area. I therefore consider the site is suitable for development.

Given this location, the site could accommodate a range of dwellings for the housing market to this important residential area. Due to its siting forming a transition to the open countryside to the west, a lower density development would be more appropriate of 35dph. Furthermore, a suitable level of landscaping would be required within the site and to the west and north which may reduce the developable area.

The developer considers that the site is available for development within the immediate period, this may be achievable with other sites requiring highway network improvements developed although some local highway improvements would be required as stated by KCC Highways.

Overall, I consider that this site is suitable and I recommend that it is accepted for development.

ACCEPT

Approximate yield: 35

1. SITE INFORMATION	
Reference number	HO - 114
Site name/address	South of Oliver Road
Landowner	Tayler Wimpey
Agent	Pegasus Group
Greenfield/PDL	Greenfield
Site area (ha)	5.0
Proposed yield	53
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to village.
Site origin (e.g. Call for Sites)	Call for sites, current application.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The northern half of the site comprises overgrown scrub land of brambles and immature and semi mature trees with some areas in the east of the land being rough grassland, the southern part of the site is characterised by more open grassland with immature and semi mature trees, which increase in number and quality in the south and east of this half of the site. The historic boundaries of the site, both around the margins and bisecting the site, are marked by mature native hedges, which contain significant numbers of mature indigenous trees. Site is approximately level. The site is subject to two Tree Preservation Orders (TPO's), TPO1 of 2001, and TPO 3 of 2005. The former protects three areas of land which cover the entirety of the northern half of the site. The latter protects six groups of trees within the southern half of the site, together with four individual Oaks within the site and a further group of trees outside the site, but immediately adjacent to its western boundary, and there are ponds in the close vicinity of the site. The site is bounded to the north by residential development, to the south by agricultural land, to the west by scrubby woodland, and to the east by residential development and agricultural land. Two public rights of way run through the site, the KM311 which runs through the centre of the site from west south west to east north east between the north and south halves of the site, and the KM302A, which runs through the southern half of the site from west north west to east south east. These public footpaths join on the western boundary of the site, continuing in a west north west direction through the countryside. Both footpaths separately join the KM312, which runs along the eastern margin of the site between it and the adjacent housing estate. In addition to these formal public rights of way, the site, in particular the southern part, is criss crossed by a network of informal unmarked footpaths, which are used on a regular basis by local residents.
Current use	White land.
Adjacent uses	Agricultural, residential.
Planning and other designations (AONB, greenbelt etc)	The northern part of the site is located within the defined village boundary of Staplehurst and allocated for

	residential development in the MBWLP under policy H1, H16 and H24; the southern half of the site is located in open countryside with no specific designations.
Planning history	MA/12/2106 Erection of 53 residential dwellings incorporating access, foul water pumping station, drainage infrastructure, nature conservation area, open space and landscaping – CURRENTLY UNDERTERMINED MA/12/1986 Screening Opinion for proposed residential development consisting of 55 houses together with open space, nature conservation area/parkland, drainage and highway infrastructure – ENVIRONMENTAL STATEMENT IS NOT REQUIRED MA/00/1711 Residential development comprising of 54 no. two storey dwellings with associated garaging and highway works, and provision of public open space – REFUSED MA/85/0688 Outline application for residential development – REFUSED, APPEAL DISMISSED MA/81/0724 Residential development – REFUSED MA/81/0723 Residential development - REFUSED MA/76/0159 Outline application for residential development - REFUSED MA/75/0309 Outline application – residential development of approximately 120 houses - REFUSED 73/0609/MK3 Outline application – residential development of approximately 80 houses - REFUSED 73/0608/MK3 Outline application – residential development of approximately 80 houses - REFUSED 73/0607/MK3 Outline application – residential development of approximately 200 houses - REFUSED 73/0606/MK3 Outline application – residential development of approximately 50 houses - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Accepted in 2009 SHLAA (163). Allocated for housing by Inspector 2000.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would be screened in public views by existing built development to north and east, and existing native hedging to south and west site boundaries. Would represent an organic extension to the existing village, but would potentially result in the loss of mature trees considered to be of value, which would be detrimental to the character the open countryside and the public footpaths. • Low lying landscape which forms part of the Low

	Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Information provided for pre application advice. Detailed surveys and mitigation strategies have been produced on this site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 1 of 2000 protects all significant trees in the northern portion of the site and TPO No. 3 of 2005 protects those in the south. There may be 'important' hedgerows on field boundaries.
Agricultural land quality	Designated as "land predominantly in urban use".
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Adjacent to historic farm complex of Aydhurst Farm (Thompsons Farm).
PROW (within or near site)	Two public rights of way run through the site, the KM311 which runs through the centre of the site from west south west to east north east between the north and south halves of the site, and the KM302A, which runs through the southern half of the site from west north west to east south east. These public footpaths join on the western boundary of the site, continuing in a west north west direction through the countryside. Both footpaths separately join the KM312, which runs along the eastern margin of the site between it and the adjacent housing estate. In addition to these formal public rights of way, the site, in particular the southern part, is criss crossed by a network of informal unmarked footpaths, which are used on a regular basis by local residents.
Access (Highways) • Site access	• Site located adjacent to existing residential properties within the Staplehurst village boundary.

- Impact on wider highway network - Access to strategic/main highway network - Availability of public transport/walking/cycling	- Site accessed from Oliver Road. - The site is considered suitable for housing. It enjoys good access to the A229 primary route via Marden Road, which has a relatively good crash record. - All of the village services within Staplehurst, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and cycling distance of the site and the bus stops on Station Road and High Street are served by Bus Route 5, which provides an hourly service to Maidstone, Cranbrook and Hawkhurst on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Staplehurst village centre (approximately 0.5km), railway station approximately 1km.
Impacts on existing residential amenity (including access to open space)	Site abuts more than 10 adjacent residential properties.
Availability of utilities infrastructure – e.g. water/gas/electric	Reasonable, as in close proximity to settlement boundary of Staplehurst.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	Would form a natural extension to the RSC, and is located in a sustainable location in respect of facilities and services. Good access to Marden Road previously planned for. Ecological mitigation would be necessary and protected trees are likely to be constraints on development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner and developer; planning application for residential development currently under consideration (approved subject to S106).
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Protected trees likely to represent a significant constraint on development.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Would form a natural extension to the RSC, and is located in a sustainable location in respect of facilities and services. Good access to Marden Road previously planned for. Ecological mitigation would be necessary and protected trees are likely to be constraints on development. Achievable and available.

ACCEPT (but do not allocate as the site has an existing planning consent)

Approximate Yield: 55

1. SITE INFORMATION	
Reference number	HO-115
Site name/address	Copper Lane Pasture, Copper Lane, Marden
Landowner	P Kershaw
Agent	Not known
Greenfield/PDL	Greenfield
Site area (ha)	3.10
Proposed yield	100
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This irregular shaped site (comprising two fields) lies to the south of Marden village, approximately 800m from the High Street, in the open countryside outside, but adjacent to, the village envelope at its most southerly point along Thorn Road. Strong, high, mature hedgerows along Thorn Road (the western boundary of the site) and Copper Lane (northern boundary) enclose the site. The eastern and southern boundaries of the site have less formal boundaries and the whole site is very much part of the picturesque and unspoilt rural landscape surrounding this area. The land falls gently from north to south from the village centre towards the site, where it eventually flattens out. The result is that there are clear long range views to the site when travelling south on Albion Road towards the site. Development on the site would sit uncomfortable in the surrounding landscape, particularly because there is a large open field to east of Albion Road between the village and the site, which signifies the start of the open countryside. There are also long range views to the site from the orchards to the north west. The village envelope extends along the eastern boundary of Albion Road until it meets the site at the junction of Copper Lane and Thorn Road. The residential properties (mainly semi-detached, period properties) have clear and uninterrupted views of the open countryside directly across the road and to the site itself further south. The site itself is flat and relatively featureless, apart from the strong hedgerows at its boundaries.
Current use	The site is flat pasture land and is used for sheep grazing.
Adjacent uses	Agriculture, residential
Planning and other designations (AONB, greenbelt etc)	The site is in the open countryside

Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The land falls gently from north to south from the village centre towards the site, where it eventually flattens out. The result is that there are clear long range views to the site when travelling south on Albion Road towards the site. Development on the site would sit uncomfortable in the surrounding landscape, particularly because there is a large open field to east of Albion Road between the village and the site, which signifies the start of the open countryside. There are also long range views to the site from the orchards to the north west. Site lies in the Staplehurst Low Weald landscape character area. Maidstone's Landscape Character Assessment 2012 describes the key characteristics as: Key Characteristics • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden Landscape Condition Good Sensitivity High Recommendation Landscape should be conserved.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC describe the site as: Low grassland fields with a hedgerow around the outside of both fields. There are a number of ponds within the area so consideration will need to be given to the potential of GCN using the site. The Ecology Constraint Level is set at 4: No obvious habitats or features on or near site with potential for protected/notable species.

Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or Ancient Woodland
Agricultural land quality	Grade 3, moderate fertility, clay loam, slowly permeable, seasonally wet.
Heritage impacts (Listed building, conservation area)	No known issues highlighted
Archaeology (SAM etc.)	KCC Archaeology state that the site lies south of historic farm complex of Copper Lane Farm, now demolished, but associated remains may survive below ground. The site is graded 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	No PROW in or near site
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Potential for access from Copper Lane and/or Thorn Road. • The site enjoys good access to the B2079 Maidstone Road via Thorn Road, Albion Road and High Street, which have a good crash record. However, there is no footway on Thorn Road or Albion Road, which would need to be addressed. Consideration would also need to be given to extending the 30mph speed limit on Albion Road to the site access. • Many of the village services within Marden are within walking and/or cycling distance of the site and the nearby bus stops on Plain Road are served by Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays. It may be necessary to extend this service closer to the site depending on the quantum of development proposed.
Access to services – distances from bus stop/rail station/shop/GP/school	All services are within a maximum of 1.2km from the site (the primary school being furthest). Most services (pub, shops, PO, bus stops) within 600m. Railway station, village hall, medical centre approx 1km from centre of site.
Impacts on existing residential amenity (including access to open space)	Site is not used as formal open space and no PROW traverse the site. Existing views of open countryside would be compromised by development on this site, particularly for the residents living on Albion Road near the site.
Availability of utilities infrastructure – e.g. water/gas/electric	There are existing residential developments on Albion Road/Thorn Road in close proximity to the site that are served by utilities.
Air quality/noise	No known issues
Land contamination	No known issues
Flood Risk (zone/drainage)	Not in Flood Zones 2 or 3
Suitability (assessment conclusion)	This is a greenfield site located in the open countryside and abutting the village envelope of Marden at its southern-most point. The site is very much part of the picturesque and unspoilt rural landscape surrounding the area and there are clear long range views to the site

	from Albion Road. The LCA assesses the site as having good condition and high sensitivity landscape.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- Single landowner willing to develop - Site not offered to a developer as yet
Availability conclusion	Site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Site is achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site lies within the open countryside just outside of the village envelope of Marden. There are clear long range views to the site which has a high sensitivity and good condition landscape, and therefore development of this site would cause significant visual harm.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-116
Site name/address	South of Detling
Landowner	The Rochester Bridge Trust
Agent	Smiths Gore
Greenfield/PDL	Greenfield
Site area (ha)	4.68ha
Proposed yield	74-111 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Detling village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The application site is a large open agricultural field that does undulate to create a 'bowl' feature. The access road to the A249 (60pmh single carriage way both ways) runs along the north/north-western boundary of the site; there are residential properties backing onto the site from the east; to the south is agricultural land; and to the west is the A249. The site does have boundary trees/hedges; and the site is in close proximity to a Grade I listed church and Detling Conservation Area.
Current use	Agricultural.
Adjacent uses	As above.
Planning and other designations (AONB, greenbelt etc)	Countryside AONB SLA Strategic Gap
Planning history	1960's application for residential development was refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape	<u>14 – Thurnham Vale</u>

Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>14.2 – Thurnham Farmlands</u> KEY CHARACTERISTICS • Large arable fields across undulating land • Pockets of smaller fields and paddocks around settlements • Mixed woodland blocks • Historic settlements recognised as Conservation Areas • Large isolated farmsteads and estates • Narrow lanes with hedgerow Boundaries Condition Assessment - Good Sensitivity Assessment - High CONSERVE <u>Comments from Kent Downs AONB -</u> <i>"Full development of this area would challenge the character of Detling village. Object to release of whole site. Exception site for small number of affordable homes acceptable. Scale, form, layout exceptional quality needed. Edge treatments."</i>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>Comments from KCC Biodiversity Officer-</u> <i>"An arable field which has hedgerows around the north-western and eastern boundary. May be some potential for farmland birds to be present. The boundaries may have more interest and be suitable for reptiles, breeding birds and roosting bats. The site is within 1km of the</i>

	<i>North Down Woodlands SAC and Wouldham to Detling Escarpment SSSI - consideration must be given to the impact the proposed development will have on the designated sites in particular from recreation. In addition as there is a number of allocated sites in the immediate area so there is a need to consider the in combination impact."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No significant issues.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	<u>Conservation comments –</u> <i>"Historic Buildings: There are a number of listed buildings in The Street, but that most potentially affected by development of this site would be the Grade I Parish Church which currently enjoys a semi-rural setting right on the edge of the village which could be adversely affected by development of this site.</i> <i>Conservation Areas: The site lies close to the Detling Conservation Area. The approved Conservation Area Appraisal notes the importance of the open setting for the conservation area when approached from the west, particularly as this is the only side on which this sharp interface between the historic village and the surrounding rural landscape survives. The approved Conservation Area Management Plan states that the Council will seek to protect this attractive open setting.</i> <i>Historic Parks and Gardens: None affected.</i> <i>Archaeology: No known implications."</i>
Archaeology (SAM etc.)	SCALE 3 - contains a find spot of an Iron Age coin and could contain remains associated with Iron Age/Romano-British site known to the south.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public	• Site situated adjacent to the Detling village boundary. • Site accessed from The Street. • The site is considered suitable for housing. It enjoys good access to the A249 via The Street, which has a relatively good crash record and a continuous footway link to the village centre and bus stops, although the

transport/walking/cycling	footway on the southern side of the road and the 30mph speed limit may need to be extended to the site access. All of the village services within Detling are within walking or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1864m from the nearest medical hub/GP. The site is 2751m from nearest secondary school. The site is 2205m from the nearest primary school. The site is 198m from the nearest post office. The site is 452m from the nearest sports facility. The site is 1538m from the nearest play space. The site is 209m from the nearest green space. The site is 1538m from the nearest bus stop. The site is 1947m from the nearest train station. The site is 882m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	M20 hotspot Adj AQMA
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	<u>Groundwater Protection</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. This site is based in source protection zones 2 and 3. Source protection zones are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Potential for moderate ecological impacts. Grade I listed Parish Church Site contains a find spot of an Iron Age coin and could contain remains associated with Iron Age/Romano-British site known to the south. It is a M20 hotspot and adjacent to AQMA. This site is based in source protection zones 2 and 3. Whilst there are these issues, they are unlikely to cause significant constraints on developing the site through appropriate mitigation and design.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

If the site were to be considered for residential development, a low density development would be appropriate with a potential yield of around 30 dwellings per hectare. However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its isolated location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the sensitive landscape, consolidating existing sporadic development and causing unacceptable visual harm to the character and appearance of the countryside that falls within a nationally recognised AONB. The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated; the site is not easily accessible by foot to a medical centre/GP, primary or secondary schools or play space. The

site is also not easily accessible to a bus stop, cycle route or train station.

Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway.

The site is also in close proximity to a Grade I listed church and conservation area of which the setting should be protected as per the guidance.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-117
Site name/address	North of Detling
Landowner	The Rochester Bridge Trust
Agent	Smiths Gore
Greenfield/PDL	Greenfield
Site area (ha)	5.52ha
Proposed yield	76-114 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Detling village boundary.
Site origin (e.g. Call for Sites)	Call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The application site is a large irregular shaped and open agricultural field that does undulate and generally slopes downwards in a south-western direction towards the A249. The A249 runs along the north/north-western boundary of the site; the access road to the A249 runs along the southern boundary; and there are residential properties backing onto the site from the east. The site does have boundary trees/hedges; there is a TPO on part of the site; and the site is in close proximity to a Grade I listed church and Detling Conservation Area.
Current use	Agricultural.
Adjacent uses	Church lies to east of the site. A249 to the north and west, residential to east and fields to south.
Planning and other designations (AONB, greenbelt etc)	Countryside AONB SLA Strategic Gap
Planning history	1960's applications for residential development were refused. 1950's application approved for playing field.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative	<u>14 – Thurnham Vale</u> KEY CHARACTERISTICS

landscape impact; existing screening	• The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>14.2 – Thurnham Farmlands</u> KEY CHARACTERISTICS • Large arable fields across undulating land • Pockets of smaller fields and paddocks around settlements • Mixed woodland blocks • Historic settlements recognised as Conservation Areas • Large isolated farmsteads and estates • Narrow lanes with hedgerow Boundaries Condition Assessment - Good Sensitivity Assessment - High CONSERVE <u>Comments from Kent Downs AONB -</u> <i>"Full development of this area would challenge the character of Detling village. Object to release of whole site. Exception site for small number of affordable homes acceptable. Scale, form, layout exceptional quality needed. Edge treatments."</i>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer comments -</u> <i>"An arable field which is surrounded by hedgerows. May be some potential for farmland birds to be present. The boundaries may have more interest and be suitable for</i>

	<i>reptiles, breeding birds and roosting bats. The site is within 1km of the North Down Woodlands SAC and Wouldham to Detling Escarpment SSSI - consideration must be given to the impact the proposed development will have on the designated sites in particular from recreation. In addition as there is a number of allocated sites in the immediate area so there is a need to consider the in combination impact."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments -</u> <i>"Tree protection status: Tree Preservation Order (TPO) No. 4 of 1973 protects an area of trees to the east of the site within the Conservation area and 4 individual trees near the southeast boundary. Whilst the trees adjacent to the A249 are not currently protected they do have an important screening/amenity value function. Ancient woodlands: There are no designated Ancient Woodlands. Hedgerow status: There are no 'important' hedgerows."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 4 (maybe Grade 3 at northern end and Grade 2 at southern end).
Heritage impacts (Listed building, conservation area)	<u>Conservation comments -</u> <i>"Historic Buildings: There are a number of listed buildings in The Street, but that most potentially affected by development of this site would be the Grade I Parish Church which currently enjoys a semi-rural setting right on the edge of the village which could be adversely affected by development of this site.</i> <i>Conservation Areas: The site lies immediately adjoining the Detling Conservation Area. The approved Conservation Area Appraisal notes the importance of this land in forming an open setting for the conservation area, particularly as this is the only side on which this sharp interface between the historic village and the surrounding rural landscape survives. The approved Conservation Area Management Plan states that the Council will seek to protect this attractive open setting.</i> <i>Historic Parks and Gardens: None affected.</i> <i>Archaeology: No known implications.</i> <i>Other Comments: None."</i>

Archaeology (SAM etc.)	SCALE 3 - may contain remains associated with Iron Age and Romano British activity known to the south.
PROW (within or near site)	Public footpath KH14 runs through the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to the Detling village boundary. • Potential for access from The Street and/or Pilgrims Way. • The site is considered suitable for housing. It enjoys good access to the A249 via The Street and/or Pilgrims Way, which have a relatively good crash record and a continuous footway link to the village centre and bus stops, although should access be taken from The Street, it may be necessary to extend the footway and the 30mph speed limit to the site access. • All of the village services within Detling are within walking or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1895m from nearest medical service/GP. The site is 2753m from nearest secondary school. The site is 2184m from the nearest primary school. The site is 96m from the nearest post office. The site is 382m from the nearest sports facility. The site is 1529m from the nearest play space. The site is 144m from the nearest green space. The site is 1529m from the nearest bus stop. The site is 2135m from the nearest train station. The site is 1180m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	M20 hotspot Adj AQMA
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	<u>Groundwater Protection</u>

	We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. This site is based in source protection zones 2 and 3. Source protection zones are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Potential for moderate ecological impacts. Setting of Grade I listed Parish Church and conservation area. Tree Preservation Order No. 4 of 1973 protects an area of trees to the east of the site within the Conservation area and 4 individual trees near the southeast boundary. Archaeological potential. It is a M20 hotspot and adjacent to AQMA. This site is based in source protection zones 2 and 3. Public footpath runs through site. Whilst there are these issues, they are unlikely to cause significant constraints on developing the site through appropriate mitigation and design.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

If the site were to be considered for residential development, a low density development would be appropriate with a potential yield of around 30 dwellings per hectare.

However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its isolated location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the sensitive landscape, consolidating existing sporadic development and causing unacceptable visual harm to the character and appearance of the countryside that falls within a nationally recognised AONB.

The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated; the site is not easily accessible by foot to a medical centre/GP, primary or secondary schools or play space. The site is also not easily accessible to a bus stop, cycle route or train station.

Future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway.

The site is also in close proximity to a Grade I listed church and conservation area of which the setting should be protected as per the guidance.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-118
Site name/address	North of Horish Wood, Detling
Landowner	The Rochester Bridge Trust
Agent	Smiths Gore
Greenfield/PDL	Greenfield
Site area (ha)	7.56ha
Proposed yield	85-128 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Detling village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The application site is a large open agricultural field that does undulate to create a 'bowl' feature. To the north is agricultural land and then the access road to the A249 (60pmh single carriage way both ways) beyond; there are residential properties backing onto the site from the east; to the south is ancient woodland and trees protected under Tree Preservation Order No. 6 of 1972 and the CTRL land beyond; and to the west is the A249. There is also a Local Wildlife Site located close to the south-western corner of the proposal site.
Current use	Agricultural.
Adjacent uses	Residential to east, Detling Hill to west, field to north and woodland to south.
Planning and other designations (AONB, greenbelt etc)	Countryside AONB SLA Strategic Gap
Planning history	Late 1990's applications in associated to CTRL were approved. 1960's application for residential development was refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative	<u>14 – Thurnham Vale</u> KEY CHARACTERISTICS

landscape impact; existing screening	• The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>14.2 – Thurnham Farmlands</u> KEY CHARACTERISTICS • Large arable fields across undulating land • Pockets of smaller fields and paddocks around settlements • Mixed woodland blocks • Historic settlements recognised as Conservation Areas • Large isolated farmsteads and estates • Narrow lanes with hedgerow Boundaries Condition Assessment - Good Sensitivity Assessment - High CONSERVE <u>Comments from Kent Downs AONB -</u> <i>"Full development of this area would challenge the character of Detling village. Object to release of whole site. Exception site for small number of affordable homes acceptable. Scale, form, layout exceptional quality needed. Edge treatments."</i>
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer comments -</u> <i>"An arable field which borders on a Local Wildlife Site and Ancient Woodland. There are hedgerows around the eastern, southern and western boundary. May be some potential for farmland birds to be present. The boundaries may have more interest and be suitable for reptiles, breeding birds and roosting bats. The site is within 1km of the North Down Woodlands SAC and</i>

	<i>Wouldham to Detling Escarpment SSSI - consideration must be given to the impact the proposed development will have on the designated sites in particular from recreation. In addition as there is a number of allocated sites in the immediate area so there is a need to consider the in combination impact."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No significant issues.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No significant issues.
Archaeology (SAM etc.)	SCALE 3 - Contains an Iron Age/Romano-British activity site.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Detling. • Site accessed from The Street. • The site is considered suitable for housing. It enjoys good access to the A249 via The Street and/or Pilgrims Way, which have a relatively good crash record and a continuous footway link to the village centre and bus stops, although it may be necessary to extend the footway and the 30mph speed limit to the site access. • All of the village services within Detling are within walking or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1601m from the nearest medical hub/GP. The site is 2508m from nearest secondary school. The site is 1981m from the nearest primary school. The site is 401m from the nearest post office. The site is 591m from the nearest sports facility. The site is 1340m from the nearest play space. The site is adjacent to green space. The site is 1340m from the nearest bus stop. The site is 1778m from the nearest train station. The site is 1224m from the nearest cycle route.
Impacts on existing residential	

amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	M20 hotspot Adj AQMA
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	<u>Groundwater Protection</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. This site is based in source protection zones 2 and 3. Source protection zones are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Potential for moderate ecological impacts. Local Wildlife Site and Ancient Woodland adjacent to site. Archaeological potential. It is a M20 hotspot and adjacent to AQMA. This site is based in source protection zones 2 and 3. Whilst there are these issues, they are unlikely to cause significant constraints on developing the site through appropriate mitigation and design.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
If the site were to be considered for residential development, a low density development would be appropriate with a potential yield of around 30 dwellings per hectare. However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its isolated location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the sensitive landscape, consolidating existing sporadic development and causing unacceptable visual harm to the character and appearance of the countryside that falls within a nationally recognised AONB. The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated; the site is not easily accessible by foot to a medical centre/GP, primary or secondary schools or play space. The site is also not easily accessible to a bus stop, cycle route or train station. The site is also adjacent to an Ancient Woodland and Local Wildlife Site; and future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway. It is therefore considered that the site should be rejected. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-119
Site name/address	Linden Farm, Stockett Lane, Coxheath
Landowner	Mr & Mrs Rankin
Agent	Savills
Greenfield/PDL	Greenfield
Site area (ha)	2.9ha
Proposed yield	Circa 40 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Coxheath village envelope.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is roughly 'L' shaped and slightly undulating in form. It is located to the north west side of Coxheath Village. The site contains rough grassland, a number of trees, and has boundary hedging on front eastern side.
Current use	The site appears currently used as grazing/farmland likely in conjunction with Linden Farm.
Adjacent uses	To the north of the site is Linden Farm House and buildings; also Linden Farm Barn. There is also substantial orchard/wooded areas to the north/north-west. The Coxheath Village Hall lies to the south along with open land which is to the rear of the Village Hall. Beyond the village hall is housing which backs onto the open land. There is also residential development opposite the site frontage on Stockett Lane.
Planning and other designations (AONB, greenbelt etc)	The site lies in the open Countryside; it is designated as Southern Anti-coalescence Belt.
Planning history	Permission previously refused for new dwellings; approved for barn conversion to residential and extension to original farmhouse; land at rear of village hall granted permission in 1996 for sports pavilion – never implemented. Prior Notification of poly tunnels approved.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing	<u>27 - Farleigh Greensand Fruit Belt</u> KEY CHARACTERISTICS

screening	• Dip slope of the Greensand Ridge • Hythe Beds incised with Atherfield Clay river valleys • Orchards dominate the land use • Frequent broadleaf and coppice woodland blocks • Frequent settlements Condition Assessment - Good Sensitivity Assessment - High CONSERVE <u>27.7 - Loose Greensand Orchards and Pasture</u> KEY CHARACTERISTICS • Large areas of traditional orchards • Farm buildings (modern and traditional) • Native hedgerows and tree lines, Hamlet Wood coppice • Pimp's Court Farm Centre and dwellings • Network of farm tracks • Sunken lanes with earth banks • Undulating landform Condition Assessment - Very Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF."</i> <i>Grassland fields with traditional orchards within the North and South Eastern fields. The fields are surrounded by hedgerows and the hedgerows around the south western field are mature orchards. The site has some potential to contain protected/notable species including roosting bats within the orchard trees. There are two ponds within 100m of the site so the impact on GCN will need to be considered."</i> Constraints Level 2 – Potential for moderate ecological impacts.

Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments-</u> <i>"Tree protection status: Whilst the trees on the site are not currently protected there appear to be significant trees on the west and southwest boundaries.</i> <i>Ancient woodlands: There are no designated Ancient Woodlands.</i> <i>Hedgerow status: The hedgerows on the north western, western and southern boundaries may be 'important'.</i> <i>Comments: The orchard is potentially 'old orchard' which is important in terms of biodiversity."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2 or 3
Heritage impacts (Listed building, conservation area)	None specific save for impact on farm complex.
Archaeology (SAM etc.)	SCALE 4 - adjacent to small historic farm complex
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Coxheath. • Site accessed from Stockett Lane. • The site is considered suitable for housing. It enjoys good access to the B2163 Heath Road via Stockett Lane, which has a relatively good crash record, although there is a relatively poor crash record at its junction with the B2163 which may require mitigation. A continuous footway link to Coxheath village centre is provided on the eastern side of Stockett Lane, although the potential to extend the footway on the western side of Stockett Lane to the site access should be explored. • All of the village services within Coxheath are within walking and cycling distance of the site and the nearby bus stops on Heath Road are served by Bus Route 89, which provides a service to Maidstone every 20 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 363m from the nearest medical hub/GP. The site is 1656m from nearest secondary school. The site is 364m from the nearest primary school. The site is 444m from the nearest post office. The site is 1803m from the nearest sports facility. The site is 24m from the nearest play space. The site is adjacent to green space. The site is 24m from the nearest bus stop.

	The site is 2056m from the nearest train station. The site is 820m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	No obvious detrimental impact.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	The site is considered suitable for the reasons set out in the conclusion.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site is available.
Availability conclusion	

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There are not considered to be any abnormal costs or constraints to prohibit the development of this site.
Achievability conclusion	Development could be achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	Yes
2016 – 2021	Yes
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The landscape character assessment for this area considers their to be high sensitivity. I believe this relates to the orchard land and undulating nature of the area. However, this in itself would not be a barrier to development. The site is within walking distance to a nearby bus route, although the other amenities and

services of the village and less of an easy walk. Whilst the site is not adjacent to the boundary of this rural service centre, it would relate well to the built development on the opposite side of Stockett Lane.

It is possible that recreational/community facilities could be provided on the adjoining land to enhance the existence/use of the village hall.

I consider that it may be possible to provide a sensitively designed scheme on this site without detriment to the character of the area. Particular attention would need to be given to landscaping buffers and the scale and form of the site would need to be informed by the sensitivities of the area.

A possible yield of up to 85 units may be achievable dependent on the scheme.

The site is acceptable for a housing allocation.

ACCEPT

Approximate Yield: 85

1. SITE INFORMATION	
Reference number	HO-120
Site name/address	Hubbards Lane, Boughton Monchelsea
Landowner	Goodwin and Piper family
Agent	Mr Thirkell – Porters Chartered Surveyors
Greenfield/PDL	Greenfield
Site area (ha)	Approx 15ha
Proposed yield	Approx 60 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Boughton Green (to north) and Loose (to west) village envelopes
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The proposal site is a relatively flat and irregular shaped parcel of land that appears to be in agricultural use, with scrub areas; and there are at times polytunnels erected in the south-western corner of the site. Haste Hill Road is to the north of the site; Heath Road to the south; and Hubbards Lane to the west. Church Street is further beyond the allotments to the east of the site. There is ribbon development along sections of these bordering roads, with the types of residential properties varying in terms of design, scale and age. Public views into the site are possible from the north, south and west; and there is a public footpath (KM108) that runs in a general north/south direction that runs through the site (between Haste Hill Road and Heath Road).
Current use	Agricultural/scrub land/polytunnels on Piper land.
Adjacent uses	Residential & school opposite.
Planning and other designations	Countryside Southern Anti-coalescence Belt
Planning history	1970's & 80's approved application for school playing fields 1950's application for dwellings – refused
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Land South of Haste Hill Road and land at Haste Hill was considered by the Inspector and whilst unclear of the exact site, the Inspector did consider conclude to – <i>"Not modify the Plan in response to this objection".</i>

Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>29 - Boughton Monchelsea to Chart Sutton Plateau</u> KEY CHARACTERISTICS • Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern Condition Assessment - Very Poor Sensitivity Assessment - Very Low IMPROVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>The site is a number of fields which consist of intensively managed orchards, arable fields and grassland fields. The grassland field to the NW of the site has been classed as Neutral Grassland within the 2012 Habitat Survey. The fields are surrounded by hedgerows and there is a scrub area within the middle of the site. Due to the intensive management of the site the suitable habitats for protected/notable species is probably limited to the boundaries of the individual fields, the scrub area and the neutral grassland field. Consideration will still need to be given to the potential of species being present including foraging bats, reptiles, breeding birds and flora (within the grassland field)."</i> Constraints Level 3 – Potential for minor ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments –</u> <i>"Tree protection status: Tree Preservation Order (TPO) No. 3 of 1979 protects one Hawthorn tree in the middle of the site.</i> <i>Ancient woodlands: There are no designated Ancient Woodlands.</i>

	<i>Hedgerow status: There may be 'important' hedgerows on the site. Comments: None."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No significant issues.
Archaeology (SAM etc.)	SCALE 3 - Site lies c.250m south of the Scheduled Monument of Boughton Monchelsea Iron Age oppidum. Associated Iron Age or Roman remains may extend into site. Site also lies adjacent to historic farm complex of Haste Hill and it contains an ROC underground post. ROC underground post should be confirmed and preserved in situ.
PROW (within or near site)	Public footpath KM108 runs through the site in a general north to south direction.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Boughton Monchelsea. • Potential for access from the B2163 Heath Road, Hubbards Lane and/or Haste Hill Road. • The site is considered suitable for housing. It enjoys good access to the B2163 Heath Road, which has a good crash record, although there is a poor crash record at its junction with the A229 Linton Road, which forms the principal access route to the site from Maidstone and the surrounding area. A continuous footway link to Boughton Monchelsea village centre is provided on Heath Road and Haste Hill Road. • All of the village services within Boughton Monchelsea are within walking and cycling distance of the site and the bus stops on Heath Road and Church Street are served by Bus Route 59, which provides two return journeys a day to Maidstone.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1522m from the nearest medical hub/GP. The site is 130m from the nearest secondary school. The site is 463m from the nearest primary school. The site is 323m from the nearest post office. The site is 247m from the nearest sports facility. The site is 432m from the nearest play space. The site is 54m from the nearest green space. The site is 432m from the nearest bus stop. The site is 3566m from the nearest train station. The site is 1916m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.

Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	<u>Flood Risk</u> Surface runoff from all sites should be managed using sustainable drainage techniques, with discharge restricted to no more than runoff from the existing site following the critical rainfall events for a range of return periods, up to an including the 100yr event. An allowance for climate change should also be included the drainage design. This site is within the 'Boughton Monchelsea Drainage Strategy' - The area between Cliff Hill and Beresford Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared this in itself is not a significant constraint. There is the potential for minor ecological impact; potential archaeological issues; and attention must be given to means of surface water disposal from any new development upstream from Boughton Monchelsea. No other constraints or delays are apparent at this time.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The landowner has suggested approximately 60 dwellings on the site. If the site were to be considered for residential development, a density of 30 dwellings per hectare would be more appropriate, giving a potential yield of approximately 400 dwellings.

However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site. Indeed, this site is not in a wholly sustainable location, with future occupants of the site more than likely being heavily dependant on travel by car for work, shopping, healthcare, and social purposes. The site is not adjacent to the Maidstone Urban Area, or a rural service centre, and would not be more accessible to services even if other sites were allocated.

In addition to this, residential development here would have a detrimental impact on the existing character of the area, and there would be significant encroachment into the countryside that would go against the pattern and grain of development in the locality, which is more characterised by ribbon development along the established road network.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-121
Site name/address	19-59 John Street
Landowner	
Agent	Chailey Homes
Greenfield/PDL	Greenfield
Site area (ha)	0.286ha
Proposed yield	23 Houses
Is the site urban, adjacent to urban, rural settlement or rural	Settlement
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located within the urban area on the north west side of John Street and comprises the gardens of Nos 19 to 61 John Street. Located within a densely populated area, the area is characterised by the two/three storey terraced housing to the south west and industrial units to the north west. The land drops to the south and as such the houses and gardens of John Street are at a lower level to Granville Road which is to the north There is some landscaping, given that the land is garden land. There is no vehicular access to the rear of these houses and the house back onto the Granville Road.
Current use	Garden
Adjacent uses	Residential and Industrial
Planning and other designations (AONB, greenbelt etc)	Not allocated for development within the Local Plan 2000. No landscape restrictions in place.
Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is located in a densely populated area of the town. Well screened by houses along John Street to the south west and the industrial units on Granville Road to the north west, there are no long distance views of the site. The site has no impact upon the wider area. The site is within the urban area and not within a landscape character assessment area.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. Land is garden land and is therefore unlikely to be of any significant ecological value.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees subject to TPO on site. Whilst the trees on the site are not currently protected

	there appear to be significant trees on the northern boundary.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	None
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	There is no vehicular access to the site. It is proposed to demolish No 35 John street to provide access. Visibility of John Street from the proposed access would be good. • Site located adjacent to existing residential properties in John Street. • Site accessed from John Street. • The site is considered suitable for housing. It enjoys good access to the A229 Royal Engineers Road via Hardy Street and Lower Boxley Road, which have a relatively good crash record. There are continuous footway links between the site and Maidstone Town Centre. • The site is within walking and cycling distance of Maidstone Town Centre and the nearby bus stops on Boxley Road are served by Bus Route 79, which provides an hourly service to Maidstone Town Centre on weekdays. The site is in a town centre location and therefore has good access to public transport with local services and facilities within walking distance.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shops, public transport, health facilities and North Borough Junior School and St. Pauls Infant School are all within 1km of the site.
Impacts on existing residential amenity (including access to open space)	Unlikely to cause any significant harm to the residential amenity of existing residents. Site has good access to public open space. Parks such as Foley Park. Whatman Park and the River Medway are about 0.75km to the south west of the site.
Availability of utilities infrastructure – e.g. water/gas/electric	Within the urban area surrounded by residential development. Utility infrastructure in vicinity.
Air quality/noise	No noise issues apparent on site or in the area. Site is within an Air Quality Management Area but not near a hotspot.
Land contamination	None.
Flood Risk (zone/drainage)	Not within a designated flood zone.
Suitability (assessment conclusion)	The development of these rear gardens would significantly alter the character of the area to a harmful level and would not be acceptable. Approximate Yield: 0

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing Developer Willing Landowner
Availability conclusion	The site would appear to be available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The development of rear gardens is generally resisted and to develop these rear gardens would significantly alter the character of the area to a harmful level. It would not be a suitable development site. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 122
Site name/address	South of Marden Road
Landowner	Unknown – believed to be Mr P Garrod and Mr & Mrs W Brazil
Agent	DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	2.03
Proposed yield	44
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises rough grassland/pasture set back from Marden Road, the C68, and is located behind a small group of dwellings. The boundaries of the site, are marked by mature native hedges, which contain mature indigenous trees. Site is approximately level. The site is bound to the north by residential development, to the south and west by agricultural land, and to the east by woodland/orchard. Ponds are located in the south west of the site. Access is gained via the residential site to the north.
Current use	Rough grassland/pasture.
Adjacent uses	Agricultural, residential.
Planning and other designations (AONB, greenbelt etc)	Open countryside.
Planning history	Subject of various applications relating to Homefields (the original dwelling located to the north of the site.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Unknown.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would be screened in public views from Marden Road by existing built development to north, and from views from the KM302A public footpath by existing hedging and trees. However would be seen as an isolated urban development remote from Staplehurst. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and

	hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is adjacent to a Local Wildlife Site (?). The sites consist of 7 grassland fields which are surrounded by hedgerows. The Kent Habitat Survey 2012 identified the fields as neutral grassland with areas of rank grassland and scrub. There are two ponds within the site and at least 10 ponds within 100m of the site. Reptiles, bats and GCN have been recorded on the site or within the surrounding area. (Unsure whether this relates to the correct site.)
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 12 of 1996 protects 2 individual trees and 2 groups of trees adjacent to the site, to the rear of properties in Lime Tree. There may also be other significant trees within hedgerows. There may be 'important' hedgerows on field boundaries. (Unsure whether this relates to the correct site.)
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Adjacent to historic farm complex of Hen and Duckhurst Farm.
PROW (within or near site)	The KM302A public footpath is located approximately 100m to the south.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Located to south of Marden Road, the C68, in 40mph zone. Access via existing residential development. No comments received from KCC Highways.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Staplehurst village centre (approximately 0.8km), railway station approximately 1km.
Impacts on existing residential amenity (including access to open space)	Site abuts a small group of residential properties.
Availability of utilities infrastructure – e.g. water/gas/electric	Relatively remote, but likely to be some services as there are other isolated properties in the vicinity.
Air quality/noise	Not applicable.
Land contamination	Not applicable.

Flood Risk (zone/drainage)	Provision for access to site HO-105 from the A274 Maidstone Road must be provided, to ensure safe access to HO-105 under flood conditions. (Unsure whether this relates to the correct site.)
Suitability (assessment conclusion)	The site is in a remote location and would be isolated from the RSC. It would appear incongruous and would be visually harmful to the open countryside. Ecological mitigation would be necessary.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Probably.
Availability conclusion	Available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievability.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is in a remote location and would be isolated from the RSC. It would appear incongruous and would be visually harmful to the open countryside. Access to the site would be from an inappropriate highway. Ecological mitigation would be necessary.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-123.
Site name/address	Land east of Church Road and north of Sutton Road.
Landowner	Proposed by Bellway Homes South East Limited.
Agent	Boyer Planning Limited.
Greenfield/PDL	Greenfield.
Site area (ha)	63 hectares identified for development by agents, out of a total site area of 135 hectares.
Proposed yield	1800 dwellings.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban area, but is of a magnitude that large elements of the site are effectively rural.
Site origin (e.g. Call for Sites)	Submitted as part of the call for sites for the 2009 SHLAA, this site was determined as area MUE A. This site was again assessed in 2012 as part of the strategic site allocations call for sites work. Resulting from the 2012 work, the existing Maidstone Borough-Wide Local Plan (MBWLP) 2000 allocation North of Sutton Road was proposed for re-allocation and the land north of Bicknor Wood on Gore Court Road was also proposed for allocation.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a very large site comprising land predominantly in agricultural use. In 2013, the site is best considered in three sections: 1. Land at Gore Court and between Gore Court and Downswood. 2. Land adjacent to Downswood/Bearsted. 3. Land already allocated or proposed for allocation. Land at Gore Court and between Gore Court and Downswood. This section of the site is the largest division. It incorporates land to the west of Church Road, which backs on to Woolley Road and Chapman Avenue – this section of the site is open with no natural internal divisions, sloping gently down from south to north. This land is at a significantly higher level than the houses on Chapman Avenue, which appear to have been constructed within a depression in the land. Land to the east of Church Road and immediately south of Downswood is currently used for farming purposes. This land is generally open with slight undulations, sloping down towards the north. The land at Gore Court is the most interesting, incorporating woodland along the western boundary (west of Church Road) and along the eastern boundary. The land bounded by Church Road on the west and White Horse Lane in the south is open and flat, having been used for arable crops. Land adjacent to Bearsted. This section of the site is bounded by Green Hill to the east, the River Len to the north, Downswood/Bearsted to the west and a raised section of the site to the south which is separated by a banked wooded area. This section of the site slopes down from south to north and from east to west. It

	incorporates a large open bank adjacent to Mallards Park in Downswood. Land already allocated or proposed for allocation. The existing MBWLP 2000 greenfield allocation at the southern end of the site has been proposed for re-allocation as part of the Maidstone Borough Local Plan [along with the eastern portion] and in principle agreed by Cabinet on 13 March 2013. Land north of Bicknor Wood, which is immediately south of White Horse Lane, has been proposed for allocation and agreed in principle by Cabinet on 13 March 2013. These sites consist of open, flat fields, in close proximity to the A274 Sutton Road. General. The boundary of the site to the east is a variety of paddocks, woodland belts, gardens, orchards and farmsteads.
Current use	The site is substantial and has a mixture of uses, however, these are limited in themselves to open countryside, woodland and agriculture.
Adjacent uses	To the west and north residential uses bound the site (Senacre, Downswood and Bearsted developments). To the east are the Otham and Three Tees residential areas, as well as large open areas of agricultural land. To the south is the A274 Sutton Road and existing MBWLP 2000 Langley Park Farm West allocation (agreed in principle by Cabinet on 13 March 2013 to be re-allocated in the Maidstone Borough Local Plan as Langley Park).
Planning and other designations (AONB, greenbelt etc)	• Special Site of Scientific Interest on north west boundary adjacent to Murrain Drive. • Northern tip of site falls within Special Landscape Area. • North East tip of site is adjacent to Local Wildlife Site along Len Valley. • Wooded area between Woolley Road and Church Road is designated an area of local landscape importance.
Planning history	Limited to southernmost section adjacent to Sutton Road: • 00/0911 – withdrawn application for approx 150 dwellings of mixed tenure. • 00/0175 – An outline application for residential development – refused on grounds of absence of need for the land to be developed for housing.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	The Local Plan Inquiry notes that North of Sutton Road (as allocated in the MBWLP 2000) was promoted for 266 dwellings (SHLAA 2009 site 127). OF NOTE: It should be noted that within paragraph 4.121 of the Inspector's report on MBWLP 2000 he states: "I have no doubt that housing north of Bicknor Wood would be unacceptably harmful to the rural character of

	the area, which has none of the features to limit that harm which I have found with the allocation site.” The Inspector also concluded that the gap between Maidstone and Otham could benefit from protection from Policy ENV33 (protection of villages).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Large expanse of land falling between two landscape character areas. A mixed landscape character but important to conserve parkland settings and improve landscape connectivity. <u>Views</u>: Long views across to the North Downs from the northern portion of the site. Restricted parkland views. Parts of the site contained by existing vegetation/field boundaries. The site lies within the broader Langley Heath Undulating Farmlands (LCA 30). <u>30.3 Gore Court Farm</u> The majority of the site falls within this detailed landscape character area, the key characteristics of which are: • Flat topography. • Medium-sized irregular fields – arable. • Remnant woodland blocks include ancient woodland. • Parkland landscape of Gore Court. • Some suburban influence on land use and vegetation. <u>Condition</u>: Very Good. <u>Sensitivity</u>: Moderate. <u>Landscape Guidelines</u>: Conserve & reinforce. Generic guidelines include: • Promotion of appropriate fruit growing. • Conserve traditional landscape patterns & connectivity. • Conserve/reinstate hedgerow boundaries. Actions for the site to include: • Conserve/reinforce woodland with links to AW & parkland. • Conserve parkland characteristics. • Conserve setting of Gore Court & Rumwood Park. • Conserve grazing land. <u>30.2 Otham Open Land</u> The northern extension of the site falls within detailed landscape character area 30.2, the key characteristics for which are: • Open arable land. • Largely unsettled.

	• Narrow road enclosed by hedgerow. <u>Condition</u>: Poor. <u>Sensitivity</u>: Moderate. <u>Landscape Guidelines</u>: Restore & improve. Generic guidelines include: • Promotion of appropriate fruit growing. • Conserve traditional landscape patterns & connectivity. • Conserve/reinstate hedgerow boundaries. Actions for the site to include: • Respect the settings. • Reinstate field boundaries with hedgerow planting. • Improve current urban edge interface through major landscape works in conjunction with development. • Enhance biodiversity and functional integrity of landscape.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Kent Wildlife Trust advises that the River Len runs through the site at its most northern section. It will be important to ensure that this important ecological corridor is buffered and protected from contamination within any development proposed. The Trust has reviewed the research available and recommends that 15m buffers from the top of the bank are preserved for all major river systems. This will ensure preservation of 95% of the flora species present within the river system and help to preserve the flora species which rely on the flora. The Trust advises that a full hydrological assessment would need to be undertaken to establish the direction of the flows across the site and ensure that the water quantity and quality within the river system and the LWS can be protected within the build. <u>Ancient Woodland and other UK Biodiversity Action Plan Habitat</u>: The boundary of site also incorporates an ancient woodland fragment within East Wood as well as containing a larger block of woodland of more recent origin within Bicknor Wood. There is a risk that the ancient woodland fragment could become ringed in by development. Within any policy the protection and enhancement of all woodland on site will need to be secured. Throughout the site there are small pockets of woodland and neutral grassland. These BAP habitats should be protected and connected within the build or compensated on at least a 1:1 basis. <u>Mitigation and Enhancement</u>: Kent Wildlife Trust has already expressed concerns

	regarding the inadequate natural habitat creation proposed for such a large increase in population within our response to the last iteration of the Core Strategy. We do not feel that 1.2ha will mitigate the above impacts and feel that the sites within the South East should be covered by a policy that includes and extensive landscape scale mitigation scheme that will deflect people away from sensitive areas and provide alternative natural greenspace to alleviate pressure on the North Downs Woodland SAC. <u>From KCC – re site south of White Horse Lane and North of Sutton Road</u> The County Ecologist advises that the presence of and potential for impacts to protected species would need to be assessed at application stage for the site, and surveys may be needed for dormice, breeding birds and bats; a preliminary ecological assessment would provide detailed recommendations for specific surveys. In addition to mitigation for protected species impacts, there would also need to be measures in place to minimise the potential for development at this location to result in deterioration of the woodlands around the site. <u>MBC-Local Biodiversity Action Plan:</u> In the north of the area there are river Len projects where MBC is currently working closely with the estate staff of Leeds Castle, the Environment Agency and the Medway Valley and North West Kent Countryside Partnerships on river restoration work along the length of the Len (Rivers are a UK BAP habitat and the EA is targeting improving water quality in the Len to meet WFD objectives). This work will last for several years and will encompass nutrient stripping, renaturalisation of the water courses, fish migration improvement measures and possible creation of new wetland habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	The north west boundary of site contains several Tree Protection Orders (TPO) at land bordering The Spires adjacent to Church Road, Otham. • TPO No. 37 of 1981- Bicknor Wood- adjacent to southern boundary. • TPO No. 38 of 1981- Belts Wood- adjacent to the south east tip of site. • TPO No. 41 of 1981- groups of trees adjacent to the south east boundary. • TPO No. 10 of 2008- East Wood in East of site. • TPO Nos. 3 of 1981 & 29 of 1985 along northern boundary adj. to Downswood. • TPO No. 10 of 2010 at meeting point with corner of Woolley Rd (woodland). • TPO No. 21 of 1975- Senacre Wood- west of site, west of Church Rd. • TPO No. 10 of 2010 at meeting point with corner of Woolley Rd (woodland).

	• Ancient Woodland (East Wood) to east of site.
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	• Gore Court – Grade II* Listed. • The Rectory (Church Road) to the west of site is Grade II listed. • St Nicholas' Church and Church House on Church Road, Otham are both Grade I listed • The Orchard Spot Public House on Mallards Way is Grade II listed • Site also borders Otham to the east, which is a conservation area. South of White Horse Lane – there would be no direct impact on the setting of any listed building although there would be on the attractive rural group of Senacre Farm. The parkland of the grade II* listed Gore Court extends as far as the other side of the road, so there would be an impact on this too. Southernmost section of site – although sited in close proximity to Bicknor Farmhouse, this is offset by the site's proximity to the industrial estate (Parkwood). These sites could be developed without any unacceptable impact on the setting of the listed buildings.
Archaeology (SAM etc.)	This large site covers an area which contain several heritage assets, especially the historic medieval and post medieval complex of Gore Court and its associated formal gardens, historic parkland and wider farmed area. There are also some agricultural or horticultural buildings identifiable on the 1st edition OS map. 4/5, 5 is the least sensitive.
PROW (within or near site)	Numerous public rights of way (PROW) traverse site, especially towards the northern section of the site – e.g. from St Nicholas' Church, near Downswood to White Horse Lane at Three Tees (KM88) The southern section of the site has a public right of way (KM87) along a section of White Horse Lane which then turns north to follow the boundary of East Wood. Also on site are, KM80, KM86, KM90 and KM132.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Access to the site would be best served from Sutton Road only. A new access road (and associated junctions) of a width suitable to accommodate contra-flow traffic and adjacent footways between Gore Court Road from the western boundary of Bicknor Wood and A274 Sutton Road would be preferable. The northern section of the site would prove more difficult and expensive to connect to Sutton Road and an increase in traffic flows on Church Lane and Downswood towards Willington Street is considered undesirable. • An in-bound bus lane from Willington Street to Wheatsheaf Jcn on Sutton Road is being considered. This would improve public transport access between

	the site and Maidstone town centre and would significantly reduce journey times for bus users. • Cycling – can connect site through to Shepway north via Wooley Road and into the existing network through Shepway to town centre via Maidstone Leisure centre and Mote Road. Also possible to easily connect through to cycle route at Mote Park. Public Transport: • Buses 84, 85, 86 – Shepway/Senacre Wood – Town Centre – Hospital (frequency of 10 mins at peak). • No. 82 Bus service from Maidstone town centre to Parkwood (Wallis Ave) is well used and has a frequency of every 10 mins at peak times – this service also runs through the town centre to Maidstone Hospital. • No. 13 – Town centre – Sutton Rd – Otham – Langley Heath – Leeds – Hollingbourne stops near Morrisons approx every 2 hours. • No. 64 – Cornwallis Academy – Sutton Road – Park Wood – Langley (peak times).
Access to services – distances from bus stop/rail station/shop/GP/school	Para 4.130 of MBWLP 2000 Inspector Report - there was no dispute at the inquiry that the location of the southernmost section of the site broadly conforms to sustainability objectives, since it is on the edge of Maidstone and there are local shops, schools and bus services reasonably close by. In addition, Parkwood Industrial Estate offers the possibility of local jobs. • The shopping parade at Wallis Ave, Parkwood is approx 800m from site = 10 –15 min walk. There is a further parade of shops to the north of the site at Senacre (1km from site). • Morrisons supermarket Sutton Road is approx 1km from site. • Nearest primary school is in Parkwood approx 1km from site (10-15min walk) • Nearest secondary school is New Line Learning near Linton corner. Nearest GP is at Wallis Avenue Parkwood (10 min walk) – Also a GP at Grove Park near Morrisons.
Impacts on existing residential amenity (including access to open space)	Any impacts on residential amenity would likely come as a result of traffic generated by the new development. Three Tees at the eastern end of White Horse Lane would be affected by the wholesale development of this area, as would Church Road at the northern end where residential development in Downswood has been built along the road. Depending on proposed access arrangements, if development were to proceed at the northern part of the site, where it adjoins Bearsted, significant pressure could be placed on Spot Lane. Open space access in the area is informal, with a number of footpaths crossing the site. The character of these paths would inevitably change with residential development, however, the provision of formal open space as part of any development would mean that residents would be

	able to use land which is currently agricultural.
Availability of utilities infrastructure – e.g. water/gas/electric	Drainage – Southern Water advises that significant off-site sewerage infrastructure will be required to serve the strategic locations in the Maidstone urban area. Water supply – provision by South East Water, taken from 10 inch main at Gore Court Road. Electricity – high voltage supply from White Horse Lane, with an on site sub station required. Gas – supply gained from one of multiple gas mains at Sutton Road. Telecoms – service from BT plant on Sutton Road.
Air quality/noise	Unlikely to be any significant issues – section of site in close proximity to Sutton Road would need screening. The A274 may impact on air quality. A planning application may require an air quality assessment.
Land contamination	No issues apparent.
Flood Risk (zone/drainage)	The most northerly section of the site – bounded by the River Len, is a mixture of flood zones 2 and 3. Otherwise the site is flood zone 1.
Suitability (assessment conclusion)	<u>For</u> - The southernmost section of the site (south of White Horse Lane) is considered most suitable to accommodate development as it offers better access to services, facilities, employment and public transport and can be screened by Bicknor Wood and East Wood. This section has been agreed in principle (Cabinet, 13 March 2013) to be allocated in the Maidstone Borough Local Plan for residential development – North of Bicknor Wood and North of Sutton Road. <u>Against</u> - The extent of urban development and how this would affect the existing urban form of Maidstone needs to be considered. There is a real issue about whether this land should be developed. - Gore Court Road would have to be widened to accommodate contra-flow traffic and a new footpath would also be required. This has been addressed in the Maidstone Borough Local Plan policies SS2b and SS2c. - The Inspector's report on Local Plan states '<i>I have no doubt that housing north of Bicknor Wood would be unacceptably harmful to the rural character of the area, which has none of the features to limit that harm which I have found with the allocation site.</i>' - In the northern section of the site, adjacent to the River Len, land levels change dramatically, offering a unique landscape character in the local area. This is immediately adjacent to a special landscape area and local wildlife site. <u>Conclusion</u> Two areas of land at the south of the site – North of Sutton Road and North of Bicknor Wood, have been approved for development management purposes as

housing allocations in the Maidstone Borough Local Plan (Cabinet, 13 March 2013). These sections of land have been debated and accepted as appropriate for development, this assessment does not need to reassess these fields.

North of these fields, immediately, the land surrounding Gore Court to its east and south is flat and open and in terms of being developed would not be a difficult option. There is, however, an area of semi-natural ancient woodland that the development would be adjacent to. On the opposite side of Church Road (west) is a wooded area, also semi-natural ancient woodland. The character of these locations is undoubtedly rural. The woodland to the west of Church Road could not be developed, which would mean that the open field surrounding Gore Court would effectively be an island of development in the middle of the rural area, notwithstanding the development at North of Bicknor Wood.

Moving north, the field to the west of Church Road, which backs on to Senacre and Chapman Avenue, would appear, from looking at a map, to be an obvious candidate for development, filling it what looks like a gap in the urban boundary. What makes this field difficult, however, is the location of a number of listed buildings and the role that it plays in the setting of St. Nicholas Church. For practical purposes this field is open and contains no natural boundaries within it. Development could be incorporated within this area although a suitable landscape buffer and reduced density would be required in order to preserve the setting of these buildings. One other factor to consider is the change in land levels between this field and the houses in Chapman Avenue. This could be dealt with by reducing the developable area of the site and incorporating a planting belt along the western boundary of the site.

Opposite, the field between Church Road and Green Hill extends into the open countryside and would present an illogical extension to the development boundary without development in the field to the west of Church Road. The field is also very open with no natural internal boundaries.

The field at the north eastern edge of the site is adjacent to the urban boundary between Bearsted and Downswood. Development at this location would be difficult due to how open the field is and its topography which rises substantially from the north west to the south east. Again, there are no natural boundaries within the site at which development might naturally stop. Development of this area would be visually prominent within the surrounding countryside, although would relate well as an urban boundary extension and consideration would need to be paid to the need for

	housing against the visual harm. Elements of the site are clearly suitable for development. There are also areas which include a number of issues for development such as listed buildings present on site and some visual harm to the countryside. However, to some degree suitable design, density of landscaping can assist in creating a more appropriate style of development to this locality. I therefore consider this site is suitable in part for development.

3. AVAILABILITY

Is the whole site available for the proposed use, e.g.: • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	There are no apparent availability issues with this site. The site is controlled by one developer and has been consistently promoted by them.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered.	Site size means that a co-ordinated approach to the development of this area would be required. Selected areas of the site deemed suitable for development must relate effectively to one another and the existing developments, providing necessary infrastructure. Landscape issues are a consideration in particular areas of the site and must be addressed sympathetically. Depending on how many dwellings are proposed in the given parts of the site, transport and access issues would also need to be suitable considered.
Achievability conclusion	Neutral

Timing (following assessment - when could the site be delivered?)

now – 2016	X (Suggested by developer)
2016 – 2021	X (Suggested by developer)
2021 – 2026	X (Suggested by developer)
2026 – 2031	

5. CONCLUSIONS

As a whole, the overall submission conclusion is best considered in three sections as above in the detailed sections of the pro forma:

1. Land at Gore Court and between Gore Court and Downswood.
2. Land adjacent to Downswood/Bearsted.
3. Land already allocated or proposed for allocation.

1. Overall, I consider that the section of the site west of Church Road, north of Woolley Road, relates well to the existing urban boundary and would represent a logical expansion of the urban boundary. However, as stated above a coordinated approach would be required to ensure permeability and a clear relationship between the sites and sensitivity in dealing with the existing landscape issues present. With regard to the capacity of the site, as outlined above due to a number of site constraints,

planting belts and buffer zones would need to be utilised which would reduce the developable area. A density of 35dph would be a suitable overall density given its urban periphery location although this should be reduced in areas of sensitivity, particularly nearby to listed buildings. The site east of Church Road and north of White Horse Lane, as well as the thin parcel of land west of Church Lane and south of the site adjacent to Chapman Avenue, however, are not deemed suitable at this time as these would further extend into the open countryside and would present an illogical extension to the existing urban boundary even when taking into account an allocation west of Church Road. There would be issues relating to coalescence with the village of Otham and development of the scale proposed would be totally out of character with the existing rural setting of the village.

2. Development of the land furthest north, to the west of Green Hill and Otham Street would be difficult because of the openness of the field and also its topography which rises substantially from the north-west to the south-east. There are no natural boundaries within the site at which development might naturally stop and any development of this area would be visually prominent within the surrounding countryside.
3. The two parcels of land to the south of White Horse Lane and east of Gore Court Road have already been considered and proposed for allocation by officers as part of earlier iterations of the emerging Maidstone Local Plan and agreed in principle by Cabinet in March 2013.

Overall, I consider that only parts of this submission are suitable for development and I recommend that these are accepted / rejected for development as follows:

Land west of Church Road, adjacent to Chapman Avenue – **ACCEPT**

Approximate Yield: 440

Land east of Church Road, north of White Horse Lane – **REJECT**

Approximate Yield: 0

Land west of Church Road, east of Woolley Road – **REJECT**

Approximate Yield: 0

Land west of Green Hill, east of Bearsted and Downswood – **REJECT**

Approximate Yield: 0

Land north of Sutton Road, east of Gore Court Road – **ACCEPT**

Approximate Yield: 185 (site proposal includes adjacent land under different ownership and not included in this assessment, agreed for 285 total) as agreed at Cabinet March 2013

Land north of Bicknor Wood, south of White Horse Lane – **ACCEPT**

Approximate Yield: 190 as agreed at Cabinet March 2013

1. SITE INFORMATION	
Reference number	HO-124
Site name/address	Bow Hill, West Farleigh
Landowner	UPNA
Agent	Plainview Planning Ltd
Greenfield/PDL	Greenfield
Site area (ha)	6 ha
Proposed yield	210 dwellings at 35 dph
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Calls for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site relates to an area of open fields, in an open and attractive landscape. Changes in topographical levels across the Medway Valley result in fine views, particularly long distance views. The River Medway lies to the north of the site and a railway lies beyond. To the south of the river and railway, built development is very sparse
Current use	Agriculture and keeping of horses.
Adjacent uses	Paddocks, one residential terrace.
Planning and other designations (AONB, greenbelt etc)	Area of Local Landscape Importance. Adjacent to greenbelt.
Planning history	<u>10/0301</u> - change of use of land from agricultural to a mixed use of agriculture and the keeping of horses - AC
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	This is a very prominent site, with long distance views across to the Medway Valley. Development likely to cause very substantial harm to open character and scenic quality of the ALLI. Built development is generally confined to the north side of the river in this area. The spread of built development here would be out of character with the open rural landscape and unrelated to the existing built up area. It would be particularly harmful in long range views from Hunt Street and in views from the railway line. Landscape Character Area Assessment: “KEY CHARACTERISTICS ☐ ☐ Valley landscape containing the River Medway ☐ ☐ Frequent groups of willow trees and small native woodland blocks ☐ ☐ Grazed pasture ☐ ☐ Distinctive ragstone bridges ☐ ☐ Medway Valley Walk promoted Long Distance Path follows the river ☐ ☐ Recreational land use with picnic site at Teston, fishing and mooring facilities at East Farleigh and Waterringbury

	Condition Assessment Very Good Sensitivity Assessment Very High Guidelines - Conserve Consider the generic guidelines for Valleys ☐☐Conserve the special landscape quality provided by the rural valley location and the meandering River Medway ☐☐Conserve the grassland and pastoral land use with native vegetation and avoid arable land use ☐☐Conserve the dominance of willow as a key species along the river ☐☐Encourage the planting of isolated native trees to conserve the parkland character ☐☐Respect the setting of traditional bridges ☐☐Resist over complication and the use of too many varied materials at weirs and jetties ☐☐Promote the use of local materials and avoid the cumbersome design of gates and visitor facilities ☐☐Conserve the rural skyline in views from within the valley ☐☐Conserve the open, unenclosed boundary between the land and river
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: "To the east of the site there is an Ancient Woodland. The site consists of approximately 4 fields. The area to the north and east of the site has been described within the Kent Habitat Survey 2012 as tussocky neutral grassland. The site is bounded by hedgerows to the south and west and the River Medway to the North. Potential for Reptiles and bats to be present. Ecological constraints level 2. Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways"
Trees (inc. TPO, ancient woodland within and adjacent to site)	Generally not of significant amenity value. Waregrave's Wood, adjoining eastern boundary, is designated as semi natural Ancient Woodland so may constrain development in that area.
Agricultural land quality	Likely to be Grade 1, possibly some Grade 3.
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	KM17 and KM16 on site/adjacent. MR51 on opposite side of river (towpath).
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main	Unsuitable – only access is onto public footpath. KCC Highways comments: • The site is a large site on the other side of the River Medway to the village of Wateringbury. The

highway network • Availability of public transport/walking/cycling	site access is poor and to be considered acceptable significant highway improvements would be required. • The junction between Bow Hill and the B2015 would require significant improvements and as Bow Hill passes over a level crossing the impact of higher traffic volumes would need to be modelled to ensure that queues do not back up and interfere with the B2015 when the level crossing gates are down. • Depending on the number of dwellings and the expected traffic flows, the bridge over the River Medway may need to be replaced with a wider structure to provide a full width two way carriageway. The access road to the site from Bow Hill would also need to be developed into a two way carriageway. • The crash record on the B2015 close to Bow Hill is good, but the Bow Road/A26 junction and the A26 in general through Watlington has a poor crash record and modelling would need to be carried out to understand the impact on the A26 of the higher traffic volumes generated by the development.
Access to services – distances from bus stop/rail station/shop/GP/school	Some access to services, which are sited across level crossing. Train station, school and some shops within approximately 800m. KCC Highways comments: • There are excellent bus services on the B2015, although the furthest part of the site will be over 1km from the nearest bus stop and therefore new services (or a diversion of existing services) into the site would be required. • There is access to local services in Watlington, although again these will be in excess of 1km away from the furthest parts of the site.
Air quality/noise	Railway is noise source to north.
Land contamination	Not expected
Flood Risk (zone/drainage)	Flood zones 2 and 3. Environment Agency comments: Approximately half the site is within Flood Zone 3. A FRA must demonstrate how the site can be made safe against flooding, including provision of site access, which would need to pass through Flood Zone 3. This would make access to the site extremely hazardous under flood conditions. This site should only be considered further if, having undertaken the Sequential Test, no safer options are available within areas at lower flood risk. Any planning application would also need to be considered against the Exception Test. In order for this test to be passed, the FRA must demonstrate how safe access from the site can be achieved under flood conditions. As this is unlikely to be achievable, it is

	unlikely the Exception Test can be passed and we may object to the proposal. The site is within 100m of a Water Framework Directive (WFD) river water course. When considering it for Housing, the requirements of the Thames River Basin Management Plan (RBMP) should be taken into account. This is because the Plan may include specific recommendations for the relevant water bodies to help them achieve their desired condition by the end of the WFD. Inappropriate development close to or beside rivers may adversely affect the ability of us and our partners, including Planning Authorities, to help deliver all outcomes required in the RBMP.
Impacts on existing residential amenity (including access to open space)	Unlikely to be significant adverse impact.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Unsuitable due to very negative impact upon landscape character and location in high risk flood zone. Also unsustainable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Appears so on basis of submission.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The development of this prominent site would cause substantial harm to the open character and scenic quality of an Area of Local Landscape Importance. This is a highly prominent location, which is not visually related to the existing pattern of built development. There are long range views of this site which are of high quality, particularly due to the topography.

There are also sustainability, access and flooding issues. Safe access during flood conditions is unlikely to be achievable. Site is not well-related to facilities. There would also be a substantial loss of high grade agricultural land.

In terms of any residential moorings development, as proposed in the submission, the sustainability issue remains.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-125
Site name/address	East of Hockers Lane, Detling
Landowner	UPNA
Agent	Plainview Planning Ltd
Greenfield/PDL	Greenfield
Site area (ha)	1ha
Proposed yield	4-35 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Detling village boundary.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The proposal site is a general rectangular shaped plot of greenfield land that is adjacent to the southern boundary of Detling village. The site is overgrown and covered by a woodland Tree Preservation Order No. 14 of 2013. Hockers Lane runs along the western boundary of the site, and it is here that there is vehicle access into the site. To the south is the rail line (with the site within CTRL land in the Local Plan) and beyond this the M20; and to the north is residential development. To the east, there is Local Wildlife Site and an Ancient Woodland (north Honeyhills Wood).
Current use	Compound.
Adjacent uses	Residential /gardens to north and west, CTRL to south and open land to east.
Planning and other designations (AONB, greenbelt etc)	Countryside AONB SLA Strategic Gap CTRL Kent Downs AONB Unit provided no comments.
Planning history	Late 1990's applications associated to CTRL were approved. 71/0276/MK2 - Outline application for the provision of motorway services area to include catering, petrol filling station and parking with slip roads from the motorway lanes to the service areas – Refused.
Has site previously been	

considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>14 – Thurnham Vale</u> KEY CHARACTERISTICS • The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>14.3 – Bearsted Golf Course</u> KEY CHARACTERISTICS • Golf course • Large block of mature broadleaf and coppice woodland • Garden boundary and field hedgerows • Vegetation belts and streams • Little development with mostly modern housing along surrounding lanes • Traditional buildings along Chapel Lane Condition Assessment - Good Sensitivity Assessment - Low REINFORCE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify</i>

	<i>opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>It is adjacent to a LWS and Ancient Woodland. It is 1km from a SAC and SSSI. Consideration will need to be given to the impact on the SAC in particular from recreation. The impact will need to be considered in conjunction with the other strategic sites. It is an area of rough grassland and some scrub. Some potential for protected species to be present including reptiles, breeding birds, and badgers. May have some botanical interest."</i> Constraints Level 2 – Potential for moderate ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	<u>Landscape comments</u> - <i>"Tree protection status: Confirmed woodland Tree Preservation Order No. 14 of 2013.</i> <i>Ancient woodlands: There are no designated Ancient Woodlands on site.</i> <i>Hedgerow status: There are no 'important' hedgerows.</i> <i>Comments: None."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	SCALE 3 - Site is directly adjacent to the discovery of Iron Age and Romano-British activity off Hockers Lane.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to the Detling village boundary. • Site accessed from Hockers Lane. • The site is considered suitable for housing. It enjoys good access to the A249 via Hockers Lane and The Street, which have a relatively good crash record and a continuous footway link to the village centre and bus stops, although it may be necessary to extend the footway and the 30mph speed limit to the site access. • All of the village services within Detling are within walking or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively. • It is recommended that High Speed 1 Ltd be consulted

	on this site given the proximity of the High Speed 1 line.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1531m from nearest medical centre/GP. The site is 2574m from nearest secondary school. The site is 1768m from the nearest primary school. The site is 684m from the nearest post office. The site is 709m from the nearest sports facility. The site is 1377m from the nearest play space. The site is 26m from green space. The site is 1377m from the nearest bus stop. The site is 1486m from the nearest train station. The site is 486m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	M20 hotspot Adj AQMA
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	<u>Groundwater Protection</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. This site is based in source protection zones 2 and 3. Source protection zones are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared this in itself is not a significant constraint. The site does have a confirmed woodland Tree Preservation Order (No. 14 of 2013). Potential for moderate ecological impacts. It is a M20 hotspot and adjacent to AQMA. Precautions may be required to reduce the risk of the development to the abstraction.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The landowner has suggested a housing yield of 4-35 dwellings on the site. If the site were to be considered for residential development, a low density development would be appropriate with a potential yield of around 30 dwellings per hectare. However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its isolated location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the sensitive landscape, consolidating existing sporadic development and causing unacceptable visual harm to the character and appearance of the countryside that falls within a nationally recognised AONB. The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated; the site is not easily accessible by foot to basic local amenities/services. In addition, there are arboricultural and ecological issues that would have to be addressed, given the site's woodland TPO; and close proximity to an ancient woodland and Local Wildlife Site.

Other concerns would be that future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway and CTRL.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-126
Site name/address	Fishers Farm, Fishers Road, Staplehurst,
Landowner	
Agent	Charlotte Yarker, Montagu Evans
Greenfield/PDL	Greenfield
Site area (ha)	17.8 hectares
Proposed yield	500 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement (RSC)
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the east of Staplehurst. To the west of the site are residential properties, with the back gardens of these properties backing onto the fields. To the north of the site are the rear gardens of residential properties, and also Fisher's Oast, which has a small commercial element. To the east of the site are further open fields, together with a greyhound training facility. To the south of the site are residential properties; and the site also bounds Headcorn Road. There are a number of small trees within the site although there are no TPOs served upon these. There are some ponds within the site, and these are located within the centre, the western and the northern section. Public footpath KM296 runs through the northern sector of the site. The land is generally flat, although there is a slight fall from north to south.
Current use	Agricultural.
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	MA/80/0709 - Outline application for residential development of 10 houses to the acre i.e. 400 houses from two to five bedrooms. Withdrawn.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	H2 - Housing Land Allocations: Land at Fishers Farm, Staplehurst Objection DH0188 - Staplehurst Properties Ltd Issues (a) Whether in principle Staplehurst is a location for new housing which would accord with the aims of sustainable development and of reducing the need to travel set out in PPG13. (b) Whether housing on this site would harm the character and appearance of the area; and if so (c) whether the need to meet the Structure Plan

	housing requirements or other benefits claimed for the development override any harm which might be identified. Conclusions On issue (a), I concluded in dealing with the previous objection that Staplehurst is location for new housing which could accord with the aims of PPG13. Turning to issue (b), the objection site is an extensive area of farmland on the eastern side of Staplehurst and, as the objectors point out, it is adjoined by housing on its western and part of its southern boundaries. However, I found on my visits that from the south in Headcorn Road, and the east in Pile Lane, the land is seen as part of Staplehurst's countryside setting. In this context, I have no doubt that housing would be an intrusive urban feature into an area with a rural character and appearance. I therefore conclude on this issue that housing would materially harm the character and appearance of the area. Dealing with issue (c), I found in paragraph that there is a need for an additional 940 units to meet the Structure Plan housing requirements. Moreover, I accept in paragraph 4.700 that I have been unable to recommend enough sites to meet that need. However, in this case I consider that the serious harm which I have identified is not outweighed by this need. I therefore conclude that housing is not justified on this site.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere. • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been removed for intensive arable cultivation. • Sparse scattered small woodlands. • Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good Sensitivity Assessment: High Guideline: Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	An area of 9 grassland fields, surrounded by mature hedgerows. The fields to the North West of the site contain rough grassland and have a higher potential of being suitable for protected/notable species. There is an area of woodland to the north west of the site which

	has been re-classified as ancient woodland during the recently updated Ancient woodland inventory. 12 ponds within the site and an additional 2 ponds adjacent to the boundary. 4 of the ponds are surrounded by mature trees. There are farm buildings within the site which may have potential to contain roosting bats. GCN, reptiles and bats have been recorded within the site or the surrounding area.
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO12/2001 is within the adjacent land. No TPOs within the site itself.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Historic farm complex of Fishers Farm. No listed buildings.
Archaeology (SAM etc.)	Historic farm complex of Fishers Farm. No listed buildings.
PROW (within or near site)	Public footpath KM296 runs through the northern sector of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Site located adjacent to the Staplehurst village boundary. Potential for access off Headcorn Road, potentially incorporating the eastward extension of the 30mph speed limit. The site is considered suitable for housing. It enjoys good access to the A229 primary route via Headcorn Road, which has a good crash record. All of the village services within Staplehurst, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and cycling distance of the site and the bus stops on Station Road and High Street are served by Bus Route 5, which provides an hourly service to Maidstone, Cranbrook and Hawkhurst on weekdays. It is recommended that Network Rail be consulted on this site given the proximity of the Ashford-Tonbridge railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is located within approximately 200metres of a site for an approved supermarket, and approximately 500metres from the existing village centre. The railway station would be approximately 500metres from the site (nearest point). The nearest bus stop would be approximately 175metres from the application site. The nearest health centre is located to the rear of the library which is approximately 500metres from the site. The nearest primary school is approximately 750 metres from the site. There is no secondary school provision within the village.
Impacts on existing residential amenity (including access to open space)	The site would be adjacent to existing residential properties, however, the impact upon these properties could be mitigated through a suitable design. Access could be made into the site within the need for an entry point that would significantly impact upon residential

	amenity. In terms of access to open space, the site would adjoin open fields, and would also be of a scale that would require the provision of internal play provision.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is in close proximity of existing residential properties that are all served by the necessary utilities. Subject to the necessary consents, these could be connected in to.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area. However, there are water bodies within. The site would be of a size where SUDs could be utilised.
Suitability (assessment conclusion)	The site is well screened from the west, and in part from the north. It is located within a relatively sustainable location, being within walking distance of local amenities, and both the railway station, and bus stops. However, there would be a relatively high impact upon the character and appearance of the locality, as the site contributes significantly to the locality. The site is likely to have significant ecology within, due to the ponds, and also the hedgerows.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	x
2026 – 2031	

5. CONCLUSIONS

The site is well screened from the west, and in part from the north. It is located within a relatively sustainable location, being within walking distance of local amenities, and both the railway station, and bus stops. There would be a relatively high impact upon the character and appearance of the locality, as the site contributes significantly to the locality. The site is

likely to have significant ecology within due to the ponds, and also the hedgerows, which will require assessment and mitigation. On balance, I am recommending that this site is accepted and suggesting an approximate yield of 535 dwellings.

ACCEPT

Approximate Yield: 535

1. SITE INFORMATION	
Reference number	HO-127
Site name/address	8 - 28 Boughton Lane
Landowner	
Agent	Chailey Homes
Greenfield/PDL	Greenfield
Site area (ha)	0.7ha
Proposed yield	16
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is a number of back gardens of properties within Boughton Lane in the urban area of Maidstone. The gardens are considerable in length and towards the rear are heavily treed. Many of the trees are covered by TPO 7 of 1975. This part of the Borough is characterised by properties with large rear gardens.
Current use	Residential gardens
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	None
Planning history	No relevant history
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	By virtue of the fact that this would be backland garden development there would be no significant medium or long range views. Views would be possible at the access (with number 8 proposed to be demolished) and there would be views of the development between the existing houses. The grain and layout of the development would be harmed through this garden land developed which in cases such as this is generally resisted.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	15 residential gardens which have a mixture of mature trees, scrub, rough grassland and amenity grassland. All the gardens are surrounded by hedgerows. Potential for protected/notable species to be present including reptiles and roosting bats within the trees.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 7 of 1975 protects an area of trees over the majority of the site. Any tree which has been growing on site since 1975 is effectively protected. There is no ancient woodland. There are no important hedgerows.

Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	In area with general potential for Iron Age and Romano-British activity.
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties within Loose. • Site accessed from Boughton Lane. • The site is considered suitable for a limited quantum of housing in view of the severe peak period congestion at the A229 Loose Road / Boughton Lane / Cripple Street junction and the limited options for further capacity improvements. • Boughton Lane has a good crash record, although there is a relatively poor crash record at its junction with Loose Road which may require mitigation. There are continuous footway links between the site and the local services within Loose. • Many of the local services within Loose are within walking and/or cycling distance of the site and the bus stops on Loose Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Many of the local services within Loose are within walking and/or cycling distance of the site and the bus stops on Loose Road are served by Bus Routes 5 and 89 which provide a combined 15-minute frequency to Maidstone Town Centre on weekdays.
Impacts on existing residential amenity (including access to open space)	Surrounded by residential properties but could be designed with no significant impact.
Availability of utilities infrastructure – e.g. water/gas/electric	Within the urban area surrounded by residential development. Utility infrastructure in vicinity.
Air quality/noise	Within the urban area air quality management area.
Land contamination	No apparent issues
Flood Risk (zone/drainage)	Flood Zone 1.
Suitability (assessment conclusion)	The site is a large back garden site that encompasses a significant number of rear gardens. The development of this amount of rear garden would severely alter the character of the area and would be unacceptable. Approximate Yield: 0

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing Landowner. Developer interest.
Availability conclusion	The site is promoted by a developer with the landowner's consent and would appear available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	There would appear to be no abnormal costs or constraints apparent and development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is a large back garden site that encompasses a significant number of rear gardens. The development of this amount of rear garden would severely alter the character of the area and would be unacceptable. The development is also likely to require the removal of a number of protected trees. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-128
Site name/address	Longsole Church Long Rede Lane, Barming
Landowner	The Diocese of Rochester
Agent	Rev Will North
Greenfield/PDL	Greenfield/Previously Developed
Site area (ha)	0.22
Proposed yield	None proposed
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The application site is found on the south side of Long Rede Lane. The site comprises Longsole Church and the adjacent allotments. The single storey church building is to the east of the site with its grounds either side and to the south of which the vast majority is given over to allotments. Whilst privately owned, they are available for the public to use. The allotments are laid out informally and the application site includes some land currently in use as allotments and some currently unused grassed land on the west side of the site. To the west on Long Rede Lane are large detached dwellings set back from the road by 7m, opposite are detached and semi detached dwellings, to the south are dwellings on Heath Road and to the southwest dwellings on Maplesden Close. There is a protected pine tree (TPO no. 9 of 2007) just to the east of the site. Along the front of the site is a hedge some 1.2m in height.
Current use	Church and Allotments
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Not allocated for development within the Local Plan 2000. Allotments are protected under saved policy ENV25. No other landscape restrictions in place.
Planning history	Outline Planning Permission refused in 2009. MA/09/0018 - Outline application for the erection of a detached two storey dwelling with all matters reserved for future consideration - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing	There are no long distance views of the site only short range views in the street scene. The site is an open gap around the church within the street and an important space as well as its allotment value.

screening	
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. The site appears to be allotments with a building and mature tree to the north of the site. Allotments provide good habitats for protected/notable species potential for reptiles and roosting bats to be present.
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO No. 9 of 2007 refers to a Pine Tree to the east of the site. There is also a mature Holly Tree. This is not protected but is considered to be of wider amenity value.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	None
PROW (within or near site)	None
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	There is an existing access into the site off Long Rede Lane. It has good visibility of the highway in both directions. Regular bus services run along Heath Road and Hermitage Lane to the east which run into town and to Barming Train stations. Within good and safe walking distance of local services and facilities. • Site located adjacent to existing residential properties within Barming. • Site accessed from Long Rede Lane, which is a private street. • The site is considered suitable for housing. It enjoys good access to the A26 Tonbridge Road via Heath Road and Fountain Lane, which have a good crash record although there is a poor crash record and severe peak period congestion at the Fountain Lane / Tonbridge Road junction which may require mitigation. There are continuous footway links between Long Rede Lane and the local services within Barming. • The site is within walking distance of the local services within Barming and the nearby bus stops on Heath Road are served by Bus Route 8, which provides an hourly service to Maidstone Town Centre on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shops, public transport, health facilities and Barming County Primary School are all within 1km of the site.
Impacts on existing residential amenity (including access to open space)	Unlikely to cause any significant harm to the residential amenity of existing residents. Site has good access to public open space.

	Barming Heath recreation ground is 0.20km as the crow flies to the east.
Availability of utilities infrastructure – e.g. water/gas/electric	Within the urban area surrounded by residential development. Utility infrastructure in vicinity.
Air quality/noise	No noise issues apparent on site or in the area. Site is within an Air Quality Management Area and may have an impact on the Fountain Lane/Hermitage Lane hotspot.
Land contamination	None.
Flood Risk (zone/drainage)	Not within a designated flood zone.
Suitability (assessment conclusion)	The site is within an established street scene but is occupied by a number of allotments. These allotments are protected by policy in the Maidstone Borough-Wide Local Plan (2000) and should not be developed without adequate alternative provision. There is no indication that this provision can be provided and as such the site is unsuitable for development. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing Landowner
Availability conclusion	An application was submitted previously and the landowner is willing to develop.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	Development could be achieved although it is likely that alternative accommodation would have to be secured for the church prior to demolition.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site contains existing allotments. These allotments are protected by policy in the Maidstone Borough-Wide Local Plan (2000) and should not be developed without adequate alternative provision. There is no indication that this provision can be provided.

The site should be rejected on this basis.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-129
Site name/address	Church Cross House, Church Lane, Barming
Landowner	PCC of St Margaret Church/Diocese of Rochester
Agent	Rev Will North
Greenfield/PDL	Previously developed land
Site area (ha)	0.07ha
Proposed yield	Proposal unclear.
Within settlement, adjacent to settlement or countryside	Countryside rural location to south and west of urban boundary
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The proposed site comprises a small corner plot within an existing residential street extending to the south of urban boundary and within the countryside. The surrounding area comprises predominantly residential development. The streetscene is varied and includes a number of traditional properties within close proximity of the site. To the north of the site and on the western side of the street, is a line of post war semi detached properties. To the eastern side are a number of large detached properties, some of which are Grade II listed. The site has a sloping topography sloping southwards towards the river and includes an area of hardstanding for parking purposes with the rest laid to lawn and shrub planting.
Current use	Occupied by detached church hall.
Adjacent uses	Predominantly residential within vicinity with farm and associated buildings sited opposite site the site.
Planning and other designations (AONB, greenbelt etc)	Area of Local Landscape Importance Countryside
Planning history	MA/85/0135 - Formation of car park – Approved with conditions
Has site previously been considered in Local Plan	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	48.Site falls within character area 21-1 – Barming Slopes 49.Key Characteristics (blue box) • Strong enclosure by extensive woodlands to the north • Dramatically isolated church building • Large arable fields to the west • Small area of orchards in the north east • Long views out across the Medway to West

	Farleigh Medway Valley Side 50.From Summary of Analysis Box • Condition Assessment = Moderate • Sensitivity Assessment = Low 51.Guideline = Improve and Reinforce • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands • Conserve traditional buildings and the striking isolated location of the church • Improve the definition of, and strengthen the boundary with, the urban edge • Improve the quality of existing boundaries
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response:- A Church and amenity grassland with hedgerows surrounding the site. Potential to be suitable for roosting bats (Level 3).
Trees (inc. TPO, ancient woodland)	Some trees to western boundary. Of some amenity value due to their siting screening the site from the countryside to the west. However, none are subject to a TPO
Agricultural land quality	Land predominantly in urban use.
Heritage impacts (Listed building, conservation area)	A number of L/B within vicinity, development of the proposed site may lead to harm to the setting of the neighbouring listed buildings. The site is not within or within the vicinity of a Conservation Area.
Archaeology (SAM etc.)	KCC Archaeology Response:- site lies in area close to Roman villa and walled cemetery with Old Tiles Listed Building to south and Court Lodge post medieval farm complex to east (Level 3/4).
PROW (within or near site)	KM9 located opposite site Some views of the site possible from this although the site is not significantly visually dominant from this location.
Access (Highways) • Site access • Availability of public transport/walking/cycling	KCC Highways Response:- • Site located adjacent to existing residential properties in South Street and Church Lane. • Site accessed from Church Lane. • The site is considered suitable for a limited quantum

	of housing. It enjoys good access to the A26 Tonbridge Road via South Street, which has a good crash record, although there is a poor crash record at its junction with Tonbridge Road which may require mitigation. A semi-continuous footway link to the centre of Barming is provided on South Street and Tonbridge Road. • All of the services within Barming are within walking and cycling distance of the site and the nearby bus stops on Tonbridge Road are served by Bus Routes 6, 6A and 7, which provide a combined service to Maidstone and Tunbridge Wells every 15 minutes on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shop and post office with parade on North Street. GP and School facilities within Barming area to the north of Tonbridge Road. Nearest rail station is East Farleigh some 20 mins walk to east.
Impacts on existing residential amenity (including access to open space)	The site is modest in scale and in close proximity to neighbouring properties. Dependant on scale of development and layout, there may be an adverse impact upon neighbouring amenity of 34 South Street to the south of the site.
Air quality/noise	Outside of AQMA, no issues raised.
Land contamination	No land contamination issues
Flood zone/drainage	The site does not comprise a flood zone and it is not anticipated that flooding would be an issue.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services. <u>Against</u> • Unclear development proposal. • Poor housing yield. • Development would potential see the loss of a community facility. • Site would be more suitable for submission of an independent planning application. • Potential impact upon the setting of the neighbouring listed buildings and neighbouring amenity. <u>Conclusion</u> The site is within a sustainable location and within an existing hamlet of development close to the urban area. The site is also previously developed and could accommodate some kind of new development although the proposal is unclear.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Complicated ownership issues with the site. A number of parties involved. No willing developer at this stage.
Availability conclusion	Poor availability.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There is unlikely to be significant constraints on the site in terms of future development.
Achievability conclusion	Good Availability.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	
2021 – 2026	Likely to be achieved and suggested by agent.
2026 – 2031	

5. CONCLUSIONS
Overall, whilst the site is within a sustainable location and comprises previously developed land, the site is small in scale and would offer a poor housing yield. The proposal is also confusing and seems to suggest that a community facility development would be sought. Therefore, a planning application submission is likely to be more suitable rather than a strategic allocation. Finally, there are concerns with regard to the availability of the site due to the complex ownership of the site which could raise issues and hinder the deliverability of the site. I therefore do not consider the site is suitable for allocation within the SHLAA. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-130
Site name/address	4 Malthouse Cottages, Dean Street, East Farleigh
Landowner	Unknown
Agent	Wealden Homes
Greenfield/PDL	Previously developed land
Site area (ha)	0.76 ha
Proposed yield	10-15 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site contains a terrace of Grade II Listed cottages, an oasthouse with modern asbestos storage section, corrugated barn and brick and ragstone building (this on frontage). Open storage on hard surfaced yard area, pallets, bricks, pieces of fencing, etc. Surroundings are mainly open agricultural land. Some residential properties nearby. This part of Dean Street slopes downhill to north.
Current use	Residential dwellings and commercial (fencing contractors).
Adjacent uses	Mainly agricultural, some residential nearby.
Planning and other designations (AONB, greenbelt etc)	Countryside
Planning history	<u>85/1516</u> – conversion of oast to dwelling – REFUSED 84/0981 - conversion of oast to dwelling – REFUSED <u>78/0970</u> – Conversion of oast & barn to dwelling – REFUSED, APPEAL ALLOWED Also, some applications to extend the cottages (approved), and to re-erect a replacement barn (approved).
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Visible in long range views along Dean Street due to topography, particularly prominent against horizon from south. Existing open storage has limited visual impact due to height – only short range views of this. Consolidation of built development likely to harm openness of the countryside. Landscape Character Area Assessment: Key characteristics Dip slope of the Greensand Ridge ☐☐Hythe Beds incised with Atherfield Clay river valleys ☐☐Orchards dominate the land use ☐☐Frequent broadleaf and coppice woodland blocks ☐☐Frequent settlements

	Condition Assessment Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐ ☐ Conserve the special landscape quality provided by the rural valley location and the meandering River Medway ☐ ☐ Conserve the rural setting of historic buildings and settlements ☐ ☐ Encourage the planting of isolated mature trees to conserve the parkland character KEY CHARACTERISTICS ☐ ☐ Orchards and pasture ☐ ☐ Well maintained hedgerows ☐ ☐ Traditional buildings including oast houses ☐ ☐ Modern housing built to traditional design ☐ ☐ Few roads ☐ ☐ Grid like pattern of tracks between orchards Condition Assessment Very Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐ ☐ Resist the introduction of contrasting visual elements such as pylons and telecommunications masts ☐ ☐ Conserve the sense of enclosure provided by ragstone walling and timber fencing ☐ ☐ Conserve the orchard setting of East Farleigh, and Dean Street Conservation Area, and avoid expansion which would detract from its rural character
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Unlikely to be significant, due to commercial uses on site. KCC Ecological Officer comments: "An area of hard standing, buildings and some grassland. The boundaries may have some limited potential to be suitable for reptiles. The buildings may be suitable for roosting bats. There are ancient woodland within the surrounding area. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of significance.

Agricultural land quality	Not relevant due to existing uses.
Heritage impacts (Listed building, conservation area)	Conservation Officer comments: "Malthouse Cottages are Grade II listed. A former listed barn on this site burnt down some years ago but a good 19 th Century oast survives which should be considered as a non designated heritage asset. Development of the site for housing would adversely alter the setting of these heritage assets which currently appear as a farmstead group in a rural context. Conversion of the oast to residential would be acceptable."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Malthouse Cottages include a post medieval farm complex with some re-used buildings and some lost buildings. Significant archaeology could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: • The site is close to other residential properties in Dean Street, East Farleigh. Site access would need to be addressed if the site were to be developed as visibility splays from the current access are poor. • The crash record close to the site is ok but Dean Street (road) is not full width and therefore is not suitable for a substantial increase in traffic volumes. The site is therefore considered acceptable for a limited number of dwellings (10), subject to the mitigation outlined above.
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: • The closest services are in Tovil or Coxheath, neither of which are in walking distance of the site and there are also no footways on Dean Street linking the site with the village centre. The village is served by the 26 bus service providing a 2-hourly service to Maidstone but due to the lack of footways the existing bus stops would not be accessible. Therefore the developer would need to provide new bus stops and hard standing on Dean Street outside the site.
Air quality/noise	No significant issues
Land contamination	Possible due to commercial use.
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Likely to be positive by removing existing commercial use.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	Potential for harm to openness of countryside and unsustainable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Could be available if existing business can relocate.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Possible costs due to potential contamination.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Development is likely to harm the open character of the countryside, through the consolidation of built development. The site is visible in long range views along Dean Street, due to the topography and is particularly prominent against the horizon when viewed from the south.

The site is not within, or close to, any existing settlement and is not well related to any existing pattern of development.

The site is not well located in sustainability terms, as it is generally a considerable distance from facilities. Walking (including to existing bus stops) is not feasible, due to lack of pavements.

Residential development would also harm the rural setting of listed buildings on site.

Visibility from the existing access is poor.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 131
Site name/address	Lenham Road, Headcorn
Landowner	Unknown
Agent	Wealden Homes
Greenfield/PDL	Greenfield
Site area (ha)	0.88
Proposed yield	25 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Approximately rectangular site extending southwards from Lenham Road. Some outbuildings and a pond (surrounded by trees) in south east corner of site. Surrounded by agricultural land on three sides, to north east of site is cricket pitch. Site boundaries marked by native hedges with some trees. The site is level.
Current use	Agricultural (grazing land)
Adjacent uses	Agricultural, tennis/cricket club adjoins site to north east (all associated building in north east, buffered from site by cricket pitch).
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	63/0255/MK2 Outline application (residential development) - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Accepted in 2009 SHLAA (124).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would appear as an isolated development in the open countryside, despite existing screening would be quite visible from the highway. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field

	pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is predominately a rough grassland field surrounded by a hedgerow. The area to the south of the field is a mixture of rough grassland and scrub. Reptiles and GCN have been recorded within the surrounding area. There is the potential protected/notable species to be present including GCN and reptiles to be present.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Along boundaries and around pond; none protected or registered.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	KH 606 approximately 150m to south west.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Lenham Road is a classified highway, the C258, national speed limit. • A new site access would be required. • The site is not adjacent to existing residential development and access is from Lenham Road, which is a national speed limit road with no footways. If the site were to be developed then footways would need to be installed between the site and Knights Way and the speed limit would need to be reduced to 30mph. • The crash record for Lenham Road is concerning with 8 'slight' incidents within a distance of around 300M since 2006. Any development that increases the amount of traffic on Lenham Road in the vicinity would need to provide mitigation by way of improving this short stretch of road. • If site HO-135 were to be developed then site HO-132 would be adjacent to residential development and access to HO-132 could potentially be from both Lenham Road and HO-135. This would be beneficial as it would spread the traffic flow and also allow faster and more direct access to services in Headcorn. • There is no public transport to the site and this would need to be addressed with a new service. Again this would logically take in the development at HO-135.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre (approximately 1.5km); minimum walk along public highway with no pavement of approximately 0.5km. New doctors surgery and school located approximately 0.5km to south, accessible via a public footpath.

Impacts on existing residential amenity (including access to open space)	Not applicable – no immediate neighbours.
Availability of utilities infrastructure – e.g. water/gas/electric	Relatively remote, but likely to be some services as there are other isolated properties in the vicinity.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	The site is in a remote location and would be isolated from the RSC. It would appear incongruous and would be visually harmful to the open countryside. Highway mitigation (improvements to Lenham Road) would be required. Ecological mitigation would be necessary.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner and developer.
Availability conclusion	Available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Highway improvements.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is in a remote location and would be isolated from the RSC. It would appear incongruous and would be visually harmful to the open countryside. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 132
Site name/address	Lenham Road, Headcorn
Landowner	Unknown
Agent	Wealden Homes
Greenfield/PDL	Greenfield
Site area (ha)	1.21
Proposed yield	35 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Approximately rectangular site extending southwards from Lenham Road. Surrounded by agricultural land. Site boundaries marked by native hedges with some trees. The site is level.
Current use	Agricultural (grazing land)
Adjacent uses	Agricultural.
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	MA/82/0489 Ground floor extension (Sydney House – possibly GIS error) – APPROVED 63/0255/MK2 Outline application (residential development) - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Accepted in 2009 SHLAA (124).
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would appear as an isolated development in the open countryside, despite existing screening would be quite visible from the highway. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure

	• Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Grassland field which is surrounded by hedgerows. There are records of GCN and reptiles in the surrounding area. Appears to be a hay field so may have less ecological interest than HO-131 (adjacent site).
Trees (inc. TPO, ancient woodland within and adjacent to site)	Along boundaries; none protected or registered.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	KH 606 approximately 50m to south west.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Lenham Road is a classified highway, the C258, national speed limit. • A new site access would be required. • The site is not adjacent to existing residential development and access is from Lenham Road, which is a national speed limit road with no footways. If the site were to be developed then footways would need to be installed between the site and Knights Way and the speed limit would need to be reduced to 30mph. • The crash record for Lenham Road is concerning with 8 'slight' incidents within a distance of around 300M since 2006. Any development that increases the amount of traffic on Lenham Road in the vicinity would need to provide mitigation by way of improving this short stretch of road. • If site HO-135 were to be developed then site HO-132 would be adjacent to residential development and access to HO-132 could potentially be from both Lenham Road and HO-135. This would be beneficial as it would spread the traffic flow and also allow faster and more direct access to services in Headcorn. • There is no public transport to the site and this would need to be addressed with a new service. Again this would logically take in the development at HO-135.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre (approximately 1km); minimum walk along public highway with no pavement of approximately 0.3km. New doctors surgery and school located approximately 0.3km to south, accessible via a public footpath.
Impacts on existing residential	Not applicable – no immediate neighbours.

amenity (including access to open space)	
Availability of utilities infrastructure – e.g. water/gas/electric	Relatively remote, but likely to be some services as there are other isolated properties in the vicinity.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	The site is in a remote location and would be isolated from the RSC. It would appear incongruous and would be visually harmful to the open countryside. Highway mitigation (improvements to Lenham Road) would be required. Ecological mitigation would be necessary.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner and developer.
Availability conclusion	Available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is in a remote location and would be isolated from the RSC. It would appear incongruous and would be visually harmful to the open countryside.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 133
Site name/address	Knaves Acre
Landowner	Unknown
Agent	Wealden Homes
Greenfield/PDL	Greenfield
Site area (ha)	0.1
Proposed yield	3-5 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to village.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Irregularly shaped site extending eastwards from Knaves Acre development. Site boundaries marked by native hedges with trees, west and north boundary marked by a drain. The site is level.
Current use	Garden land associated with 35 Knaves Acre, in appearance agricultural (grazing land)
Adjacent uses	Agricultural to north and east, residential to south and west.
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	MA/06/0274 An application for a certificate of lawfulness for an existing development being the use of the land for residential purposes ancillary to no. 35 Knaves Acre – APPROVED MA/96/0308 An outline application for the erection of two detached dwellings with all matters of external appearance, means of access, siting, landscaping and design reserved for future consideration – REFUSED 71/0414/MK2 Residential development on 3.8 acres – REFUSED – APPEAL ALLOWED WITH CONDITIONS (NON-DETERMINATION) 68/0251/MK2 Outline application for residential development of approximately 7 acres – REFUSED 63/0255/MK2 Outline application for residential development – REFUSED 62/0033/MK2 Outline application for residential development – REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Accepted in 2009 SHLAA (046).
Landscape/townscape impact – including reference to Landscape	Would appear as a reasonably organic extension to the existing village, logical in respect of existing settlement

Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	boundary; existing potential route to provide access from Knaves Acre. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Grassland field which is surrounded by large unmanaged hedges (which appear to contain standard trees). Appears to be regularly managed as the grass is very short. There are records of GCN and reptiles in the surrounding area. Potential for protected/notable species to be present including bats roosting within the trees.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Along boundaries and around pond; none protected or registered.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	KH 606 approximately 100m to east.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Site accessed from Knaves Acre which is a residential no through road. The road has a good safety record and access to the wider road network would be via Oak Lane to the south and Oak Lane and Forge Lane to the north. Public Transport and access to services is available around 400m away in the centre of Headcorn. From a Highways perspective the site is considered suitable for low scale development (up to 3 properties), directly

	fronting onto Knaves Acre.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre (approximately 0.45km) accessible via highways with pavements.
Impacts on existing residential amenity (including access to open space)	Site abuts 2 adjacent residential properties. Possible disturbance to occupiers in Knaves Acre by way of increased traffic movements.
Availability of utilities infrastructure – e.g. water/gas/electric	Good.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	Would appear as a reasonably organic extension to the existing village, logical in respect of existing settlement boundary. The site is in a sustainable location in respect of facilities and services. There is a potential route to provide access from Knaves Acre. Ecological mitigation may be necessary.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner and developer.
Availability conclusion	Available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Would appear as a reasonably organic extension to the existing village, logical in respect of existing settlement boundary. The site is in a sustainable location in respect of facilities and services. There is a potential route to provide access from Knaves Acre. Ecological mitigation may be necessary.

ACCEPT (but do not allocate as too small for inclusion in the Local Plan. The site is better considered through a future planning application)

Approximate yield: 3

1. SITE INFORMATION	
Reference number	HO - 134
Site name/address	Knaves Acre
Landowner	Unknown
Agent	Wealden Homes
Greenfield/PDL	Greenfield
Site area (ha)	0.2
Proposed yield	4-6 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to village.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Approximately rectangular site extending northwards from Knaves Acre development to the rear of land associated with Kent House. Site boundaries marked by native hedges with trees. The site is level.
Current use	Agricultural (grazing land)
Adjacent uses	Agricultural to north and east, residential to south and west.
Planning and other designations (AONB, greenbelt etc)	Open countryside, SLA.
Planning history	MA/80/1119 Outline application for erection of single detached dwelling and garage - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Unknown
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Would appear as a visually incongruous extension to the existing village into surrounding countryside. • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone

	Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Grassland Field which is surrounded by mature trees. Potential for bats to roost in the trees. There are ponds within the surrounding area so there is potential for GCN to be present.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree Preservation Order (TPO) No. 3 of 1978 protects individual trees on land to the east of plot B. There are also significant trees on site boundaries which are likely to constrain the developable area. There may be 'important' hedgerows on site boundaries.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	Not applicable.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	KH 606 approximately 50m to east.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Comments as per HO-133. Site access is more difficult and would be via a single track private road between existing residential properties. If the track were improved to highways standards and the site designed to allow end to end visibility on the track then the site would be considered suitable for up to 5 properties. (HO – 133 comments: Site accessed from Knaves Acre which is a residential no through road. The road has a good safety record and access to the wider road network would be via Oak Lane to the south and Oak Lane and Forge Lane to the north. Public Transport and access to services is available around 400m away in the centre of Headcorn. From a Highways perspective the site is considered suitable for low scale development (up to 5 properties), directly fronting onto Knaves Acre.)
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre (approximately 0.45km) accessible via highways with pavements.
Impacts on existing residential amenity (including access to open space)	Site abuts 3 adjacent residential properties. Possible disturbance to occupiers in Knaves Acre by way of increased traffic movements.
Availability of utilities infrastructure – e.g. water/gas/electric	Good.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	Would appear as a reasonably organic extension to the existing village, logical in respect of existing settlement boundary. The site is in a sustainable location in respect of facilities and services. There is a potential route to

	provide access from Knaves Acre although this would require improvement. Ecological mitigation may be necessary. Protected and non-protected trees and hedgerows may be constraint on development of the site.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Willing landowner and developer.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Highway improvements to access required.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Would appear as a reasonably organic extension to the existing village, logical in respect of existing settlement boundary. The site is in a sustainable location in respect of facilities and services. There is a potential route to provide access from Knaves Acre although this would require improvement. Ecological mitigation may be necessary. Protected and non-protected trees and hedgerows may be constraint on development of the site. ACCEPT Approximate yield: 5

1. SITE INFORMATION	
Reference number	HO-135
Site name/address	Grigg Lane and Lenham Road, Headcorn
Landowner	
Agent	Mr Graham Norton
Greenfield/PDL	Greenfield
Site area (ha)	4.0 hectares
Proposed yield	100 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement (RSC)
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the east of Headcorn, adjacent to a recently approved development for local needs affordable housing, which includes a doctors surgery. To the south of the site is in part residential properties, and in part open fields. The aforementioned planning approval is also being constructed to the south of the site (within the south eastern corner). To the west of the site are residential properties, within the confines of Headcorn. The majority of these properties 'back on' to the site. To the north of the site is Lenham Road, which is bound to the north by further agricultural fields. To the east of the site are further open fields together with the ground for Headcorn Cricket Club. The site is relatively flat, and contains some of the field margins. Within Kent Cottage there are a large number of trees that are covered by TPO 3/1978. There is also a large pond within the Kent Cottage parcel of land. There is also a water body located centrally within the site.
Current use	Agricultural.
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	Kent Cottage portion of Site: MA/12/1068 Demolition of Kent Cottage and associated outbuildings and erection of two detached dwellings with integral garages and parking spaces. Approved. MA/12/1949 Outline planning application with access, layout, scale and appearance to be determined and with landscaping as a reserved matter, for the demolition of buildings at Kent Cottage and Chance Holding to enable the construction of residential development (for a maximum of 29 dwellings inclusive of 8 affordable

	dwelling) inclusive of retained woodland as open amenity land, enhanced landscaping including new pond, electricity sub station, foul drainage pumping station with access road off Grigg Lane. Yet to be determined. Land off Grigg Lane portion of Site: MA/78/1397 Residential development. Refused. Other planning history is only relevant to the site now being developed out. Land to the south of Lenham Road portion of site: No relevant planning history.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site falls within the Headcorn Pasturelands character area. This is characterised by: • Low lying landscape which forms part of the Low Weald. • Reservoirs along the foot of the Greensand Ridge. • Drainage ditches running southwards towards the River Beult. • Enclosed pasture. • Sparse development with scattered farms and small hamlets. • Dominance of mature oaks within pasture and as mature hedgerow trees. Condition Assessment: Good Sensitivity Assessment: High Conclusion: • Consider the generic guidelines for the Low Weald. • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace ageing population. • Conserve the pastoral land use and resist conversion to arable land. • Conserve and enhance the small scale field pattern and sense of enclosure. • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads. • Resist infill linear development along Maidstone Road. • Soften the visual prominence of large agricultural barns through native planting. • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas.
Ecological Impacts (inc. SSI & local wildlife sites within or	A large site consisting of five grassland fields, a smaller field with farm buildings which appears to be over grown

adjacent to site)	with scrub and rough grassland and 1 field which contains a house and mature trees. All the fields are surrounded by hedges, mature trees or rough grassland. There are two ponds within the site pond within the site. The area with the farm buildings appears and the hedgerows have the most Potential for protected/notable species to be present. There are records for GCN, bats and reptiles within the surrounding area so they may be present within the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	N/A
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	No listed buildings nearby.
Archaeology (SAM etc.)	Nothing known.
PROW (within or near site)	KH606 runs through the application site from north to south.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Site situated within close proximity of the Headcorn village boundary. Potential for access off Grigg Lane and/or Lenham Road, although KCC's preference would be for the primary vehicular access to be taken off Lenham Road, for the reasons set out below. The site is considered suitable for housing, subject to constraints. It enjoys good access to the A274 primary route via Grigg Lane and Oak Lane, and/or Lenham Road and Kings Road which have a good crash record, although the eastward extension of the 30mph speed limit beyond the site access may be required. However, on the former route, forward visibility is poor in places, the road passes close to residential properties and it is not wide enough for two large vehicles to pass. The site is within walking and cycling distance of many of the residential properties and services in Headcorn village, although the footways on Grigg Lane and Lenham Road would need to be extended to the site access(es). The site is also in relatively close proximity to both the A274, served by Bus Route 12, which provides an hourly service to Maidstone and Tenterden on weekdays, and Headcorn Station, which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre (approximately 0.65km).
Impacts on existing residential amenity (including access to open space)	The site would be close to existing residential properties, however, the impact upon these properties could be mitigated through a suitable design. The access into the site could be achieved through either (or both) Lenham Road or (and) Grigg Lane without significant impact upon neighbouring properties. In

	terms of access to open space, the site would adjoin open fields, and would be of a scale that would require internal open space and play provision.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is in close proximity of existing residential properties that are all served by the necessary utilities. Subject to the necessary consents, these could be connected in to.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area.
Suitability (assessment conclusion)	The Kent Cottage site has a significant number of trees that are protected by a preservation order, and also contains a large pond. As such, I consider that this has little opportunity for development. The remainder of the site does however give rise to an opportunity to allow for the provision of housing without a significant impact upon the wider character and appearance of the development. In particular the fact that permission has been granted for development, further away from the village than this site, effectively means that this is in part, infill development which would see the consolidation of the built form within the locality. The site has also been previously deemed as being within a relatively sustainable location, close to the station, and existing facilities within the village itself.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes.
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable although there is no developer on board at present.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

I consider that this would be an acceptable site to see brought forward. The site is bound to

the west and to the south by development – both existing and planned, and the topography of the land is such that there would be little long distance harm should development take place.

There are small flooding issues, but these could be overcome by the layout/design of the development. Likewise with the impact upon ecology.

The yield of 120 seems relatively high with these constraints borne in mind, however, further analysis of these matters may address this concern. I would not automatically suggest a lower figure as a result.

The site is available, and the developer is known to be keen to bring the site forward.

I consider this a good site for development subject to the matters above being fully considered.

ACCEPT

Approximate Yield: 120

1. SITE INFORMATION	
Reference number	HO-136
Site name/address	Blind Lane and Dunn St Road, Bredhurst
Landowner	Unknown
Agent	Wealdon Homes
Greenfield/PDL	PDL
Site area (ha)	0.69ha
Proposed yield	10-20 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent Bredhurst village envelope.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is an irregular shaped parcel of land that is relatively flat. The site is a mixture of old buildings, sheds and hardsurfacing that appears to be related to car repairs/storage; and areas of grass/scrub that are either overgrown or used for the keeping of horses. The site is set behind the rear gardens of the residential properties fronting onto Forge Lane; Blind Lane and Dunn Street Road. Although part of the site does extend right up to Dunn Street Road, to the south-west of the property known as 'Oaklands'. The site is in part open along its south-western boundary. The existing access into the site is from Blind Lane.
Current use	Mixed.
Adjacent uses	Residential to north/north east; paddocks/farmland to north west/west.
Planning and other designations (AONB, greenbelt etc)	Countryside. AONB. SLA. Strategic Gap.
Planning history	New dwelling approved in 2006. MA/03/2206 - Outline application for the demolition of existing car repair workshops and erection of residential units with all matters reserved for future consideration - Refused 2002 application for new building for B2 use. MA/00/1542 - Certificate of Lawful Development for an existing use being the repair and maintenance of trucks, tractors, agricultural plant and equipment - Approved

	MA/83/0687 - Outline Planning for bungalow - Refused
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>1- Bredhurst & Stockbury Downs</u> KEY CHARACTERISTICS • The majority of the landscape forms part of Kent Downs AONB, while the remainder forms part of the setting to the AONB • Level to gently sloping landform of the North Downs upper plateau • Mixture of arable fields, paddocks, remnant orchards and small to medium blocks of woodland • Mixture of historic and recent buildings within the villages and farmsteads • Traditional materials include yellow stock and red brick, Kent peg ties, flint and weatherboarding • Predominantly very narrow lanes, in addition to the engineered roads within Bredhurst and the M2 motorway Condition Assessment - Poor Sensitivity Assessment - Moderate RESTORE AND IMPROVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice –</u> <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>The site is a mixture of improved grassland, bare ground, hard standing and buildings. There are a few areas of scrub and hedgerow. There will be a need to consider the potential of roosting bats in the trees and buildings."</i> Constraints Level 3 – Potential for minor ecological impacts.
Trees (inc. TPO, ancient woodland)	

within and adjacent to site)	<u>Landscape comments-</u> <i>"Tree protection status: Whilst the trees on the site are not currently protected there appear to be a few significant individual trees on site, particularly adjacent to Dunn Street and near to Blind Lane.</i> <i>Ancient woodlands: There are no designated Ancient Woodlands.</i> <i>Hedgerow status: There appear are no 'important' hedgerows.</i> <i>Comments: None."</i>
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 3
Heritage impacts (Listed building, conservation area)	No issues.
Archaeology (SAM etc.)	SCALE 4 - close to historic settlement of Bredhurst with potential for medieval and post medieval remains.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Bredhurst. • Potential for access from Blind Lane and/or Dunn Street, although KCC's preference would be for the primary vehicular access to be taken from Dunn Street. • The site is considered suitable for housing. It enjoys good access to the A278 Hoath Way and M2 Junction 4 via The Street, Maidstone Road and Wigmore Road, which have a good crash record. A continuous footway link is provided between the site and the village centre along Dunn Street Road. • All of the village services within Bredhurst are within walking and cycling distance of the site and the nearby bus stops on The Street are served by Bus Routes 130/131 which provide a service to Maidstone, Hempstead Valley and Rainham every two hours on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1881m from the nearest medical hub. The site is 6656m from nearest secondary school. The site is 300m from the nearest primary school. The site is 3818m from the nearest post office. The site is 3769m from the nearest sports facility. The site is 185m from the nearest play space. The site is 218m from the nearest green space. The site is 185m from the nearest bus stop. The site is 5956m from the nearest train station. The site is 492m from the nearest cycle route.

Impacts on existing residential amenity (including access to open space)	Need to consider impact from access on amenity of existing residents.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	<u>Groundwater Protection</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. This site is based in source protection zones 2/3. Source protection zones are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction.
Suitability (assessment conclusion)	This site is considered to be unacceptable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared this in itself is not a significant constraint. There may be a number of significant individual trees on site; there is the potential for minor ecological impacts; and potential archaeological impacts. It is possible that these issues could be mitigated against.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The landowner has suggested that the site could accommodate 10-20 dwellings. If the site were to be considered for residential development, taking into account the topography of the land and location, a low density development would be appropriate, with a potential yield of around 20 dwellings. However, notwithstanding the potential site capacity, and the fact that there may be no overriding consultee objections to delivering a residential scheme on this site, it is not considered to be an appropriate use in this instance. Indeed, the redevelopment of the site would adversely transform the existing character of the area that is within an Area of Outstanding Natural Beauty (a sensitive landscape at national level), as it would encroach into the countryside, with views of the site likely from Blind Lane, Forge Lane and Dunn Street Road. Residential development here would also go against the pattern and grain of development of the immediate area, which is predominantly characterised by ribbon development along the established road network. In addition to this, the site is not in a wholly sustainable location. Indeed, it is not adjacent to the Maidstone Urban Area or a rural service centre, and it would not be more accessible to services even if other sites were allocated. Furthermore, the site is not easily accessible by foot to a medical centre/GP, secondary school, post office or sports facility; it is not easily accessible by foot to a train station or cycle route; and the nearest service centre is over 5000m away. It is therefore considered that the site should be rejected. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-137
Site name/address	109 and 111 Tonbridge Road
Landowner	
Agent	Wealden Homes
Greenfield/PDL	Greenfield
Site area (ha)	0.2ha
Proposed yield	7 Houses
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is located within the urban area on the south side of the A26 Tonbridge Road. It is located within a predominantly residential area although some of the larger houses along Tonbridge Road have been converted to business use. There is a nursery, dentists and a surgery in the area. There is no highway access to the site. Some of the garden along this side of the road have been recently developed for housing and now comprise All Angels Close. Views of the site can be obtained from this new street.
Current use	Garden
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Not allocated for development within the Local Plan 2000. No landscape restrictions in place.
Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site is located within the urban area on the south side of the A26 Tonbridge Road. It is located within a predominantly residential area although some of the larger houses along Tonbridge Road have been converted to business use. There is a nursery, dentists and a surgery in the area. There is no highway access to the site. Some of the garden along this side of the road have been recently developed for housing and now comprise All Angels Close. Views of the site can be obtained from this new street.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. 2 residential gardens which has a mixture of mature trees and rough grassland. The gardens are surrounded by hedgerows. Potential for protected/notable species

	to be present including reptiles and roosting bats within the trees.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees or woodland subject to TPO on site or adjacent to the site. There are no TPOs currently on this site but there are significant 'back garden' trees. However, these would only be protectable if they are prominent from a public place. There are no designated Ancient Woodlands. There are no 'important' hedgerows.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	None.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Access into the site would be via All Angels Close which has good visibility of Tonbridge Road in both directions Regular bus services run along Tonbridge Road which run into town and to the train stations. Within good and safe and walking distance of local services and facilities. • Site located adjacent to existing residential properties on Tonbridge Road. • Site access from the A26 Tonbridge Road. • The site is considered suitable for housing. It enjoys direct access to the A26 Tonbridge Road, which has a relatively poor crash record, although the majority of these crashes have been minor in nature and should be set in the context of the high peak time traffic flows into central Maidstone. • Consideration should be given to the effect of the development on local air quality. • The site is within walking and cycling distance of many of the services within central Maidstone via continuous footway links and is close to Maidstone West Station. • The nearby bus stops on Tonbridge Road are served by Bus Routes 6, 6A, 7, and 85, which provide a combined frequency of six buses per hour to Maidstone Town Centre on weekdays. The site is a short walk from Maidstone West Station, which is served by half-hourly rail services to Strood and hourly services to Paddock Wood and Tonbridge on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shops, public transport, health facilities, and St Michaels C of E Primary School and Bower Grove School are all within 1km of the site.
Impacts on existing residential amenity (including access to open	Unlikely to cause loss of privacy to surrounding houses.

space)	
Availability of utilities infrastructure – e.g. water/gas/electric	Within the urban area surrounded by residential development. Utility infrastructure in vicinity.
Air quality/noise	No noise issues apparent on site or in the area. Site is within an Air Quality Management Area and may have an impact on the Fountain Lane/Hermitage Lane hotspot and the town centre hotspot.
Land contamination	None. Site has good access to public open space. Parks such as Clare Park and Cornwallis Recreation Ground are within walking distance.
Flood Risk (zone/drainage)	Not within a designated flood zone.
Suitability (assessment conclusion)	The site is back garden land (greenfield) within the urban area. Back garden development is generally resisted and although this site is adjacent to an existing similar development that has recently been completed, the change in guidance and the cumulative impact mean that further development of gardens would be harmful to the character of the area and be overdevelopment. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Interested Developer Willing Landowner
Availability conclusion	The development would be achievable on this site.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	The development would be achievable as demonstrated by the completed All Angels Close development.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Back garden development is generally resisted and although this site is adjacent to an existing similar development that has recently been completed, the change in guidance and the cumulative impact mean that further development of gardens would be harmful to the

character of the area and be overdevelopment.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-138
Site name/address	Musket Lane, Hollingbourne.
Landowner	Mr D.Lawrence
Agent	Mr G. Norton (Wealden Homes)
Greenfield/PDL	Greenfield (garden land)
Site area (ha)	0.15ha (Excluding recently built house in northwest corner)
Proposed yield	3-5 houses
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is immediately southwest of the settlement boundary of Eyhorne Street with land associated with the CTRL to the south. Eyhorne Manor (GII) and the newly built Eyhorne Place are to the east. To the northwest is Eyhorne Cottage, I understand used as flats. It adjoins the Conservation Area which wraps around the north, east and west sides. The land outlined on the application form has a recently built house in the northwest corner that benefited from an LDC under MA/10/1519, which is now in separate ownership. The remainder of the land is the garden of the newly built Eyhorne Place. The land varies in height with the western part around 2m lower than the eastern with a steep drop between the two. The land also rises to a gated access in the north corner where there is access onto a narrow road. There are two outbuildings on the site. There are evergreen hedges along the south and west boundaries.
Current use	Garden
Adjacent uses	Houses/gardens on three sides and CTRL land to south.
Planning and other designations (AONB, greenbelt etc)	Special Landscape Area
Planning history	Permission refused under MA/02/0217 refused for a dwelling on the grounds of principle, harm to countryside and Conservation Area.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Development would be visible from Eyhorne Street to the south where the effect would be to consolidate existing development on the edge of the village. Would bring development noticeably closer to the southern boundary as the newly built Eyhorne Place is low and hidden from view. KEY CHARACTERISTICS

	Open views across arable fields and pasture • Streams and ditches • Lines of riparian woodland along streams • Field boundaries marked by contours and watercourses Condition Assessment Very Poor Sensitivity Assessment Moderate Guidelines – Restore and Improve • Consider the generic guidelines for Valleys • Restore and improve the rural setting to the Kent Downs AONB north of the M20 by avoiding expansion of development • Improve the integration of infrastructure through native planting where practicable • Conserve traditional buildings and the rural setting of Hollingbourne – Eythorne Street Conservation Area
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No nearby designations and garden land – low impact.
Trees (inc. TPO, ancient woodland)	Protected Lime tree in west corner.
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	The Grade II Listed Eythorne Manor lies immediately adjacent to this site. Development of this plot with a single detached house was rejected on appeal in 2002, the inspector commenting that he found this open land to be an important part of the setting of the listed building. The development of the site with 3-5 dwellings would have an even greater impact. On the other side, the site is flanked by Eythorne Cottage, a substantial early 19th Century building of late Georgian character. Surprisingly unlisted, this should be considered as a non-designated heritage asset; the impact on its setting would be as severe and unacceptable as on that of Eythorne Manor. The site lies immediately adjacent to the Eythorne Street Conservation Area. In the same appeal decision, the Inspector found that the conservation area was characterised by a dense core along Eythorne Street itself, which petered out in peripheral areas such as this where a more open character was evident, with larger houses in larger grounds. He found the maintenance of this character to be important. The development as now proposed with 3-5 houses would be entirely out of character with adjacent development being far too dense and would have an even greater adverse impact on the setting of the conservation area than the proposals previously found to be unacceptable.

Archaeology (SAM etc.)	Close to historic settlement of Eyhorne Street with evidence of prehistoric, Romano British and early medieval activity in the general area.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	The site is considered suitable for a limited quantum of housing. It enjoys good access to the A20 Ashford Road via Eyhorne Street, which has a good crash record, although there is a poor crash record at its junction with the A20. A continuous footway link to Hollingbourne village centre is provided on Eyhorne Street; however there are no footways on Musket Lane. Many of the village services within Eyhorne Street and Hollingbourne are within walking and/or cycling distance of the site, including the railway station, which is served by hourly train services to Ashford, Bearsted, Maidstone, Bromley and London Victoria on weekdays. The nearby bus stops on Eyhorne Street are served by Bus Route 13, which provides a service to Maidstone every two hours on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop: Approx. 300m Rail station: Approx. 900m Shop: Maidstone services 1.6km or Harrietsham 5km. GP: Harrietsham 5km School: Hollingbourne Primary 1km
Impacts on existing residential amenity (including access to open space)	Potential for overlooking of neighbouring properties and any new development would be heavily overlooked.
Availability of utilities infrastructure – e.g. water/gas/electric	Near to existing development and road/rail so good potential for services.
Air quality/noise	Potential for noise and pollution CTRL and M20 motorway.
Land contamination	Unlikely
Flood zone/drainage	Flood Zone 1
Suitability (assessment conclusion)	Any development would result in consolidation and would bring development noticeably closer to the southern boundary. Development would erode open land considered to be an important part of the setting of Eyhorne Manor and Conservation Area, although this has been partly compromised by new dwellings. There is also potential for a loss of privacy to existing houses and that any new development would be overlooked. On balance, I conclude that it is not suitable.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Having spoken to the landowner on site, he confirmed it would be available.
Availability conclusion	Currently available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	X (landowner confirmed)
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
Recommend that although this plot is available and achievable, the landscape harm, harm to heritage and residential amenity conflicts render it unsuitable REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-139
Site name/address	41 And 56 Valley Drive
Landowner	Not known
Agent	Graham Norton – Wealden Homes
Greenfield/PDL	Greenfield
Site area (ha)	1ha.
Proposed yield	7-8 Detached dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban boundary
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The application site lies within both the rural and urban area of Loose south of Maidstone town centre. The site is at the southern end of a residential cul-de-sac to the west of the Loose Road, accessed via Lancet Lane and Waldron Drive. Currently the site comprises two substantial detached bungalows with extensive gardens. The rear half of the application site is within the designated Area of Local Landscape Importance and Southern Anti-coalescence belt. The northern part of the land where the existing dwellings are placed is reasonably level before sloping downwards in a southerly direction. To the east and west are residential curtilages' and to the north the access from the cul-de-sac. The site represents the end dwellings of the cul-de-sac with rear gardens extending southwards towards the Loose Valley. Residential development extends to the north with green areas and a more rural and historic character to the residential development of the south and east. Immediately to the east of the site is an area of allotment gardens.
Current use	Residential garden land. Occupied by two detached dwellings.
Adjacent uses	Predominantly residential
Planning and other designations (AONB, greenbelt etc.)	Part countryside and part urban area Area of Local Landscape Importance Southern Anti-coalescence belt Loose Conservation Area
Planning history	There is recent planning history at this site for a residential development. This was refused under delegated powers and dismissed at appeal, however, the principle for development at this site was considered acceptable. The planning history is listed below:- 76/0697 – Approved with conditions

	79/0813 – Approved 79/1388 – Approved with conditions 79/1852 – Approved with conditions 04/0619 – Refused – Appeal dismissed 04/1673 – Refused 11/1286 – Refused – Appeal dismissed
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	52.Site falls within character area 27-8 – Loose Valley 53.Key Characteristics (blue box) • Water comprising the Loose Stream, mill ponds and springs • Steep wooded valley sides • Traditional mill buildings and cottages – stone built or weather boarded with slate roofs • Mature native woodland 54.From Summary of Analysis Box • Condition Assessment = Very Good • Sensitivity Assessment = Very High 55.Guideline = Conserve • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands. • Conserve the special landscape quality provided by the dominance of water in the form of a river, mill ponds and springs. • Conserve and appropriately manage the mill ponds for landscape and biodiversity value. • Have regard to the Loose Valley Conservation Partnership and their management plan, together with individual organisations of significance such as the Valley Conservation Society. • Conserve and appropriately manage wooded valley sides. • Avoid further new development to maintain the rural, tranquil character.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response:- Detailed comments have been provided for planning application: MA/11/1286 in response to an ecology survey submitted as part of this application (detailed below):- We are satisfied that the Ecological Survey has adequately considered the potential for impacts on protected species as a result of the proposed

	development. The survey has assessed that there is minimal habitat present to be suitable for protected species. We did have concerns that the area of scrub in the garden of no.41 would be suitable habitat for reptiles – however I have spoken to the ecologist who has stated that the scrub is so dense that there is low potential of reptiles being present. The allotments adjacent to the proposed development site do contain suitable habitat for reptiles. If planning permission is granted a reptile fence must be erected between the site and the allotments to prevent any reptiles moving on to the site if suitable habitat for reptiles is created during development works. The reptile fence must be removed once the development is finished. The site does have suitable habitat for nesting birds. If works are scheduled to be carried out during that time an ecologist must examine the site prior to works starting – if any nesting birds are identified no works must be carried out within that area until all the young have fledged. The landscaping for the proposed development is using native species which is welcomed. However other enhancements can be incorporated in to the proposed development.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status Tree Preservation Order (TPO) No. 11 of 2004 protects 1 group of trees to the north of the site and 5 individual trees within the site. These have been acknowledged in an appeal decision as being important in screening views into the site. Ancient Woodlands There are no designated Ancient Woodlands. Hedgerow status There are no 'important' hedgerows.
Agricultural land quality	The site falls under land predominantly in urban use.
Heritage impacts (Listed building, conservation area)	Historic Buildings: None affected Conservation Areas: The site lies adjacent to the Loose Valley Conservation Area but is separated from it by the trackway of Kirkdale and a substantial tree screen. Sensitive development of housing at a suitable density which retains and reinforces this screening should not adversely affect the setting of the conservation area. Historic Parks and Gardens: None affected Archaeology: No known implications

Archaeology (SAM etc.)	KCC Archaeology Response:- Nothing known (Level 4).
PROW (within or near site)	There is a public footpath KM52 to the west of the site which leads to the bottom of the valley. There is a further footpath to the east of the site (KM180) between no.s 35 & 37 Valley Drive linking to the Loose Road.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways Response:- • Potential access off Valley Drive. • The site is considered suitable for housing development with a good crash record and good links to the strategic road network. • The site is within walking and cycling distance of many residential areas and amenities. • There are half hourly bus services into Maidstone Town Centre; the bus stop is located on Loose Road. There are train stations within the vicinity of Maidstone Town Centre.
Access to services – distances from bus stop/rail station/shop/GP/school	• Within 3.3m of Maidstone East Rail Station. • Within 1m of local shops and GP services. • Within 0.5m of local school and bus stop with a regular bus service serving Loose Road between the Town Centre and villages to the south.
Impacts on existing residential amenity (including access to open space)	There would be limited impact upon existing residential amenity of properties within vicinity depending on residential layout, may be a loss of privacy/overlooking to rear of existing properties within Valley Drive.
Availability of utilities infrastructure – e.g. water/gas/electric	Utilities exist nearby within Valley Drive and can be provided within the proposed site.
Air quality/noise	Adjacent to AQMA, but no issues raised.
Land contamination	No issues raised.
Flood Risk (zone/drainage)	The site is not within a flood zone. No flooding issues anticipated at this site.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services. • Development would extend existing residential cul-de-sac with an intensified pattern of development. <u>Against</u> • Extensive visual harm to Area of Local Landscape Importance. • Land provides some landscape and ecology quality. • Harm to existing semi rural character of area. • Significantly contributes to the character of the area. • Poor housing yield. • Impact upon protected trees within the site.

	Visual harm to the appearance and character of the Loose Valley Conservation Area. <u>Conclusion</u> The principle for development at this site has been established with the inspector's appeal decision of 11/1286 although with fewer dwellings as proposed then. There are a number of environmental constraints at the site which would need to be fully considered with a revised proposal to minimise any harm. Due to the poor housing yield of the site it is unlikely that this would be an appropriate site to allocate within the SHLAA. Instead, a revised full planning application should be submitted for consideration.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site is in the ownership of one single owner who is willing to develop the site with a willing developer who is marketing the site for development. Available for development 2012-2016.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There are a number of TPO protected trees within the site and the site has a sloping topography. However, this can be mitigated against within any development.
Achievability conclusion	Positive.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The latest appeal decision at this site (11/1286) accepts the principle for development at this site provided a design and layout sympathetic to the character and pattern of development of the locality, development of this site would be acceptable. A current planning application has been submitted for a residential development which is currently under consideration (13/0886). However, due to the low level of housing yield and environmental constraints it is not advantageous to allocate this site. REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-140
Site name/address	127 – 141 Tonbridge Road
Landowner	
Agent	Wealden Homes
Greenfield/PDL	Greenfield
Site area (ha)	0.64ha
Proposed yield	15 -25 Houses
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is located within the urban area on the south side of the A26 Tonbridge Road. It is located within a predominantly residential area although some of the larger houses along Tonbridge Road have been converted to business use. There is a nursery, dentists and a surgery in the area. There is no highway access to the site. Some of the garden along this side of the road have been recently developed for housing and now comprise All Angels Close. Views of the site can be obtained from this new street.
Current use	Garden
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Not allocated for development within the Local Plan 2000. No landscape restrictions in place.
Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site comprises the gardens of 129 -141 Tonbridge Road. Surrounding area is fairly built up being within the urban area surrounded by development with houses along Tonbridge Road to the north and Upper Fant Road to the south. Not visible within the wider area. No long distance views.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. 7 residential gardens which have a mixture of mature trees, scrub, rough grassland and amenity grassland. All the gardens are surrounded by hedgerows. Potential for protected/notable species to be present including reptiles and roosting bats within the trees.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees subject to TPO on site. Several mature trees, of varied species which may be

	considered to be of wider amenity value and worthy of protection. Whilst the trees on the site are not currently protected there appear to be trees which may merit protection by a TPO, depending on whether they are prominent from a public place. There are no designated Ancient Woodlands. There are to be no 'important' hedgerows.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	Lies adjacent to Clare Park Recreation Ground open space.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Access into the site would be via All Angels Close which has good visibility of Tonbridge Road in both directions. Regular bus services run along Tonbridge Road which run into town and to the train stations. Within good and safe and walking distance of local services and facilities. • Site located adjacent to existing residential properties on Tonbridge Road. • Site access from the A26 Tonbridge Road. • The site is considered suitable for housing. It enjoys direct access to the A26 Tonbridge Road, which has a relatively poor crash record, although the majority of these crashes have been minor in nature and should be set in the context of the high peak time traffic flows into central Maidstone. • Consideration should be given to the effect of the development on local air quality. • The site is within walking and cycling distance of many of the services within central Maidstone via continuous footway links and is close to Maidstone West Station. • The nearby bus stops on Tonbridge Road are served by Bus Routes 6, 6A, 7, and 85, which provide a combined frequency of six buses per hour to Maidstone Town Centre on weekdays. The site is a short walk from Maidstone West Station, which is served by half-hourly rail services to Strood and hourly services to Paddock Wood and Tonbridge on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shops, public transport, health facilities, and St Michaels C of E Primary School and Bower Grove School are all within 1km of the site.
Impacts on existing residential amenity (including access to open space)	Possible loss of privacy to surrounding houses and the houses backing onto the site in All Angels Close Site has good access to public open space. Parks such

	as Clare Park and Cornwallis Recreation Ground are within walking distance.
Availability of utilities infrastructure – e.g. water/gas/electric	Within the urban area surrounded by residential development. Utility infrastructure in vicinity.
Air quality/noise	No noise issues apparent on site or in the area. Site is within an Air Quality Management Area and may have an impact on the Fountain Lane/Hermitage Lane hotspot and the town centre hotspot.
Land contamination	None.
Flood Risk (zone/drainage)	Not within the flood zone.
Suitability (assessment conclusion)	The site is a large back garden site that encompasses a significant number of rear gardens. The development of this amount of rear garden would severely alter the character of the area and would be unacceptable. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Landowner unaware. Developer interest.
Availability conclusion	The site is promoted by a developer but the landowners are unaware. It is likely that agreement could be reached with the house owners.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent
Achievability conclusion	The development would be achievable as demonstrated by the completed All Angels Close development.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is a large back garden site that encompasses a significant number of rear gardens. The development of this amount of rear garden would severely alter the character of the area and would be unacceptable.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-141
Site name/address	West of Eythorne Street
Landowner	Developer only known. Say have landowner consent. Call for sites - in previous SHLAA
Agent	
Greenfield/PDL	Greenfield – adjacent (north of) built envelope of Hollingbourne village Greenfield
Site area (ha)	1.2ha
Proposed yield	Not known.
Is the site urban, adjacent to urban, rural settlement or rural	Countryside adjacent (north of) built envelope of Hollingbourne village
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This field/pasture land is located in the countryside and a SLA, but also in between the built up areas of Hollingbourne village which are spread either side of the substantially raised railway line - the south part of which is also has a designated village envelope. Running along its north-east edge is the approach road to the station and the other business uses located there. The B2163 Eythorne Street runs along its south-east Frontage, from where it can also currently be accessed through a field gate. Both these boundaries consist of much vegetation, and in respect of the frontage facing Eythorne St a low hedgerow. There are a scattering of mature trees on site. A stream runs behind the vegetated north-west boundary of the site. Behind that are further rising fields/pasture land that a public footpath (KH185) runs across. A ribbon of residential property is located on land adjacent the south-west of the site, which is within the village envelope. On the opposite side of Eythorne Street is a large detached Grade 2* residential property
Current use	Fields/pasture.
Adjacent uses	Residential properties adjacent to south- west. Fields/pasture adjacent to north-west. Railway station to north-east and some business uses in station.
Planning and other designations (AONB, greenbelt etc)	Countryside and Special Landscape Area
Planning history	Several outline applications for residential development for varying parts of the land were refused in the 1960s and 70s.
Has site previously been considered in Local Plan Inquiry, if	No

so, record Inspectors recommendation	
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Views from higher land to the north-west would be interrupted to an extent by the various intervening field boundaries, however, the site would still be visible from parts of the public footpath (KH185) that runs across this higher land. The site is also exposed in views from the station approach road to the north-east and Eyhorne Street to the south-east. However, any development would be in part against the backdrop of the existing houses on adjacent land to the south west (being within village envelope). The site has linear housing development on the southwest side and has the tree lined station approach road and railway line forming a strong boundary to the northeast. As such, some development could be acceptable without unduly encroaching into open countryside or having a significant impact upon the setting of the AONB on the north side of the railway line. KEY CHARACTERISTICS • Landscape to north of the railway line is situated within the Kent Downs AONB • Mixed woodland belts and blocks • Willow trees mark the location of drains and ditches • Narrow lanes which generally run against the contours south west to north east • Distinctive brick railway bridges • Major infrastructure routes along the south western periphery Condition Assessment Good Sensitivity Assessment High Guidelines – Conserve Consider the generic guidelines for the Gault Clay Vales • North of the railway line, the landscape is situated within the Kent Downs AONB. The Kent Downs AONB is a nationally important designation which offers a high level of development constraint • Land management policies for the conservation, management and enhancement of this landscape are set out within the Kent Downs AONB Management Plan 2009 – 2014. Also refer to guidance documents referenced in Appendix A • Conserve the undeveloped foreground and rural setting of the Kent Downs AONB • Conserve distinctive brick railway arches and maintain using like for like materials • Avoid screening with coniferous planting • Conserve characteristic oak, ash and beech

	hedgerow trees and isolated oaks within arable land, and plant new hedgerow trees and isolated specimens to replace ageing examples • Conserve distinctive willow trees along watercourses • Conserve the traditional setting of listed buildings and soften the impact of recent farm buildings through native planting • Avoid infill development and expansion across the downland at Harrietsham and Hollingbourne
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Definite potential for such with stream adjacent to north-west boundary of site.
Trees (inc. TPO, ancient woodland)	None that are protected, although there is existing vegetation and/or hedgerow around the boundaries and a scattering of mature trees within the site.
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	The site lies directly opposite Godfrey House, a Grade II* Listed Building. This building currently enjoys a largely rural setting, although the gap between the formerly separate settlements of Eyhorne Street and Upper Street has been closed considerably by 20 th Century developments. Development of this parcel of land would effectively complete the linkage of these two settlements and remove the last component of the rural setting which is important to the listed building. I therefore consider that development of this site would adversely affect the setting of this important Grade II* listed house.
Archaeology (SAM etc.)	Land to west of 16th century Godfrey House and in general area with prehistoric, Romano-British and Anglo Saxon potential.
PROW (within or near site)	KH185 runs across higher land to the north-west and the site would be visible from this (although unaffected in itself).
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	The site is considered suitable for housing, subject to access constraints. It enjoys good access to the A20 Ashford Road via Eyhorne Street, which has a good crash record, although there is a poor crash record at its junction with the A20. Visibility splays at the Eyhorne Street/Hollingbourne Station access road are poor and the station access road is not wide enough for two vehicles to pass without encroaching on to the highway verge. A continuous footway link to Hollingbourne village centre is provided on Eyhorne Street. All of the village services within Hollingbourne are within walking and cycling distance of the site and the nearby bus stops on Eyhorne Street are served by Bus Route 13, which provides a service to Maidstone every two hours on weekdays. The site is also adjacent to Hollingbourne Station, which is served by hourly trains to Ashford International, Maidstone East and London

	Victoria on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Public transport links are provided by the adjacent railway route to nearby main towns and villages that provide the usual facilities and services. There is also a primary school several minutes walk away on Eythorne Street.
Impacts on existing residential amenity (including access to open space)	Close neighbours adjacent to the south-west but development could be designed so as to protect their amenity.
Availability of utilities infrastructure – e.g. water/gas/electric	Near to existing development and road/rail so good potential for services.
Air quality/noise	Noise and pollution from adjacent railway and B2163.
Land contamination	Unlikely
Flood zone/drainage	None
Suitability (assessment conclusion)	Some development could be acceptable but it would need to pay respect to the setting of the GII* listed house opposite. Whilst development all the way to the rear of the site would be beyond the existing linear development on this side of the road, it would mirror that at 'The Fields' and 'Claygate' on the south side of the road. There is tree lined and physical boundary to the northwest formed by mature trees along the station approach road and the railway line such that the impact upon the setting of the AONB would be limited.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Currently available subject to consent of all land owners. No apparent existing uses.
Availability conclusion	Currently available subject to consent of all land owners.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This plot would seem to be available and achievable. With careful planning to respect the setting of the listed building and AONB the site could be suitable for some development.

ACCEPT

Approximate yield: 35

1. SITE INFORMATION	
Reference number	HO-142
Site name/address	Whitmore Street
Landowner	
Agent	Wealden Homes
Greenfield/PDL	PDL
Site area (ha)	0.1ha
Proposed yield	15 Houses
Is the site urban, adjacent to urban, rural settlement or rural	urban
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located on the south west side of Whitmore Street and comprises a ground of workshops which are behind of Nos 179 – 195 Upper Fant Road. Located within a densely populated area, the area is characterised by the two/three storey terraced housing to the east and west and two storey semi detached dwelling to the south. The land descends to to the south toward the river, and rises to the north. The area is a predominantly residential area within few commercial sites scattered amongst the houses. The buildings on site are mostly single storey and utilitarian in appearance. There is little landscaping on site and access to the site is between 1a and 1b Whitmore street. The site is well screened surrounded by houses.
Current use	Workshops
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Not allocated for development within the Local Plan 2000. No landscape restrictions in place.
Planning history	No Recent Planning History MA/86/1187 - Light industrial workshop – APPROVED MA/80/0804 - Sale of used motor vehicles and repair and maintenance of motor vehicles - APPROVED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site is located in a densely populated area of the town. Well screened by houses and gardens to the north, south and west, there are no long distance views of the site. Site has no impact upon the wider area. There is little landscaping on site. The built up extent and existing hard standing on site has a negative impact upon the character and appearance of the area.

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No SSSI's or LWS's within or adjacent to site. Site is hard standing and building. Buildings may be used by roosting bats
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees subject to TPO on site. Nor any trees on or adjacent to site worthy of protection.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	None.
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	There is an existing access into the site which has good visibility of Whitmore Street in both directions. The site is in a town centre location and therefore has good access to public transport with local services and facilities within waking distance. • Site located adjacent to existing residential properties on Whitmore Street and Upper Fant Road. • Site accessed from Whitmore Street. • The site is considered suitable for housing. It enjoys good access to the A26 Tonbridge Road via Whitmore Street and Milton Street, which have a relatively good crash record. • The site is within walking and cycling distance of many of the services within central Maidstone via continuous footway links and is close to Maidstone West Station. • The nearby bus stops on Upper Fant Road are served by Bus Route 8, which provides an hourly service to Maidstone Town Centre on weekdays. The site is a short walk from Maidstone West Station, which is served by half-hourly rail services to Strood and hourly services to Paddock Wood and Tonbridge on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Local shops, public transport, doctors and dentist, and Bower Grove Primary School primary school are within 1km of the site.
Impacts on existing residential amenity (including access to open space)	Unlikely to cause any significant harm to residential development, possible loss of privacy to flats in 1A, 1B and 1C Whitmore Street. Site has good access to public open space. Parks such as Clare Park and Roseholme Play area within walking distance and the River Medway is about 0.5km to the south of the site.
Availability of utilities infrastructure – e.g. water/gas/electric	Within the urban area surrounded by residential development. Utility infrastructure in vicinity.
Air quality/noise	No noise issues apparent on site or in the area.

	Site is within an Air Quality Management Area and may have an impact on the Fountain Lane/Hermitage Lane hotspot and the town centre hotspot.
Land contamination	Likely given the industrial use of the land.
Flood Risk (zone/drainage)	Not within a designated flood zone.
Suitability (assessment conclusion)	The site is previously developed land within the urban area. It would be an acceptable housing site in principle. The yield would in some respects be dependent on the impact on neighbouring residents and the type and size of units proposed. Approximate Yield: 15

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing Landowner Willing Developer
Availability conclusion	The site would appear to be available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would be some demolition and clear up costs associated with this site but not prohibitive.
Achievability conclusion	The development of the site would appear to be achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is previously developed land within the urban area and would be acceptable for residential development. The yield would in some respects be dependent on the impact on neighbouring residents and the type and size of units proposed. ACCEPT Approximate Yield: 5

1. SITE INFORMATION	
Reference number	HO-143
Site name/address	Dean Street, East Farleigh
Landowner	Unknown
Agent	Wealden Homes
Greenfield/PDL	Greenfield
Site area (ha)	13.9 ha
Proposed yield	Not specified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site comprises mainly open fields, some woodland and very small residential area with dwellings. Main part of the site (the long strip from north to south) is a very attractive, steep sided valley, flanked by woodland. Some woodland to southern end (overlooking the valley) appears to be part of site. Adjacent uses are woodland and farmland (mainly orchards), a scattering of dwellings, some equestrian use and a scout premises. Some commercial use at Malthouse Cottages site.
Current use	Mainly agricultural
Adjacent uses	See site description
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	<u>Northern part:</u> <u>90/1238</u> Disposal of inert materials and restoration of site to agricultural and conservation – RAISE OBJECTION <u>85/0446</u> Tipping of non-toxic waste & ultimate restoration – APPROVED <u>61/0202/MK3</u> Outline application for house & garage – REFUSED <u>Orchard Cottage part:</u> <u>12/0219</u> Erection of a replacement dwelling and detached double garage – APPROVED <u>03/2009</u> Creation of new access to form alternative right of way, provision of a driveway, and the associated change of use of land from agricultural – REFUSED, APPEAL ALLOWED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc.	This is a large swathe of open countryside, with a very attractive open valley situated between woodland. There are views of particular scenic quality along the

long distance views); cumulative landscape impact; existing screening	valley from New Cut to the north, also from a public footpath to the south. The surroundings are sporadically developed and residential development would be completely out of character with the scale and pattern of surrounding development. It would cause very substantial harm to the open rural character and scenic quality of this attractive area of countryside. Development would be highly visible from Dean Street and New Cut and existing hedgerows etc would not provide screening, especially due to topographical changes. Landscape Character Area Assessment: Key characteristics Dip slope of the Greensand Ridge ☐☐Hythe Beds incised with Atherfield Clay river valleys ☐☐Orchards dominate the land use ☐☐Frequent broadleaf and coppice woodland blocks ☐☐Frequent settlements Condition Assessment Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐☐Conserve the special landscape quality provided by the rural valley location and the meandering River Medway ☐☐Conserve the rural setting of historic buildings and settlements ☐☐Encourage the planting of isolated mature trees to conserve the parkland character KEY CHARACTERISTICS ☐☐Orchards and pasture ☐☐Well maintained hedgerows ☐☐Traditional buildings including oast houses ☐☐Modern housing built to traditional design ☐☐Few roads ☐☐Grid like pattern of tracks between orchards Condition Assessment Very Good Sensitivity Assessment High Guidelines conserve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐☐Resist the introduction of contrasting visual elements such as pylons and telecommunications masts ☐☐Conserve the sense of enclosure provided by ragstone walling and timber fencing ☐☐Conserve the orchard setting of East Farleigh, and Dean Street Conservation Area, and avoid expansion which would detract from its rural character

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Potential loss of woodland. KCC Ecological Officer comments: "The woodland within and adjacent to the site have been included on the updated ancient woodland inventory. The site is predominately grassland but with sections of woodland and orchard within the site. There are some small areas of rough grassland. There is a potential, for dormice, reptiles and bats to be present on site. Ecological constraints level 2. Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways"
Trees (inc. TPO, ancient woodland within and adjacent to site)	Woodland on site. Landscape Officer comments: "There are no TPOs covering trees on this site but clearly the woodlands to the east and west of the site would merit protection, together with any significant trees marking field boundaries. Hamlet Wood to the east and southeast tip of the site is designated as semi natural Ancient Woodland, as are two strips of woodland to the west; one of the strips is immediately to the southwest of the site and the other is within the northern portion of the site. These areas of woodland would clearly constrain any potential development within this locality. There are unlikely to be any 'important' hedgerows."
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	Conservation Officer comments: "Although there are listed buildings close to the boundaries of this site, their immediate settings would not be greatly affected. However, their wider settings as buildings within a predominantly rural landscape would be radically changed to their detriment. The site lies adjacent to the boundaries of the Dean Street Conservation Area at its northern end. The essential character of Dean Street is a hamlet within a rural setting. This character would be radically changed by development of this site and the setting of the conservation area would therefore be severely affected."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval."
PROW (within or near site)	KM40 is to south.
Access (Highways) - Site access - Impact on wider highway	KCC Highways comments: "The site is very large and Dean Street is not suitable for a substantial increase in traffic volumes.

network - Access to strategic/main highway network - Availability of public transport/walking/cycling	To make the site acceptable, Dean Street would need to be widened between the site access and the Dean Street/Lower Road junction to provide a full width two way road. Investigations would need to be carried out to assess the impact on the B2010 through Tovil and the River Medway crossing in East Farleigh, Barming and Teston."
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: "For a large development the developer would need to provide an enhancement to the bus service 26 which could be rerouted through the site. There are also no services within walking distance of the site – the nearest are in Coxheath or Tovil."
Air quality/noise	No significant issues.
Land contamination	Not expected
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Only significant adverse impact likely to be from traffic movements, dependent on position of access.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	UNSUITABLE on highways grounds, visual impact and sustainability.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Unknown, could potentially be.
Availability conclusion	AVAILABLE

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Widening of Dean Street referred to by KCC Highways not feasible, due to land being outside applicant's control (other residential properties).
Achievability conclusion	NOT ACHIEVABLE

Timing (following assessment - when could the site be delivered?)

now – 2016	√
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Site is unsuitable for the following key reasons:

- Substantial visual harm to open rural character of countryside.
- Unsustainable
- Highways grounds
- Loss of agricultural land

This is a large swathe of open countryside, with a very attractive open valley situated between woodland. There are views of particular scenic quality along the valley from New Cut to the north, also from a public footpath to the south. The surroundings are sporadically developed and residential development would be completely out of character with the scale and pattern of surrounding development. It would cause very substantial harm to the open rural character and scenic quality of this attractive area of countryside. Development would be highly visible from Dean Street and New Cut and existing hedgerows etc would not provide screening, especially due to topographical changes.

Areas of Ancient woodland would constrain any development and there would be an impact upon ecological connectivity. The essential character of Dean Street is a hamlet within a rural setting. This rural setting would be lost through residential development on this scale, harming both the countryside and the character of Dean Street Conservation Area to the north.

There are very significant highways issues, as development on this scale is likely to require the widening of Dean Street between the site access and Lower Road, to form a full width two way road. This is also unlikely to be feasible, as the additional land would appear to fall outside of the applicants' control. Further investigation of wider traffic impact would also be needed.

The site is not well related in sustainability terms, as it is not within, adjacent to, or close to, any existing settlements.

There would also be a substantial loss of high grade agricultural land.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-144
Site name/address	Old School Nursery, Station Road
Landowner	Unknown
Agent	Wealden Homes
Greenfield/PDL	PDL
Site area (ha)	0.2
Proposed yield	10 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Village centre
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Level topography, hard surfaced with single storey detached building. Some landscaping including hedge to front boundary. Mature tree to rear (in residential garden?). In predominantly commercial area but backs onto a housing estate. Adjoins Headcorn Station and associated infrastructure.
Current use	Educational establishment (day nursery).
Adjacent uses	Commercial to north, car park to west, train station to south and residential to east.
Planning and other designations (AONB, greenbelt etc)	Within settlement boundary; immediately adjacent to land allocated for provision of railway infrastructure under T7.
Planning history	MA/02/1191 Extension to day nursery to provide facility for 12 months+ age group - APPROVED WITH CONDITIONS MA/98/1531 Variation of condition 04 of MA/98/0192S to allow an increase in the number of children able to attend the day nursery from 25 to 38 - APPROVED WITH CONDITIONS MA/98/0192 Change of use of laboratories to day nursery for 25 children – APPROVED WITH CONDITIONS MA/87/1871 Renewal of expired permission MA/78/0346E for single storey building to be used as laboratory and offices - APPROVED WITH CONDITIONS MA/78/0346 Single storey building for use as laboratory and offices - APPROVED WITH CONDITIONS 72/0221/MK1 Erection of six semi-detached houses and garages - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Unknown
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing	Site is located on a no through road which provides access to Headcorn Railway Station, it is mainly screened in views from the High Street by existing buildings. There is some landscape screening to the site frontage with Station Road.

screening	
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Not applicable
Trees (inc. TPO, ancient woodland within and adjacent to site)	Some trees on site boundaries, mature specimen with amenity value on land to rear.
Agricultural land quality	Not applicable
Heritage impacts (Listed building, conservation area)	Not applicable
Archaeology (SAM etc.)	Not applicable
PROW (within or near site)	Not applicable
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Site is bordered by the rail line, Headcorn station car park and existing residential dwellings and access would be from Station Road. Site is very close to Headcorn station and there is an hourly bus service stopping within 100m of the site. Good access for cycling and walking. There is good access to services in Headcorn and the crash record on station road in the vicinity of the site is good. The site is considered suitable for development in highways terms.
Access to services – distances from bus stop/rail station/shop/GP/school	Less than 1km.
Impacts on existing residential amenity (including access to open space)	Limited
Availability of utilities infrastructure – e.g. water/gas/electric	Good
Air quality/noise	Located adjacent to railway line.
Land contamination	Potential contamination related to railway line.
Flood Risk (zone/drainage)	Not applicable
Suitability (assessment conclusion)	Redevelopment of previously developed land in a sustainable location with good access to facilities and services.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Existing use, landowner unknown, willing developer.
Availability conclusion	Moderate availability.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Potential contamination; existing use and potentially tenants.
Achievability conclusion	Moderate achievability.

Timing (following assessment - when could the site be delivered?)

now - 2016	X
2016 - 2021	
2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

The site is in a sustainable location and would not lead to a significant loss of employment space, however a community facility would be lost. Potential contamination and acoustic issues, but could be overcome by way of conditions. Good highway and other access.

ACCEPT

Approximate yield: 5

1. SITE INFORMATION	
Reference number	HO-145
Site name/address	Cleaveland, Chart Road, Chart Sutton
Landowner	Mr Court
Agent	N/A
Greenfield/PDL	Garden land
Site area (ha)	0.56ha
Proposed yield	Not stated
Is the site urban, adjacent to urban, rural settlement or rural	Part in and part out of Sutton Valence village envelope.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	'Cleaveland' is a detached residential property that is raised up and set back some 12m from Chart Road, a classified 'c' highway. All of the land to the rear of the property appears to be in use as well maintained garden. A public footpath (KH498) runs along the northern boundary of the site. The site is part of ribbon development along Chart Road, and the properties hereabouts are of differing scale, design and age. Beyond this ribbon development, agricultural land/orchards are found to the north, west and south of the site, with Sutton Valence village centre to the east. St Michael's Church (Grade II listed building) is located to the north-west of the site. The front of the site (approximately 57m in depth) is within the defined village boundary, with the remainder of the site falling outside. The site has no other special environmental designation.
Current use	Residential.
Adjacent uses	As above and part of garden next to church yard.
Planning and other designations (AONB, greenbelt etc)	Countryside.
Planning history	Bungalow approved in 1950's. Several householder applications.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative	<u>35 - Sutton Valence Greensand Ridge</u> KEY CHARACTERISTICS

landscape impact; existing screening	• Scarp face of the Greensand Ridge • Extensive views across the Low Weald to the south • Frequent small blocks of coppice and deciduous woodland • Extensive orchards and some remaining hop gardens • Very distinctive built environment with frequent oasts and timber framed houses • Strong use of ragstone in walls and buildings Condition Assessment - Very Good Sensitivity Assessment - Very High CONSERVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	<u>KCC Biodiversity Officer advice</u> – <i>"We advise that most of the allocation sites will require preliminary ecological appraisal and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in achieving BREEAM Code for Sustainable Homes targets and identify opportunities for ecological enhancements that will support Maidstone BC in meeting the principles of the NPPF.</i> <i>A house and garden with some small trees within in it. The house may have some potential to contain roosting bats."</i> Constraints Level 4 - Minimal potential for ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No significant issues.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2
Heritage impacts (Listed building, conservation area)	No significant issues.
Archaeology (SAM etc.)	SCALE 3 - site contains a find spot of some Anglo-Saxon pottery. It also lies adjacent to the medieval complex of Chart Place with house, church and associated outbuildings and historic landscape. The site may contain further early medieval or medieval remains of importance.
PROW (within or near site)	Public footpath KH498 runs along the site's northern edge.

	Public footpath KH521 runs in general north to south direction some 35m to the west of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties on Chart Road. • Site accessed from Chart Road. • The site is considered suitable for a limited quantum of housing. It enjoys good access to the A274 North Street via Chart Road, which has a good crash record, although there is a poor crash record at its junction with the A274 and there are no formal footways on Chart Road. • The closest bus stops on the A274 are served by Bus Route 12, which provides an hourly service to Maidstone, Headcorn and Tenterden on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 528m from nearest medical hub/GP. The site is 4188m from nearest secondary school. The site is 479m from the nearest primary school. The site is 910m from the nearest post office. The site is 399m from the nearest sports facility. The site is 765m from the nearest play space. The site is 266m from the nearest green space. The site is 765m from the nearest bus stop. The site is 5252m from the nearest train station. The site is 352m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	Need to consider impact on adjacent dwellings, but through a well designed scheme any potential adverse harm could be prevented.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other residential properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	Not on or within 250m of landfill site.
Flood Risk (zone/drainage)	No significant issues.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared this in itself is not a significant constraint. No other constraints or delays are apparent at this time.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The landowner has given no indication in terms of the number of dwellings the site could accommodate. If the site were to be considered for residential development, taking into account the topography of the land and its edge of village location, a low density development would be more appropriate, with a potential yield of around 10-15 dwellings. However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its edge of village location. Indeed, whilst there may be no highway, or overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the area; and there would be significant encroachment into the countryside that would go against the pattern and grain of development in the surrounding area hereabouts. There would also be long ranging views from the site over the Low Weald and a very distinctive built environment. In addition to this, the site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated; and the site is not easily accessible by foot to the nearest secondary school, medical hub/GP, post office, play space bus stop or train station. It is therefore considered that the site should be rejected. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-146
Site name/address	West of Sindals Lane and north of Westfield Sole Road
Landowner	Unknown.
Agent	Peter Court Associates.
Greenfield/PDL	Greenfield.
Site area (ha)	22.5 (of which 7.5 is proposed for development).
Proposed yield	250-300 dwellings.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban (Walderslade).
Site origin (e.g. Call for Sites)	Site has history from Maidstone Borough-Wide Local Plan (MBWLP) 2000 (proposed Cowbeck Wood allocation). Site was submitted to call for sites exercise as part of preparation of 2009 Strategic Housing Land Availability Assessment (SHLAA).

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is almost triangular in shape and lies at the south eastern edge of Lords Wood, backing on to Westfield Sole Road. The boundary of the site is drawn in such a way that it is apparent where the extension to North Dane Way (within Medway district) would have continued and connected to a Medway southern peripheral road. The eastern section of the site – essentially all of the land that is not covered by ancient woodland, is proposed for housing development. What this means is that between the development and the existing Lords Wood residential area there would be a significant section of ancient woodland. The ancient woodland would separate the new housing development from the existing housing development. On site, the three fields which would comprise the development are currently used as pasture and contain, among other things, what looks like an old caravan. These fields could currently be characterised as clearings in the woods, this is because at their eastern boundary, fronting on to Sindals Lane, an earth bund has been planted with trees that screens them from the open countryside beyond. The fields are otherwise open and flat and in themselves would pose no real constraint to development.
Current use	Woodland, pasture.
Adjacent uses	West – Lords Wood residential. East – agricultural land. North – residential and agricultural. South – mixture of commercial, low density residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	MBWLP 2000 – ENV35 – area of local landscape importance.
Planning history	Outline applications for residential development going as far back as the 1970s which were either refused or

	withdrawn. The proposed Medway southern relief road would also have been constructed through this site. 01/2048 – construction of 12 residential dwellings – refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	The inspector for the MBWLP 2000 concluded that this site was not suitable because of its impact on the countryside. It was also considered unsuitable because of the harm that would be caused to the extensive ancient woodland in and around the site. "4.180 I have concluded in paragraph 4.238 that, without this and other sites, there is a need for an additional 940 units to meet the Structure Plan housing requirement. Given the size of this allocation and the contribution which it could make, I have weighed this very carefully against the harm I have found in the previous issue, particularly since it is clear from paragraph 4.700 that I have been unable to recommend enough sites. I have also considered my view that the location of the allocation is broadly sustainable, against my findings about harm to the landscape and ancient woodland, which must be unsustainable. Taking all this into account, I conclude that the harm to the character and appearance of the area and the loss of ancient woodland clearly outweigh housing need and fully justify my recommendation to delete this allocation. 4.181 Nor am I convinced that there are benefits arising from the allocation which would outweigh the harm. I have already concluded that the effect of creating the housing enclaves within the ancient woodland would so reduce the woodland that its present character and ecological importance would be lost. At this price, I do not accept the Council's argument that management, or the lawful use, of the remaining areas of trees is a benefit. For the same reason, I do not consider that the proposed highway improvements are a benefit which could outweigh the harm both to the loss of ancient woodland and the effect on the character and appearance of the area."
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Key characteristics</u> • The majority of the landscape forms part of Kent Downs AONB, while the remainder forms part of the setting to the AONB. • Level to gently sloping landform of the North Downs upper plateau. • Mixture of arable fields, paddocks, remnant orchards and small to medium blocks of woodland. • Mixture of historic and recent buildings within the villages and farmsteads. • Traditional materials include yellow stock and red brick, Kent peg ties, flint and weatherboarding. • Predominantly very narrow lanes, in addition to the engineered roads within Bredhurst and the M2 motorway.

	<u>Summary of analysis</u> Condition assessment – poor. Sensitivity assessment – moderate. <u>Guidelines</u> Restore and improve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Four LWS within 1km or adjacent to the site. Wouldham to Detling Escarpment SSSI and North Downs Woodlands SAC within 2km of the site. Over half of the site is ancient woodland and there are a number of areas of ancient woodland adjacent or within 100m of the site. The remainder of the site is a mixture of rough grassland, dense hedgerows and a small arable field. Potential for a large variety of protected/notable species to be present due to the mosaic of habitats within the site including bats, reptiles, dormice and badgers. There is a potential for an increased impact on the SAC due to recreation. It is adjacent to strategic site HO-12 any impact on the SAC must be considered in combination. 1/4, 1 is the most sensitive.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Number 1 of 1972 adjacent to the south and to the north east of the site.
Agricultural land quality	Grade 3.
Heritage impacts (Listed building, conservation area)	No comments.
Archaeology (SAM etc.)	General area known for prehistoric and Romano-British activity. 4/5, 5 is the least sensitive.
PROW (within or near site)	- Restricted byway KH37 (Sindals Lane) runs along the eastern boundary of the site, sometimes crossing into the site. - Footpath KH35 runs from the eastern boundary in a south east direction meeting up with footpath KH34 and then Westfield Sole Road near to the Harrow at Lidsing pub.
Access (Highways) - Site access - Impact on wider highway network - Access to strategic/main highway network - Availability of public transport/walking/cycling	- Site located adjacent to existing residential properties within Lords Wood. - Potential for access from Westfield Sole Road and/or Gleaming Wood Drive, although KCC's preference would be for the primary vehicular access to be taken from Gleaming Wood Drive given the restricted nature of Westfield Sole Road. - The site is considered suitable for housing. It enjoys good access to the A229 and M2 Junction 3 via Gleaming Wood Drive / Westfield Sole Road and the A2045 Walderslade Woods, which have a good crash record. A continuous footway link to the centre of Lords Wood is provided on Gleaming Wood Drive. - Many of the local services within Lords Wood are within walking and/or cycling distance of the site and the nearby bus stops on Gleaming Wood Drive are served by Bus Route 166, which provides a service to Chatham every 10 minutes on weekdays.

	In previous years the delivery of this site has been linked to the construction of the southern Medway link road between Walderslade/Lords Wood and Hempstead. Part of this would have included the continuation of North Dane Way south along a similar alignment to the current Sindals Lane restricted byway.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop (Gleaming Wood Drive) – 120 metres. Railway station (Chatham) – 7.6km. GP (Sultan road) – 1.7km. Shop (Kestrel) – 1.8km. School (Swingate/Spinnen's Acre primary schools) – 1.8km.
Impacts on existing residential amenity (including access to open space)	The impact on residential amenity that might occur as a result of this development would most likely be related to traffic movements. Westfield Sole Road is restricted in width and could not accept further traffic use without difficulty. The proposed access through to Gleaming Wood Drive would mean that the extra traffic generated by 250-300 dwellings would be loaded onto an estate road, albeit one that acts as a distributor. There is a possibility, however, that highway improvements to Gleaming Wood Drive could be funded through development. The public perception of Clandon Road/Gleaming Wood Drive is that it is currently a dangerous road. The proposed sections of the site for development are not accessible to the public, however, local residents will undoubtedly consider the site, which is bounded by footpaths and byways, as a part of their local green space. The proposal does not intend to develop on the extensive ancient woodland, except potentially for access, so it is unlikely that the character of the area, at least from the residential side of the site (west), would change significantly.
Availability of utilities infrastructure – e.g. water/gas/electric	This site is adjacent to Lords Wood in the Walderslade/Medway urban area. Connections should be available from the existing development.
Air quality/noise	No comments.
Land contamination	No comments.
Flood Risk (zone/drainage)	Zone 1.
Suitability (assessment conclusion)	<u>For</u> - Land was promoted by Maidstone Borough Council for inclusion in MBWLP 2000. - Could improve Gleaming Wood Drive and slow traffic using it. <u>Against</u> - Impact on ancient woodland. - Access issues, especially considering condition of Westfield Sole Road. - Impact on open countryside. - Area to be developed is set apart from Lords Wood urban area. - Unlikely that people will walk to services from this location.

	<u>Conclusion</u> This site was proposed for allocation as part of the MBWLP 2000, with a view to the further development of this location and the construction of the Medway southern relief road. The site by itself is difficult to consider suitable because it sits effectively as an island separated from Lords Wood by a dense area of ancient woodland. While as part of a bigger scheme it could be viewed differently, no such scheme is proposed and regardless of this fact, the inspector for the MBWLP 2000 still considered this site unsuitable. Combined with the likely detrimental effect on the ancient woodland, this site should be considered unsuitable for development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Site is available for development and is being promoted.
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Transport remains a potentially big issue for this site. Access might be gained on to Gleaming Wood Drive, but this would involve cutting through an area of ancient woodland. The alternative to this is access on to Westfield Sole Road, which in its current condition, could never provide the primary access.
Achievability conclusion	Negative.

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent suggested).
2016 – 2021	X (there are access issues, which would mean the delivery of this site could be delayed beyond the initial part of the plan period).
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The factors identified in the sub-conclusions mean that this site, although available, is unsuitable for development. The access to this site would need to be taken either through Westfield Sole Road, or Gleaming Wood Drive. Westfield Sole Road is of an inappropriate standard and would need to be upgraded to be able to accommodate access to this site. The alternative option, to take access from Gleaming Wood Drive, would involve the destruction of ancient woodland. The site, as proposed, would also be an effective island of development not adjacent to the urban area, due to the location of ancient woodland. Applicants have suggested that as part

of a bigger scheme, this site would be more appropriate and the isolation would not be apparent, however the larger development suggested has not been proposed and in case would involve major infrastructure works.

Parts of the site are visible from long range views, although there is a planted earth bund which would screen some of the proposed development. The site, however, is generally exposed to the open countryside spreading out towards Lidsing, Bredhurst and Hempstead.

Development at this location is unsuitable.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO - 147
Site name/address	The Bell Inn, High Street
Landowner	Golding Homes
Agent	Not applicable
Greenfield/PDL	PDL
Site area (ha)	0.1
Proposed yield	16
Is the site urban, adjacent to urban, rural settlement or rural	Within rural service centre.
Site origin (e.g. Call for Sites)	Call for sites, current application.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The northern part of the site comprises the car park and garden associated with The Bell Inn, a vacant public house fronting onto the High Street, the southern part of the site comprises an area of lock up garages and associated hard surfacing, and the western part of the site comprises former allotments in an overgrown state. The northern part of the site is level, however the land levels in the southern part of the site fall towards the south. Access to the site is gained from Bell Lane. There is some landscaping on the site, including native hedging to the northern boundary of the site to Bell Lane and mature native trees which are mainly located in the south and west of the site.
Current use	Garages serving neighbouring residential properties in the south of the site, pub car park and garden in the north, former allotments in west.
Adjacent uses	Residential to the south, east and west, public house to the east, public car park to the north.
Planning and other designations (AONB, greenbelt etc)	The site is located within the defined village boundary of Staplehurst. The eastern part of the site is within the Staplehurst Conservation Area.
Planning history	MA/11/1481 Demolition of existing garage blocks and the erection of six two-bedroom elderly persons bungalows with associated parking and private amenity space, together with the alteration/improvement of the existing vehicular access from Bell Lane – APPROVED WITH CONDITIONS MA/06/2000 Erection of children's play equipment with the formation of a children's play area and associated site fencing – APPROVED WITH CONDITIONS
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not applicable.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The existing built surroundings would provide some screening to the development, however development on the former car park in the north of the site would potentially be visually prominent. Development would be in close proximity to the conservation area and listed buildings.

	• Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees • Condition Assessment = Good • Sensitivity Assessment = High • Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace aging populations • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Detailed surveys and mitigation strategies have been produced for this site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Whilst the trees on the site are not currently protected by a TPO there appear to be trees on the south boundary and in the eastern portion of the site which merit protection, although those immediately east of the site will be protected by virtue of being located in the Conservation Area. A further significant tree is located on the boundary with 1 Bell Lane.
Agricultural land quality	Not applicable.
Heritage impacts (Listed building, conservation area)	Historic Buildings: There are a number of listed buildings along the High Street which abut this site or will be affected by its development. The Bell Inn itself, rebuilt after a fire circa 1900, incorporates the lower parts of the destroyed building and is an interesting design of its time – it should be considered as a non-designated heritage asset. Development in the garage court and on the allotment site will have no impact on the settings of any historic buildings. The area within the current grounds of the Bell Inn does fall within the settings of historic buildings, but an appropriate sympathetic development of small scale should be possible without undue harm being caused. Conservation Areas: A small part of the site lies within the Staplehurst Conservation Area. Development of the garage court and allotments is

	likely to have little impact on the setting of the conservation area. The area currently within the curtilage of the Bell Inn currently presents a rather unattractive appearance dominated by car parking. Sympathetic development might enable an enhancement to the conservation area by forming a more enclosed frontage to Bell Lane. Historic Parks and Gardens: None affected. Archaeology: The site lies adjacent to the line of the Maidstone-Hastings Roman road and to the medieval village centre and therefore has the potential to include archaeology associated with these.
Archaeology (SAM etc.)	Not applicable.
PROW (within or near site)	No formally recognised PROWs within the site, but provides pedestrian cut throughs built into residential development between Bell Lane and Church Green/High Street.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Small site, adjacent to existing residential properties and accessed from Bell Lane. Access Road is single track and therefore site is considered suitable for not more than 2 properties. Crash record in close vicinity is good. Access to public transport on Station Road (around 100M away) and access to services in Staplehurst.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Staplehurst village centre (approximately 0.25km), railway station approximately 0.75km.
Impacts on existing residential amenity (including access to open space)	Site abuts 15 adjacent residential properties.
Availability of utilities infrastructure – e.g. water/gas/electric	Good.
Air quality/noise	Not applicable.
Land contamination	Not applicable.
Flood Risk (zone/drainage)	Not applicable.
Suitability (assessment conclusion)	Redevelopment of previously developed land in a sustainable location with good access to facilities and services. Existing access would require mitigation for more than 2 dwellings. Any development would have to address the neighbouring heritage assets.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Trees likely to represent a significant constraint on development; heritage impacts likely to be constraint.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Redevelopment of previously developed land in a sustainable location with good access to facilities and services. Existing access would require mitigation for more than 2 dwellings. Any development would have to address the neighbouring heritage assets.

ACCEPT (but do not allocate as the site has an existing planning consent)

Approximate yield: 5

1. SITE INFORMATION	
Reference number	HO- 148
Site name/address	The Acre, Eastwood Road, Ulcombe
Landowner	RAMAC GROUP LTD
Agent	BARTON WILLMORE
Greenfield/PDL	Appears to previously have been used as a builder's yard.
Site area (ha)	0.4 HA
Proposed yield	UP TO 12 DWELLINGS
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	CALL FOR SITES.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is a parcel of land in remote rural location. There is an existing corrugated shed positioned somewhat centrally and generally poor quality tree coverage. There is some hard standing. The site is visible from the road and a public footpath to the north. Surrounding development is sparse and scattered. The existing site and building have limited visual impact.
Current use	The planning history indicates previous use was as a builder's yard, but records indicate that activity was limited in 2002 and there does not appear to be current activity on site. It is questionable whether the use has been abandoned.
Adjacent uses	There is generally open agricultural land around the site, with a scattering of dwellings in the vicinity.
Planning and other designations (AONB, greenbelt etc)	SPECIAL LANDSCAPE AREA.
Planning history	02/0394 for dwellings (outline) Refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site currently has very minimal visual impact, especially in longer views. Residential development would harm the open character of the countryside and appear out of character with the sparsely developed surroundings. Landscape Character Area Assessment: KEY CHARACTERISTICS ☐☐Undulating landscape with wide views ☐☐Scattered orchards and mixed woodland blocks ☐☐Isolated oak trees within pasture and mature oak hedgerow trees ☐☐Limited arable land ☐☐Field ponds ☐☐Linear settlements and strong local vernacular Condition Assessment Very Good Sensitivity Assessment Very High Guidelines - conserve

Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: "The northern part of the site is a woodland, the southern section of the site is rough grassland with a building. The site is surrounded by dense hedgerows. There are several ponds within 500m. Potential for reptiles, bats and GCN to be present. The woodland area may be interesting botanically and should be retained within the site. Ecological constraints level 2. Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of specific merit.
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	KH327 lies to north
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Onto single track, unclassified road. Use of public transport not feasible. KCC Highways comments: • Site is in rural location close to farms and is accessed from Eastwood Road, which is a single track country road. • There are no footways or public transport and the closest limited services are in Grafty Green. • Eastwood Road has a good crash record, as does the junction between Eastwood Road and Headcorn Road. • Due to the nature of Eastwood Road, any development on the site should be limited to 5 dwellings.
Access to services – distances from bus stop/rail station/shop/GP/school	Very isolated site - substantial distance from all facilities.
Air quality/noise	No significant issues.
Land contamination	Possible due to previous use.
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	Unlikely to be significant, due to distances involved.
Utilities (availability of utilities infrastructure: water/gas/electric)	Could be achievable.
Suitability (assessment conclusion)	Unsuitable- unsustainable location and visual harm to open character of Special Landscape Area.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes.
Availability conclusion	AVAILABLE.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Could be some, contamination "clean up" costs, but unlikely to be significant.
Achievability conclusion	ACHIEVABLE

Timing (following assessment - when could the site be delivered?)	
now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
This site is unsuitable for residential development, as it lies in a remote, isolated unsuitable location, without adequate access to facilities. It would also cause harm to the open character of the countryside within a Special Landscape Area. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-149
Site name/address	East of South Road, Marden
Landowner	Not known
Agent	Hillreed/Persimmon Group
Greenfield/PDL	Greenfield
Site area (ha)	2.51
Proposed yield	50-60
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies in the open countryside adjacent to the village envelope on the eastern periphery of Marden village, and approximately 600m from the village 'centre'. The site is a flat, open field, and is relatively featureless in character. It borders residential properties on South Road to the west and the rear of a number of detached dwellings on Howland Road to the north. Howland Road also forms the eastern boundary of the site, which has a strong hedgerow along its length. There are clear views into the site along this boundary. To southern end of the site has a strong hedgerow and trees along its perimeter. There are four large detached properties in close proximity to the south eastern boundary, which are accessed via a narrow lane along part of the site perimeter. The dwellings do not have clear views into the site due to the number of mature trees in this area. When standing on the public footpath in the south west corner of the site, the character and appearance of the site is wholly in keeping with the agricultural land to the south and to the east beyond Howland Road. In this view there is a scatter of buildings around the edge of the site, but they are not enough to enclose it. There are no long range views into the site but as described above, the open countryside further east is visible. The site is very visible from Howland Road when travelling from the east towards Marden village, and at present forms an attractive gateway to the village, owing much to the strong hedgerow at the site's boundary. Looking across the site from the east, the edge of Marden created by houses in South Road is rather harsh, but from Howland Road at least, this is a distant view softened by the site itself and the hedge on its eastern boundary.
Current use	Rough grassland – horses were grazing on site.

Adjacent uses	Residential, agricultural
Planning and other designations (AONB, greenbelt etc)	Site is in the open countryside, adjacent to the village envelope. No other planning designations.
Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes – (DH0303) Inspector raised many issues including: Several of the buildings around the site are listed, and the urbanising effect of houses on the site would significantly alter their setting, reinforcing my concern about the effect of housing on the site. I conclude on this issue, therefore, that housing on this site would materially harm the character and appearance of the area. I have no doubt that the access illustrated at the inquiry would materially add to this harm, but the impact of housing itself, whichever access is proposed, is enough in my view to justify my recommendation.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are no long range views into the site but as described above, the open countryside further east is visible. The site is very visible from Howland Road when travelling from the east towards Marden village, and at present forms an attractive gateway to the village, owing much to the strong hedgerow at the site's boundary. Site lies in the Staplehurst Low Weald landscape character area. Maidstone's Landscape Character Assessment 2012 describes the key characteristics as: Key Characteristics • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost • Large scale open fields where hedgerows have been removed for intensive arable cultivation • Sparse scattered small woodlands • Winding roads with wide verges bounded by ditches and mixed native hedgerows • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden Landscape Condition Good Sensitivity High Recommendation Landscape should be conserved.
Ecological Impacts (inc. SSI & local wildlife sites within or	KCC describe the site as a grassland field with patches of rough grassland/scrub throughout. It is surrounded

adjacent to site)	by hedgerows and the hedgerow on the southern boundary is very dense. Potential for protected/notable species to be present - in particular reptiles, breeding birds, bats and GCN. The site is considered level 2 in terms of ecological importance = potential for moderate ecological impacts. KCC Ecology summarise - Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland nearby
Agricultural land quality	Grade 3 agricultural land
Heritage impacts (Listed building, conservation area)	Historic Buildings: To the north the site shares a boundary with The Old House and Poachers Keep/ Pastures End, two Grade II listed buildings. These now appear as edge-of-village properties, being joined to the village centre by the long ribbon of 19th and 20th Century development along Howland Road. Although they back on to open countryside, they have no direct visual or functional relationship with it. On the opposite side of the road at the north-eastern corner of the site lies the former farm group of Bridgehurst Farm. The farmhouse is Grade II listed and the adjacent barn and Bridgehurst Oast contribute to its setting and significance and should be considered as non-designated heritage assets. The group is separated by a small parcel of open land from the ribbon development along Howland Road and maintains a rural atmosphere which it will be important to protect. To the south lies Stone Pit Barn and Stone Pit Farmhouse, both Grade II listed buildings, again forming a good farmstead group in a rural setting which is important to their significance. Conservation Areas: None affected. Historic Parks and Gardens: None affected. Other Comments: In many ways this site may be seen as a logical extension of the 20th Century South Road estate. It might be possible to sympathetically develop the land for housing if care is taken to preserve the rural settings of Bridgehurst Farm and Stone Pit Farm and to soften the impact on The Old House and Poachers Keep/ Pastures End. A low density of

	development would therefore be appropriate, concentrating buildings in the south-western quadrant of the site and establishing substantial planted boundaries to the north, east and south.
Archaeology (SAM etc.)	No known implications.
PROW (within or near site)	There is a PROW (KM276) running west/east along the southern boundary of the site which connects Albion Road to Howland Road
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated adjacent to existing residential properties in Marden. • Potential for access from South Road and/or Howland Road, although KCCs preference would be for the principal vehicular access to be taken from South Road, due to the poor forward visibility on Howland Road and its relatively poor crash record at this location. This would require South Road to be enhanced to current highway standards, including the provision of a continuous foot/cycleway link into the site. • The site enjoys good access to the B2079 High Street via South Road and Howland Road, which have a relatively good crash record and a continuous footway link to the village centre. • All of the village services within Marden, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and/or cycling distance of the site and the nearby bus stops on High Street are served by Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays. It may be necessary to extend this service closer to the site depending on the quantum of development proposed.
Access to services – distances from bus stop/rail station/shop/GP/school	All key services are within 1.2km of site (the primary school being furthest away). The majority of services (shop, pub, library, medical centre, train station, bus stop, are less than 1km from centre of site, some less than 500m.
Impacts on existing residential amenity (including access to open space)	The site is enclosed by Howland Road to the north and east, residential properties on South Road to the west, and a strong hedgerow to the south. It is not used as formal open space. However, development on this site would impact on the existing residential amenity of properties along South Road. A couple of these properties (south west and north west extremes) are very close to the site boundary and have clear and uninterrupted views of the site and open countryside to the east. The three properties to the north also have uninterrupted views across the site to the south.
Availability of utilities infrastructure – e.g. water/gas/electric	Considering site abuts the existing developed area one would not expect any issues regarding utilities
Air quality/noise	No known issues

Land contamination	No known issues
Flood Risk (zone/drainage)	The site is not in Flood Zone 2 or 3 However, the EA recommend the following: <u>Marden and Harrietsham Drainage Strategy</u> We recommend a local drainage strategy be developed into which all the sites should contribute to, rather than each site considering site drainage independently. A local drainage strategy will likely result in a more efficient local drainage infrastructure.
Suitability (assessment conclusion)	This is a greenfield site located within the open countryside adjacent to the village envelope. Several buildings around the site are listed and the character and appearance of the site is wholly in keeping with the agricultural land to the south and east. The site is clearly visible from the eastern boundary. Development of this site would extend the village boundary to the east, significantly alter the character of the area, and destroy the existing attractive gateway to the village.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	• No existing uses • The site has a single willing landowner • A developer has an option on the land
Availability conclusion	Site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Site is achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Development of this site would negatively impact on the nearby listed buildings, and extend the village boundary to the east, significantly altering the character of the area.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO-150
Site name/address	North of Vicarage Road
Landowner	Mr A Flaherty
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	3.03ha
Proposed yield	12 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural settlement
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Large area of unmanaged woodland with a number of unofficial paths running through. The land drops gently to the south. Public footpath KM192A runs along the north boundary which is open to the path. Beyond this are grazing fields and some woodland. To the east is an arable field. The south boundary is entirely bounded by houses on Vicarage Road (some within 20m) and a narrow strip of the site runs between the dwellings 'Holbrook' and 9 Vicarage Road (potential access). To the west are houses on Blunden Lane and Mount Avenue (within 10m).
Current use	Woodland
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Not allocated for housing within the Local Plan Designated Special Landscape Area (Local Plan policy ENV34)
Planning history	Various outline applications for residential development 60's, 70's and 80's that were all refused. <u>Most Recent</u> MA/89/1718 - Outline application for a residential development WITHDRAWN
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Site would potentially be visible from public footpath, Mount Avenue and Blunden Lane, although scope to use woodland to screen. Significant change to character of the landscape due to loss of woodland. Visible in short and medium distance views of the village. No impact in terms of the long distance views. Low lying landscape which forms part of the Low Weald

	- Reservoirs and water bodies along the foot of the Greensand Ridge - Drains running southwards towards the River Beult - Enclosed pasture - Frequent orchards - Parkland landscape surrounding Hunton Court - Historic settlement of Yalding Condition Assessment Very Good Sensitivity Assessment High Conserve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is a greenfield site comprising of unmanaged woodland. It is likely therefore to be of high ecological value. The site is a woodland so high potential of protected/notable species being present within the site. Species include roosting bats, reptiles, dormice, GCN, flora, breeding birds. Good connectivity to the surrounding area.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No trees subject to TPO on site or adjacent to the site. Mature woodland. Several individual trees and groups of trees of varied species which may be considered to be of wider amenity value and worthy of protection.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	Site lies on River Terrace Gravels which have potential for rare and important palaeolithic remains.
PROW (within or near site)	Public footpath KM192A runs along the north boundary and crosses a possible access into the site from Mount Avenue.
Access (Highways) - Site access - Impact on wider highway network - Access to strategic/main highway network - Availability of public transport/walking/cycling	Potential access off Mount Avenue, Blunden Lane or Vicarage Lane. Regular bus services runs to Maidstone and Laddingford and to the train stations on weekdays. Within good walking distance of local services and facilities. - Site located adjacent to existing residential properties within Yalding. - Site accessed from Vicarage Road. - The site is considered suitable for housing. It enjoys good access to the B2010 High Street via Vicarage Road, which has a good crash record. There are continuous footway links between the site and Yalding village centre, although it may be necessary to extend the footway on Vicarage Road to the site access.

Access to services – distances from bus stop/rail station/shop/GP/school	On edge of Yalding Village, many of the village services such as local convenience store, the local primary school and health facilities are within Yalding and with 1km of the site. Within walking and/or cycling distance of the site. All of the village services within Yalding are within walking and cycling distance of the site and the nearby bus stops on High Street are served by Bus Route 23, which provides an hourly service to Maidstone on weekdays.
Impacts on existing residential amenity (including access to open space)	Unlikely to cause loss of privacy to surrounding houses.
Availability of utilities infrastructure – e.g. water/gas/electric	Immediately adjacent to a rural settlement could be connected to existing mains supply.
Air quality/noise	No noise issues apparent on site. Site is not within an Air Quality Management Area.
Land contamination	None
Flood Risk (zone/drainage)	Flood Zone 1
Suitability (assessment conclusion)	The site is a wooded area on the edge of the village. It would have a significant impact on the character of the area and this change, loss of woodland, ecological impacts are likely to be unacceptable. Approximate Yield: 0

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing Landowner
Availability conclusion	There is no developer on board but the landowner is willing to develop the site.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There would appear to be no abnormal costs or constraints associated with this site other than the extensive tree clearance.
Achievability conclusion	There would appear to be no barrier to achieving development.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is a major area of woodland and the development for housing here would have a significant impact on the character of the area and this change, loss of woodland, ecological impacts are likely to be unacceptable.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-151
Site name/address	Church Farm, Maidstone Road, Marden
Landowner	E W Wingrove & Son
Agent	B J Reid
Greenfield/PDL	Greenfield
Site area (ha)	30.44
Proposed yield	500+ houses plus retail
Is the site urban, adjacent to urban, rural settlement or rural	Rural – Outside/adjacent Marden RSC village boundary in open countryside.
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises an extensive tract of agricultural land, divided into large fields, which is used for the cultivation of turf. The site is situated to the north of the railway line at Marden. The site is generally level. Access to the site is from the B2079 Maidstone Road. The access track into the site serves the property Orchard View and the small complex agricultural buildings at Church Farm. The boundaries to the site are demarked by hedgerows. Centrally located within the site are two reservoirs used for the irrigation of the turf. There are also at least a further 3 small ponds within the site and further ponds immediately beyond the western boundary. To the north and east the site adjoins further agricultural fields. The western boundary adjoins the substantial grounds of the property Olivers, which is accessed from Pattenden Lane, and further to the south the commercial unit occupied by Claygate and a field to the rear of the Crest Industrial Estate. The southern boundary of the site abuts the railway line, and gives access to the northern platform of Marden station. The site excludes and skirts to the north of the property The Old Vicarage, which fronts Maidstone Road, and the fields to the rear of this property.
Current use	Agriculture: turf growing business
Adjacent uses	Agricultural fields to the east and north; residential plus Pattenden Lane industrial uses to the west; railway line and station to the south and residential. There are a further number of residential properties facing the site to the east of Maidstone Road and a further residential property (Hartridge) to the east of the site on the northern side of Maidstone Road.
Planning and other designations (AONB, greenbelt etc)	Nil
Planning history	98/0079 - Erection of a detached double garage with

	pitched roof was granted with conditions on 25/2/98. 97/0075 - Prior notification of agricultural permitted development - irrigation reservoir . – APD Standard Approval Decision on 17/2/1997 86/1314 - Erection of stock building for winter housing ewes was approved 21/10/1986. 81/1157 - Details of siting, design, external appearance and means of access of agricultural dwelling pursuant to 78/496 was granted 20/8/81. 81/0808 - Details of agricultural dwelling – was refused on 15/6/81. 78/0496 - Agricultural Dwelling was granted on 12/10/78
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	This is a substantial, level tract of cultivated land of exiting rural character. There are expansive, long distance views of the wider countryside, beyond the site boundaries, to the north, west and east from the footpaths which cross the site. The elevated land of the Greensand Ridge can be seen in the far distance in views north. Reciprocal views of the site are seen from the north looking south from the same footpaths. Leaving Marden heading north along Maidstone Road there is a clear change in character on crossing the railway line to large residential properties set back from the road and again beyond the property The Old Vicarage as the views open out towards and across the site to the west and the wider countryside to the north. The site is not differentiated in character from the wider countryside it adjoins to the north and east. The development of the site as proposed would cause significant harm to this open, rural character creating a substantial mass of development which is highly visible in mid range views from Maidstone Road and in both short and longer range views from the footpaths. The site is located within the Staplehurst Low Weald area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Low lying gently undulating clay landscape of the Low Weald • Small fields with orchards, pasture, ponds and watercourses

	- enclosed by thick native hedgerows creating an intimate atmosphere - Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost - Large scale open fields where hedgerows have been removed for intensive arable cultivation - Sparse scattered small woodlands - Winding roads with wide verges bounded by ditches and mixed native hedgerows - Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden The condition assessment is <i>Goode</i> and the sensitivity assessment <i>High</i>. The Guidelines for this area are to Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is composed of a mixture of arable and intensively managed grassland fields. There are a few mature trees on the boundary of the NE field. There are some buildings in the SE corner of the site and there are two water bodies within the centre of the site with some rough grassland adjoining the water bodies. There is an area of ancient woodland adjoining the western boundary. The buildings may have some suitability for roosting bats. The water bodies and the rough grassland area may contain suitable habitat for protected/notable species. Ecology Constraint Level 4 - minimal potential for ecological impacts - No obvious habitats or features on or near site with potential for protected/notable species.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Whilst there are no TPOs covering the site there appear to be significant trees along the line of field boundaries. Ancient woodlands: There are no designated Ancient Woodlands. Hedgerow status: There are potentially 'important' hedgerows along field boundaries.
Agricultural land quality	Mostly grade 3 agricultural, some grade 2 in the SE corner of the site.
Heritage impacts (Listed building, conservation area)	Historic Buildings: Church Farm House and The Oast House are Grade II listed buildings situated directly opposite this site. Other former farmyard buildings have also been converted to residential use and these should be considered as non-designated heritage assets. These buildings taken together form a highly attractive farmstead group whose significance is considerably enhanced by their rural setting. This setting would be destroyed by development of this land.

	The Old Vicarage, also Grade II listed, shares its northern boundary with the site. This building currently enjoys a largely rural setting which would be impaired by development of the site. Conservation Areas: Marden Conservation Area lies to the south but impact on its setting would be minimised by the intervening feature of the railway line. Historic Parks and Gardens: None affected. Archaeology: The route of the PLUTO pipeline laid during the Second World War to provide fuel for allied troops in the invasion of France may cross this site. There are strong heritage objections to the development of this site.
Archaeology (SAM etc.)	The site lies adjacent to historic farm complex of Church Farm. It also lies immediately north of historic pipeline, PLUTO. Scale 4 – Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	Footpath KM240 runs along the eastern boundary of the site. KM241 crosses the north east part of the site and eventually links to Underling Lane to the north. Footpath KM242 runs along the western boundary, linking Underling Lane and the northern platform of Marden station.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from the B2079 Maidstone Road. • The site is considered suitable for housing. It enjoys good access to the B2079 Maidstone Road, which has a good crash record. A continuous footway link to Marden village centre is provided on Maidstone Road to the south of the site, which would need to be extended to the site access. • The site is within walking and/or cycling distance of many of the village services within Marden, including the railway station, which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross on weekdays. • The bus stops on Marden High Street are served by Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays. • It is recommended that Network Rail be consulted on this site given the proximity of the Ashford-Tonbridge railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is not on an existing bus route. Marden is served by the 26/27 bus service which operates between Maidstone and Goudhurst. The south western corner of the site is immediately

	adjacent to Marden Railway Station. From the only existing access point into the site from Maidstone Road, the site is approximately 0.5km walking distance to the centre of the village (the junction of Maidstone Road and High Street) and 1km to the primary school.
Impacts on existing residential amenity (including access to open space)	The development would have an immediate amenity impact on the property Orchard View which is within the site area. The Old Vicarage lies to the south of the site
Availability of utilities infrastructure – e.g. water/gas/electric	No known limitations. The promoter states that services can be accessed from B2079.
Air quality/noise	Not in AQMA or hot spot
Land contamination	None known
Flood Risk (zone/drainage)	Not in flood zone but flood zone 2 is only 0.15km away. No aquifers. Surface runoff from all sites should be managed using sustainable drainage techniques, with discharge restricted to no more than runoff from the existing site following the critical rainfall events for a range of return periods, up to an including the 100yr event. An allowance for climate change should also be included the drainage design. Marden Drainage Strategy: We recommend a local drainage strategy be developed into which all the sites should contribute to, rather than each site considering site drainage independently. A local drainage strategy will likely result in a more efficient local drainage infrastructure.
Suitability (assessment conclusion)	The development of this site would result in a substantial expansion, out of scale with the existing village. The railway line currently acts as a physical limit to the extent of the village to the north east. Beyond this point existing development is limited, being sparsely distributed along Maidstone Road. Development of the site would introduce an intensive form of development in a location which is physically removed from the existing built up area of the village. A development of this scale could also adversely impact on the setting of nearby listed properties. It would be subject to both short and longer range views from public footpaths. Opportunities for the sustainable connections to the village, needed for a development of this scale, are also limited by the presence of the railway line. Connections could currently only be achieved along Maidstone Road, which does not have pavements north of Highfield House and via the footbridge at Marden railway station. This site is considered unsuitable for development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Willing landowner No named developer
Availability conclusion	Whilst there is no named developer, the landowner is promoting the land for development. The site is therefore considered to be potentially available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There do not appear be any abnormal constraints to prevent the site being developed. There are two irrigation reservoirs within the site. Existing farm buildings could be cleared and the site de-contaminated as required.
Achievability conclusion	Development is potentially achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The indicated site capacity (500+ dwellings) would appear to be achievable on this 30.44ha site and there are no abnormal constraints applying to the site as far as can be ascertained and the landowner is willing to release the land although no developer has been identified. However, development of this site would result in a substantial expansion of the settlement, out of scale with the existing village. The railway line currently acts as a physical limit to the extent of the village to the north east. Beyond this point existing development is limited, being sparsely distributed along Maidstone Road. Development of the site would introduce an intensive form of development in a location which is physically removed from the existing built area of the village. A development of this scale could also adversely impact on the setting of nearby listed properties. It would be subject to both short and longer range views from public footpaths. Opportunities for the sustainable connections to the village, needed for a development of this scale, are also limited by the presence of the railway line. Connections could currently only be achieved along Maidstone Road, which does not have pavements north of Highfield House and via the footbridge at Marden railway station. This site is considered unsuitable for development. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO- 152
Site name/address	Greengates, Lenham Road
Landowner	Mr Smith
Agent	Joseph Jones
Greenfield/PDL	Greenfield
Site area (ha)	Approx 1.9ha
Proposed yield	10 houses
Is the site urban, adjacent to urban, rural settlement or rural	Countryside
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is set back 140m to the southeast of Lenham Road, around 2km northeast of Headcorn. It is a rectangular and level open grassed field, which was being grazed by sheep on our site visit. There is a temporary gypsy site known as 'Long Lane' (September 2013) in the west corner, although this is not currently in use. The site is generally level. It is bounded on all sides by sparse but established tree/hedge lines. To the north, east and south is open pasture land and around 95m to the northwest are three gypsy sites (Greengates (unauthorised: pending app. 10/2177), Acers Place (temp permission until 2017 & Oak Tree Farm (unauthorised: pending app. 10/1522)).
Current use	Grazing land and temporary gypsy site.
Adjacent uses	Temporary and unauthorised gypsy sites and grazing land.
Planning and other designations (AONB, greenbelt etc)	Special Landscape Area
Planning history	MA/09/1821 Change of use of land to use as a residential caravan site for one gypsy family with 1no. caravan – TEMPORARY PERMISSION UNTIL SEPTEMBER 2013.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The surrounding landscape is largely open and flat and as such the site is exposed for medium range views. It is highly visible from Lenham Road to the north and from Southernden Road to the northeast. It is also highly prominent from public footpath KH331B which passes within 60m. Development in the area is generally of small scale and fronts roads. This site would introduce medium/large scale development set well back from the road, which would be incongruous and significantly intrusive. KEY CHARACTERISTICS • Low lying landscape which forms

	part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees Condition Assessment Good Sensitivity Assessment High Guidelines – Conserve Consider the generic guidelines for the Low Weald • Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and hedgerows to replace ageing population • Conserve the pastoral land use and resist conversion to arable land • Conserve and enhance the small scale field pattern and sense of enclosure • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along Maidstone Road • Soften the visual prominence of large agricultural barns through native planting • Enhance habitat opportunities around water bodies and ditches by promoting a framework of vegetation in these areas
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Grazing land with no statutory designations nearby. Low to medium potential.
Trees (inc. TPO, ancient woodland)	N/A
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	None significant
PROW (within or near site)	Public footpath KH331B runs from west to east 60m to the east.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public	Existing access to 'Long Lane' or would be used. Visibility to the north was raised as an issue at an appeal for Greengates in 2006. The Inspector considered the access was not so sub-standard such as to be a danger to users of Lenham Road. Kent Highways were consulted recently on MA/10/2177 and raise no objections also confirming that there have been no

transport/walking/cycling	injury crashes in the last 3 years. Not within walking/cycling distance of Headcorn village (2.9km by road to centre) and no public transport to the village. KCC Highways advise the site may be suitable for a very limited quantum of housing.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop: N/A Headcorn train station: 3.3km (by road) Shop: 2.9km (by road) GP: 2.8km Primary school: 2.7km Future occupants would be totally reliant on private vehicles.
Impacts on existing residential amenity (including access to open space)	Existing gypsy sites nearby but no major impact. Good access to countryside but not other types of open space.
Availability of utilities infrastructure – e.g. water/gas/electric	Not far from Lenham Road and gypsy sites nearby so potential for services.
Air quality/noise	Some traffic noise from Lenham Road but not raised as issue under nearby gypsy sites.
Land contamination	Possibly on existing gypsy site.
Flood zone/drainage	Zone 1
Suitability (assessment conclusion)	Due to significant landscape harm and unsustainable location, conclude that site is not suitable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The application form would suggest so but we were informed on site that someone else owns the land.
Availability conclusion	Unknown as it is not certain who owns the land.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None.
Achievability conclusion	Unknown as it is not certain who owns the land.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

It is unclear whether the site is available and deliverable due to landowner uncertainty, and it is not suitable due to the significant landscape harm and the unsustainable location.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-153
Site name/address	Great Love Farm, Love Lane, Headcorn
Landowner	R Driver & D Tidswell
Agent	N/A
Greenfield/PDL	GREENFIELD
Site area (ha)	0.3 ha
Proposed yield	2 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site is part of a field in a generally sparsely developed area of open countryside. A public footpath adjoins the eastern boundary and the River Sherway is some distance to the north. A mobile home and commercial yard lie to the east and a farmhouse to the north.
Current use	Agricultural land.
Adjacent uses	Agricultural, residential and commercial.
Planning and other designations (AONB, greenbelt etc)	Countryside, Special Landscape Area and River Sherway site of Nature Conservation Interest
Planning history	81/0075 – Retention of two mobile homes - AC 86/0769 - Two Mobile Homes - AC
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Development would cause harm to the open character of the countryside and would be very visible, including from public footpaths at short and long range. Would spread development westwards. Landscape Character Area Assessment: 56.Key Characteristics • Low lying landscape which forms part of the Low Weald • Reservoirs along the foot of the Greensand Ridge • Drainage ditches running southwards towards the River Beult • Enclosed pasture • Sparse development with scattered farms and small hamlets • Dominance of mature oaks within pasture and as mature hedgerow trees 57. • Condition Assessment = Good • Sensitivity Assessment = High 58.Guideline = Conserve • Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads • Resist infill linear development along

	Maidstone Road
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	This is an undeveloped area of land close to River Sherway which is likely to provide habitat for protected species. Likely to harm ecological interests, by removing habitat and creating light spillage. KCC Ecological Officer comments: "The site is part of a Local Wildlife Site. In the 2012 Habitat Survey the site has been recorded as Neutral Grassland. The field contains areas of scrub. There are mature hegerows on the east and western boundaries. There are large number of ponds within the surrounding area. There is a potential for reptiles, bats, GCN and a diverse flora to be present. Ecological constraints level 1 – potential significant impact. Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways".
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of specific individual quality.
Agricultural land quality	Grade 3
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Adjacent to historic farm complex of Great Love (on 1 st Ed OS map). Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval"
PROW (within or near site)	KH611 (eastern boundary) & KH612 (access)
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Use of public transport not feasible – too remote. Access and public footpath, rutted surface. KCC Highways comments: • Site is in a very rural location surrounded by open farmland, around 1 mile from Headcorn. • Site has poor access to the road network as accessed from Love Lane which is a single track country lane and has no footways. • The accident record for Love Lane is good but Wheeler Street/Biddenden Road has seen a significant number of incidents in the vicinity of the junction with Smarden Road. • Given the nature of Love Lane, and the proximity of services and public transport, development at the site is not considered acceptable.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is not close to any facilities – remote rural location, walking not feasible – no pavements or streetlights and too far. KCC Highways comments: • The closest services are in Headcorn (1 mile away) and the nearest public transport is provided by the Arriva service 12, which operates along Wheeler Street and Headcorn rail station,

	around 1.5 miles away.
Air quality/noise	No significant issues.
Land contamination	Considered unlikely.
Flood Risk (zone/drainage)	Partly in flood zone 2. Environment Agency comments: Part of the site is within Flood Zone 2 and should be subject to the Sequential Test. The authority should be aware flood risk could increase as a consequence of climate change and so this site could become Flood Zone 3 in the future.
Impacts on existing residential amenity (including access to open space)	No significant adverse impact, subject to detail.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely to be achievable.
Suitability (assessment conclusion)	UNSUITABLE. The site is considered unsuitable for a number of key reasons. Development would cause visual harm to the open rural character of the Special Landscape Area and the site lies in a remote, unsustainable location, a very significant distance from facilities. There are also potential flooding and ecological issues. Access is insufficient.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	YES.
Availability conclusion	AVAILABLE.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected.
Achievability conclusion	ACHIEVABLE.

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Site is in a remote rural location, where development would harm the open character of the Special Landscape Area and ecological interests. Site is also considered unsustainable. The location is a very significant distance from facilities and the use of public transport here is not feasible. The site also lies partly in a flood zone.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-154.
Site name/address	Broomfield Park, Kingswood.
Landowner	R Schroeder.
Agent	Eco-build Partnership UK.
Greenfield/PDL	Greenfield primarily with some PDL.
Site area (ha)	40.
Proposed yield	900 dwellings.
Is the site urban, adjacent to urban, rural settlement or rural	Rural, a small part of the boundary is adjacent to Kingswood settlement boundary.
Site origin (e.g. Call for Sites)	This site was submitted as part of the call for sites exercise during the preparation of the 2009 Strategic Housing Land Availability Assessment.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a large site on the western edge of Kingswood village. The site is screened on the west, north and east sides by tree growth, although on the northern edge this is quite permeable. The site is comprised of separate parcels of land used for different purposes, although most of the site is used as a nursery for Christmas trees. The land is mostly flat but rises slightly to the north from Gravelly Bottom Road.
Current use	A mixture of uses, Christmas tree nursery and sales, storage for cars and caravans, workshops, and a general dumping ground for non-specific waste items. Also woodland.
Adjacent uses	South – residential. North – agricultural. East – Kingswood village. West – woodland.
Planning and other designations (AONB, greenbelt etc.)	Local wildlife sites located adjacent to the north west and to the north east.
Planning history	Various applications going back to 1970s, primarily concerned with storing caravans. Some applications related to replacement industrial workshops.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Key characteristics</u> • Extensive tracts of mixed and sweet chestnut coppice woodland. • Plateau of Greensand Ridge and dip slope to east. • Deep loam to clay soils with extensive deposits of head. • Strong sense of enclosure. • Extensive recent development. <u>Summary of analysis</u> Condition assessment – good. Sensitivity assessment – moderate.

	<u>Guidelines</u> Conserve and reinforce. The land management aim is to protect and enhance the ancient woodland and ensure that the island semi-natural ancient woodland is connected to the surrounding woodland and not further isolated.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	There are areas of ancient woodland within the site. And the site is adjacent to a LWS and ancient Woodland. Please note that although some of the areas designated as Ancient woodland are not currently wooded - the ground flora may still represent that of the ancient woodland. The rest of the site is a mixture of grassland, arable fields, hard standing, to the south of the site there are buildings and residential areas and 1 pond is within the site. Potential for protected/notable species present - including ancient woodland indicator species, reptiles, roosting bats and Great Crested Newts. 1/4, 1 is the most sensitive.
Trees (inc. TPO, ancient woodland within and adjacent to site)	A large area, number 10 of 1996, in the eastern portion of the site. A small area, number 32 of 2002, adjacent to the eastern boundary. Very small area, number 28 of 1984, in the south west of the site. Eastern and northern sections of the site/adjacent to northern sections of the site are ancient woodland.
Agricultural land quality	Eastern and southern sections of the site are grade 2.
Heritage impacts (Listed building, conservation area)	Historic parks and gardens survey recommended to clarify the significance of Kingsbroom historic garden and perhaps extend to historic landscape survey.
Archaeology (SAM etc.)	Land contains a possible extensive mesolithic and neolithic activity site, with flint artefacts. Further mesolithic and neolithic finds are recorded in surrounding area. There is a Romano-British or medieval bloomery a few metres north of north east boundary; a locally listed garden containing historic horticultural specimens lies adjacent to east boundary. Map evidence suggests this woodland has been highly utilised and compartmentalised from at least post medieval period if not earlier - evidence of woodland management may survive on site. 3/5, 5 is the least sensitive.
PROW (within or near site)	Footpath KH302 runs along and through the northern boundary of the site. Footpath KH309 runs along the eastern boundary of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network	• The site has been promoted for Housing, A1 and B1c land uses. • Potential for access from Gravelly Bottom Road and/or Broomfield Road. • The site is considered suitable for very limited A1 and/or B1c uses only at present. Gravelly Bottom

Availability of public transport/walking/cycling	Road and Broomfield Road suffer from poor forward visibility in places and the carriageway is not wide enough for two vehicles to pass without encroaching on to the highway verge. There are no footways present. - Gravelly Bottom Road and Broomfield Road would require significant upgrade work to address these matters, which would substantially alter their rural character. Consideration would also need to be given to the installation of measures to dissuade rat-running through unsuitable rural roads in the vicinity of the site and to manage traffic speeds. Enhanced public transport provision would also be required. - There are few services or public transport links within walking or cycling distance of the site.
Access to services – distances from bus stop/rail station/shop/GP/school	Bus stop (Broomfield Road) – 430 metres. Railway station (Hollingbourne) – 6.5km. Shop – 900 metres. GP (Orchard Surgery, Langley) – 1.9km. School (Kingswood) – 760 metres.
Impacts on existing residential amenity (including access to open space)	Gravelly Bottom Road is in the main a low density residential road. Building 900 dwellings plus a mixture of commercial units – retail and employment, would undoubtedly change the character of the area and most likely the enjoyment of existing residents. The land, which is in private ownership, is not accessible for public use. Local residents would not be losing land as such and would have a new public realm in which to circulate. Amenity in this sense would improve, especially if the list of facilities were delivered as proposed. Transport access to the area is questionable. The developers propose that they could fund their version of the Leeds-Langley bypass with this development, plus an allocation at junction 8 of the M20. This is unlikely to be the case, so access to the area would most likely be taken along existing roads that would need to be upgraded – further eroding the rural character.
Availability of utilities infrastructure – e.g. water/gas/electric	Utilities already serve Kingswood village and the properties on Gravelly Bottom Road, so serving this site should not cause major issues. The site, however, is proposed for 900 dwellings, this means that there would have to be consideration of whether the existing services could deal with this or whether they would need to be upgraded.
Air quality/noise	No comments.
Land contamination	No comments.
Flood Risk (zone/drainage)	Zone 1.
Suitability (assessment conclusion)	<u>For</u> - Site in one ownership. - Screening to west, north and east. <u>Against</u> - Illogical expansion of Kingswood. - Only a small part of the boundary is adjacent to the

	Kingswood settlement boundary. • Development relies on the construction of the Leeds-Langley bypass, along an alignment that has not been approved. • Rural character of area would be significantly altered. • Ecologically very sensitive. • Development is as large/larger than the existing Kingswood settlement. • Local services are limited. <u>Conclusion</u> This development of this site is dependent on better road links to Kingswood from Maidstone/the wider area. It is suggested that the Leeds-Langley bypass could be provided as part of the development but the council could not fund this road with up to four times the amount of dwellings suggested for this development (previous strategic development area strategy). The proposed development is also of a scale that is equal to the existing Kingswood village. To promote such a development in this location would be questionable. Although the site is largely screened, this development would undeniably and inappropriately change the character of the area.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g.	A number of existing uses but land is all in one ownership with a willing landowner. No developers attached to site.
• No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	
Availability conclusion	Positive.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The Leeds-Langley bypass is an essential component of the scheme, but would need to be delivered on an alignment not previously approved. This is unlikely to be viable from a 900 dwelling development, regardless of whether it is actually appropriate to start with.
Achievability conclusion	Negative.

Timing (following assessment - when could the site be delivered?)

now – 2016	X (agent suggested).
2016 – 2021	X (dependence on infrastructure to link to development).
2021 – 2026	X (dependence on infrastructure to link to development).
2026 – 2031	X (dependence on infrastructure to link to development).

5. CONCLUSIONS

This site is rejected for the reasons listed in the suitability category. The proposed Eco village at this site is simply inappropriate to add on to a settlement the size of Kingswood.

The proposed development is reliant on the delivery of a link road that has not been built despite years of effort on the parts of the County Council and the Borough Council.

The combination of these factors alone means that this proposal would be unlikely to ever be delivered as outlined by the developers. However, the brief that the developers submitted also proposes the delivery of a cinema, a pub, a library, a medical centre, a new primary school, a new village hall and light industrial units. While it is unlikely that all of these facilities are required to sustain a village, even one that is proposed to expand to the size that the developers propose for Kingswood, the delivery of all of this community infrastructure is doubtful in viability terms.

The combination of these factors means that this site is not allocated for housing.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-155
Site name/address	New settlement at Otham
Landowner	Land is in several ownerships
Agent	Chris Blundell, Golding Homes
Greenfield/PDL	Greenfield
Site area (ha)	164.03
Proposed yield	4,500
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a very large site which is removed from the urban periphery of Maidstone to the south east along the A274, Sutton Road, by approximately 1km. The site lies in very close proximity to the village of Otham (a Conservation Area) to the west and Leeds (a Conservation Area) and Langley to the east. The site encompasses land to the east of New Road, Otham and Otham Street, extending along Otham Street nearly as far as Caring Road to the North. The site's north eastern and eastern boundaries lie in close proximity to Caring Lane and the site crosses Back Street at Arnold Farm. To the south, the site extends as far as the A274, taking in Rumwood Nursery on New Road. New Road itself is the most suitable point of entry to the site from the A274. The centre portion of the site is not included in the site submission. This section includes several detached residential properties and farm buildings along Holly Farm Road and part of Avery Lane near its junction with Holly Farm Road. There are a number of roads and tracks traversing the site, including Avery Lane in the centre of the site and Stoneacre Lane to the west, which has a Grade II* Listed Building (Stoneacre) abutting the site boundary in this area. The southernmost and central sections of the site, closest to the A274, Sutton Road, are relatively flat and consist of open fields, some of which are used as orchards, and for market gardening, including greenhouses. The remainder of the land in this location consists of open green fields with individual farm buildings and a number of residential properties, particularly along Holly Farm Road, Back Street and Avery Lane. Most of the fields in this area have high hedges and are adequately screened from the roads. To the west of the site's central area, there is a deep and picturesque valley separating Stoneacre Lane and Otham Street, the majority of which is in the Otham

	Conservation Area. When standing near the war memorial and playing field at the junction of Otham Lane and Stoneacre Lane, there are clear and uninterrupted views across the valley in the direction of Caring Lane. Similarly, there is a valley running west/east between the northern section of Otham Street and Caring Lane (near junction with Forge Lane). The section of the site near Arnold Court on Caring Lane is significantly higher than the parcel of land in close proximity to Stoneacre and the land in between can be described as undulating. There are clear views from the site boundary in the vicinity of Arnold Court towards the North Downs.
Current use	Site has a number of uses at present including: • Horticultural • Agriculture • Residential
Adjacent uses	Predominantly horticultural and agricultural uses.
Planning and other designations (AONB, greenbelt etc)	Site is in the open countryside and is therefore protected under Local Plan policy ENV28.
Planning history	No previous planning applications for the site as a whole
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site falls into 2 Landscape Character Areas 1. Langley Heath Undulating Farmlands key characteristics • Small scale field pattern for orchard and soft fruit production • Grazed pasture • Species rich native hedgerows • Small mixed woodland blocks • River Len situated in shallow valley to the north • Numerous vernacular style buildings and use of local materials • Pockets of high density, recent development Condition Assessment Very Good Sensitivity Assessment Very High Guidelines Conserve Summary of Actions • Conserve and enhance poplar shelterbelts and other vegetation which softens polytunnels and large agricultural barns • Avoid junction improvements which detract from

	the distinctive narrow country lanes • Conserve the small scale, historic, enclosed field pattern and areas of fruit production 2. Langley Fruit Belt Key Characteristics • Small scale field pattern • Shelterbelts and tall hedgerows • Small farms and cottages throughout the area • Recent residential area at Langley Heath • Narrow roads Condition Assessment Good Sensitivity Assessment Moderate Guidelines Conserve and Reinforce Summary of Actions • Conserve and reinforce the external boundaries of the larger irregular field areas • Conserve tall hedgerows, poplar shelterbelts and reinforce small copses • Conserve and respect the small scale settlement pattern
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecology states that there are areas of Ancient Woodland within and adjacent to the site. The majority of the site is arable fields, intensively managed orchards, and grassland fields. The middle of the site is more interesting and is a mixture of traditional orchards, rough grassland, buildings and hard standing. The whole site is a mosaic of small fields/parcels of lands and they are all surrounded by mature hedgerows - The hedgerows provide good connectivity for wildlife throughout the whole site and adjacent area. Due to the size there is a need to consider the impact any development will have on designated sites. There area a number of ponds within the site and surrounding area. Potential for protected/notable species to be present including breeding birds, bats, reptiles, GCN and badgers. Ecological Constraint Level 1: Potential for significant ecological impacts - Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways. Note: Strategic sites HO37 and HO38 are within the site - please see them for a detailed description of the middle of the site

Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Tree Preservation Order (TPO) No. 2 of 1982 protects individual trees and a group of trees at the northwest tip of the site. The west of the site adjoins Otham Conservation area and within this, at Pigeon Bank, is a woodland TPO, No. 39 of 1981. There are many other significant trees and woodlands within this site which would merit a TPO should it become expedient. Ancient woodlands (<i>from 'a revision of the Ancient Woodland Inventory for Maidstone borough, August 2012'</i>) There are three small woodlands within northwest portion of the site which are designated as ancient semi-natural woodland. Hedgerow status: There are likely to be 'important' hedgerows.
Agricultural land quality	Site is Grade 2 agricultural land
Heritage impacts (Listed building, conservation area)	There are several listed buildings within and adjacent to the site, most notably the Grade II* listed National Trust property Stoneacre and the Grade I listed Synyards. Part of the western boundary of the site also abuts Otham conservation area. Development would significantly impact on these heritage assets.
Archaeology (SAM etc.)	This is a large site which contains several heritage assets, especially post medieval agricultural buildings and historic landscape features. The area around Stoneacre Farm and Bramley are particularly sensitive being post medieval or earlier complexes and are locally registered parklands KCC has suggested that the site would benefit from a historic parks and gardens or landscape assessment prior to consideration of development. This is to help ensure that informed decisions are made at this early stage.
PROW (within or near site)	The site sits within a complex network of public footpaths and restricted byways, most of which traverse the site from west to east, connecting Otham to Leeds and other small clusters of development. Development would have to be designed around this existing network, or diversions would have to be put in place. The latter could affect the deliverability of the site due to the legal implications of diverting footpaths. There are several PROW across the entirety of the site, some of which originate or terminate in Langley, Leeds and Otham.
Access (Highways)	The site is directly accessible from the A274, Sutton

• Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Road, via New Road to the south of the site. Otham Street and Otham Lane which run parallel to the site's western boundary link to the A20, Ashford Road, further to the north, as does Caring Lane further east, which links to Back Street on the site's eastern boundary. KCC Highways notes that.... • This is a significant site located to the east of Otham and the west of Leeds. • Housing development on this scale would likely require the provision of a purpose-built, strategic link road between the A274 Sutton Road and the A20 Ashford Road, as the existing local highway network could not be enhanced to the required standard. KCC is concerned that such infrastructure could not be viably provided by the developer(s) in addition to the site's other infrastructure and service requirements. • The site is not considered suitable for housing at present. Although it enjoys relatively good access to the A274 Sutton Road and the A20 Ashford Road and the surrounding local highway network has a relatively good crash record, forward visibility on these rural lanes is poor in places and the carriageway is not wide enough for two vehicles to pass without encroaching on to the highway verge. There are also no footways present for much of their length. • If it were possible to overcome these constraints, consideration would also need to be given to the installation of measures to dissuade rat-running through the unsuitable rural roads surrounding the site and to manage traffic speeds. Significantly enhanced public transport provision would also be required. • There are few services or public transport links within a reasonable and safe walking distance of the site.
Access to services – distances from bus stop/rail station/shop/GP/school	• Centre of site is approximately 1.5km-2km from services (e.g. GP, local shop, PO, employment) • Nearest rail station is in Bearsted, which is approximately 3km from the site • Nearest bus stops are in Otham village or along Sutton Road – approx 500m from centre of site – bus services to town centre are infrequent from this area
Impacts on existing residential amenity (including access to open space)	The existing area is characterised by small hamlets, villages and communities set in open countryside that is very rural in character. Development of this scale would substantially change the dynamics within the local community.
Availability of utilities infrastructure – e.g. water/gas/electric	There are existing residential properties along the site boundaries and in the centre of the site. However, in total, there are approximately 100 dwellings in this area. The proposed yield for this site is 4,500 dwellings, which would create a significant demand for utilities infrastructure and would need further investigation with the main service providers.

Air quality/noise	There are no current issues with air quality or noise in the site area. However, development on the scale proposed would impact negatively on air quality and noise pollution, and significant mitigation measures would be required. It is likely that development of this site would place increased pressure on existing hotspots, particularly at the Wheatsheaf junction and along the A20.
Land contamination	Agricultural and horticultural uses are ongoing on site. Some contamination would be expected as a result and mitigation measures would be required
Flood Risk (zone/drainage)	The site is not in flood zone 2 or 3 and the EA have highlighted no specific issues with this site.
Suitability (assessment conclusion)	The development of this large site for 4500 new dwellings and associated development would fundamentally change the character of the rural hamlets to the south east of Maidstone. This change in character would result in considerable harm to the countryside and would spread the town of Maidstone considerably into the countryside. Furthermore, given the fact that the site is not immediately adjacent to the urban boundary it would result in an awkward gap of rural sporadic development between significant areas of development that would emphasise the harm to the character and pattern of the area. There are concerns raised by consultees in relation to impact on the highway network and air quality with further work required on ecology, landscape and ancient woodland, noise, air quality, heritage, archaeology and utility infrastructure.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The land is in several different ownerships and the promoter notes that all land is available for development. However, the land in question surrounds several dwellings in the centre of the site which are currently unavailable and do not form part of the proposal.
Availability conclusion	The submission is made by Golding Homes on the basis that the land is available for development. However, there is no evidence put forward for example, written contracts or agreements from landowners or even an expression of interest from each landowner. Therefore it is not possible to be certain in relation to the question of availability.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	The submission includes the provision of a purpose-built, strategic link road between the A274 Sutton Road and the A20 Ashford Road, as the existing local highway network could not be enhanced to the required standard.
Achievability conclusion	Kent Highways have raised concern that such infrastructure could not be viably provided by the developer(s) in addition to the site's other infrastructure and service requirements. Given this concern and the lack of a submitted costing for the project that has been agreed with the local highway authority and expected delivery period there can be no certainty that the development of this site is achievable.

Timing (following assessment - when could the site be delivered?)

now - 2016	
2016 - 2021	x
2021 - 2026	x
2026 - 2031	x

5. CONCLUSIONS

The development of this large site for 4500 new dwellings and associated development would fundamentally change the character of the rural hamlets to the south east of Maidstone. This change in character would result in considerable harm to the countryside and would spread the town of Maidstone considerably into the countryside. Furthermore, given the fact that the site is not immediately adjacent to the urban boundary it would result in an awkward gap of rural sporadic development between significant areas of development that would emphasise the harm to the character and pattern of the area.

There are significant issues to be overcome in relation to highways, noise and air quality if development were to take place on this site. Some of the land is of high value, and there are likely to be significant ecological impacts. Throughout the site there are pockets of ancient woodland as well as a number of listed buildings and areas with archaeological potential which may be unacceptably impacted by any development.

The multiple land ownerships may ultimately affect deliverability of the site despite the assertions of the proposer.

There is concern raised by Kent Highways with regard to the level of investment required for the infrastructure in relation to both the development of the site and the strategic link road between the A274 Sutton Road and the A20 Ashford Road being prohibitive to the achievability of development. There has been no submissions that give a clear demonstration that the strategic road link is achievable to counter these concerns. The conclusions lead to questions in relation to the achievability of the development.

Furthermore, the site does not accord with the agreed spatial distribution and it is recommended for rejection.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-156
Site name/address	Tongs Meadow, West Street, Harrietsham
Landowner	Not known
Agent	Hamish Buttle, Bovis Homes Limited
Greenfield/PDL	Greenfield
Site area (ha)	3.3 ha
Proposed yield	110
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located on the western edge of the village of Harrietsham and consists of a large irregular shaped field of overgrown and unmaintained grassland. The field undulates and is at its highest point to the north but the eastern part of the site in close proximity to West Street and the residential development at Baldwin's Place is relatively flat. The site is bounded by West Street to the south, Baldwin's Place and commercial properties at Station Road to the east, Harrietsham Primary School to the west and the Ashford-London train line to the north. There are some mature trees dispersed throughout the northern part of the site. There is a strong hedgerow and tree boundary along the southern boundary which is positioned above road level to the south. Further south, on the opposite side of West Street are large 1-2 storey detached, semi detached and terraced residential dwellings and a new development of similar sized dwellings is in the early stages of development on Hook Lane. The roofs of these dwellings are visible from the middle of the site, as are some of the dwellings on Baldwin's Place to the east.
Current use	The site is currently vacant and overgrown, and has been this way for a considerable amount of time.
Adjacent uses	• Immediately north – Ashford-Maidstone railway line – also, land adjoining site to the north west is owned by KCC and used as a playing field (football Pitch) by the Harrietsham Primary School • Immediately south – ongoing residential development of Hook Lane site • Immediately east – existing residential dwellings at Baldwin's Place and industrial/commercial estate near station • Immediately west – Harrietsham Primary School
Planning and other designations (AONB, greenbelt etc)	The site adjoins the AONB to the north. Local Plan Policy ENV33 states that the conservation of natural beauty of the landscape will be given priority over other planning considerations.

	The site is located in the North Downs Special Landscape Area (ENV34) requiring attention to be given to the protection and conservation of the scenic quality and distinctive character of the area – and priority will be given to landscape over other planning considerations. Land to the north is safeguarded for railway land under policy T7 of the Local Plan. A small area of land adjacent to the eastern boundary of the site is allocated under Local Plan Policy ED2 and R18 for class B1 employment and vehicle and sales/showrooms.
Planning history	Nothing of significance
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site has views to the North Downs escarpment but these are filtered in places by groups of woodland. The boundaries of the site are quite strong, particularly to the south, east and north east. There are restricted views of the site from the North Downs. A copse of trees in the centre of the site is a key landscape feature and should be retained. The site is located within the Leeds Castle Parklands area of the Landscape Character Assessment 2012. Key characteristics of this area include: • Artificial landform as part of golf course at Leeds Castle • Historic Leeds Castle and surrounding parkland • Pocket of lowland dry acid grassland • Mature parkland trees including oak, horse chestnut and pine • River Len to the south • Severance caused by the M20, HS1 and A20 Condition Assessment Moderate Sensitivity Assessment High Guidelines Conserve and Restore.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecology states that the site contains an area of ancient woodland to the NW of the site. The majority of the site is rough grassland. There is a mature hedgerow along the southern and north eastern boundary. There have been a number of recent developments within this area and reptiles and GCN have been recorded - there is

	a high potential of them being present within this area. In addition there is potential of Bats and breeding birds being present. Ecology Constraint Level 1 - Potential for significant ecological impacts Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways
Trees (inc. TPO, ancient woodland within and adjacent to site)	No TPOs or ancient woodland on or adjacent to site. There is a copse of trees in the central part of the site that is a key landscape feature and should be retained
Agricultural land quality	The land is not in use for agriculture
Heritage impacts (Listed building, conservation area)	No listed building on site but there are two Grade II listed buildings in closed proximity to the eastern boundary of the site near Baldwin's Place on West Street
Archaeology (SAM etc.)	No
PROW (within or near site)	There are 2 public footpaths crossing on the site: • KH270 – running from Goddington Lane to the west behind the primary school and across the middle of the site to connect with KH269 • KH269 runs north-south near to the eastern boundary of the site, connecting West Street to the train station. The same public footpath also runs diagonally across the site from West Street towards the rail line
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	The site can be easily accessed from West Street near the site's boundary adjacent to the primary school. Connections from the site to the village centre are good as there is a footpath running along West Street. West Street itself is quite narrow but residential units are currently under construction on the opposite side of the street (on the site know as "Hook Lane") which has its access onto West Street. The site is less than 500m from the Ashford Road (A20), and is within a short walking distance of Harrietsham rail station, which is on the Ashford-Maidstone line. Although situated on the western boundary of the developed area, the site lies adjacent to a primary school and is only 500m from a local pub, restaurant, post office and shop.
Access to services – distances from bus stop/rail station/shop/GP/school	• 500m to shop, PO, pub and bus stops • Approx 300m across site to rail station and 600m if using footpath along West Street • Primary school adjacent to site • Village hall and GP surgery are just over 1km from site
Impacts on existing residential amenity (including access to open space)	Development of this site would not have significant impact on residential amenity or access to open space. There are 2 PROW crossing the site at present but it is likely these can be kept or rerouted slightly.

	Landscaping of the site would be necessary to prevent overlooking of existing dwellings at Baldwin's Place at the site's eastern boundary.
Availability of utilities infrastructure – e.g. water/gas/electric	No issues
Air quality/noise	The site is bounded by a commercial estate and railway line. However, neither is considered to be a constraint on development. A noise and air quality assessment will be required.
Land contamination	There is no identified or known contamination associated with the proposed development site.
Flood Risk (zone/drainage)	The site is outside of the defined flood risk area. The site visit highlighted that the land is poorly drained in the north eastern corner near the commercial estate and rail station.
Suitability (assessment conclusion)	The site is in a suitable and sustainable location, in very close proximity to the primary school, train station, bus stop, local shop and pub.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Bovis Homes has a long term option on the site. Discussions are ongoing with KCC and Harrietsham PC to undertake a land swap to enable a future planned expansion to the primary school. The land swap involves taking what is currently a school playing field to the north of the site to be used for residential development.
Availability conclusion	Site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	If discussions between the developer, KCC and Harrietsham PC continue in a positive manner it would appear that the site is deliverable and achievable. If an agreement is not reached there may be an issue with the capacity for the primary school to expand adjacent to its current footprint, which could cause delays in this site coming forward.
Achievability conclusion	Positive.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The land swap agreement between the landowner and KCC facilitates the required expansion of Harrietsham Primary School and provision of new playing fields on the parcel of land that makes up the western section of the site. The site is well located to services and facilities in Harrietsham, particularly the primary school and train station. Long range views to the site

from the North Downs AONB are intermittent and can be mitigated with appropriate planting.

ACCEPT

Approximate yield: 100

1. SITE INFORMATION	
Reference number	HO-157
Site name/address	South of Ashford Road, Harrietsham
Landowner	Ward Homes
Agent	Ray Houghton, Bidwells LLP
Greenfield/PDL	Greenfield
Site area (ha)	2.4 ha
Proposed yield	140 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural settlement
Site origin (e.g. Call for Sites)	Call for Sites – also an accepted SHLAA site (178) in 2009

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is bounded to the north by Ashford Road, to the south by the HS1 rail line and the M20 and to the west by Fairbourne Lane, the Roebuck Business Park and allotments. To the east are residential units at Taylor Close and mixed-use along East Street with open land beyond to the south-east. The northern edge of the site, adjacent to Ashford Road, is in close proximity to the main settlement area of Harrietsham, but lies south of Ashford Road where there is limited development and there are good views of the open countryside to the south. The site consists of a large grazing field which slopes gently to the south. There is no internal vegetation within the site and the site is very open in appearance. The site wraps around the built up area to the south west where there is a slight valley with a stream nearer Fairbourne Lane
Current use	Agricultural land
Adjacent uses	Employment, residential, allotments
Planning and other designations (AONB, greenbelt etc)	No
Planning history	Land was used on a temporary basis as a compound during construction of CTRL.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The northern boundary of the site lies adjacent to the A20 Ashford Road, in close proximity to the village shop and pub. There are clear long range views into the site and beyond to the hills south of Harrietsham from the A20 in this location. Once on site, there are clear views to the south east in the direction of East Street. Development of the whole site would sit uncomfortably in the landscape, which is quite open, and would best be focused to the north of the site following the development line of the business park. There are no clear long range views to the site from the south or the

	North Downs. Site is in the Harrietsham Vale Landscape Character Area Key Characteristics • Poor acidic soils • Pocket of lowland dry acid • grassland • Sand extraction • Severance caused by HS1 and the M20 • Artificial landform and ponds resulting from infrastructure • mitigation • Spring which forms the source of the River Len, running in a westward direction • Loss of traditional hedgerow boundaries • Equestrian grazing with temporary electric fencing Condition Assessment Poor Sensitivity Assessment Moderate Guidelines Restore and improve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecologist - A Grassland field with patches of rough grassland/scrub throughout. It is surrounded by hedgerows and the hedgerow on the southern boundary is very dense. Potential for protected/notable species to be present - in particular reptiles, breeding birds, bats and GCN. Ecological Constraint Level 2 - potential for moderate ecological impacts Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Nothing of significance, although there are a number of trees adjacent to the allotments and following the stream near the south west corner of the site.
Agricultural land quality	Grade 3 agricultural land – good/moderate
Heritage impacts (Listed building, conservation area)	None – however, the site lies in proximity (approx 250m) to a conservation area at East Street to the east

	of the site. There are uninterrupted views across the landscape from the site to the conservation area
Archaeology (SAM etc.)	None
PROW (within or near site)	There are 3 public rights of way adjacent to and across the site: 1. KH275, which runs from Ashford Rd south along the site's western boundary 2. KH272, which runs diagonally across the site from the south west corner of the site to meet East Street 3. KH276, which runs diagonally from the north west corner of the site towards the open countryside to the south east
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• There is an already established access to the site at the most obvious point of entry. A footpath connection to a safe crossing point is required, which would connect the site to the village services in close proximity to the north boundary of the site, on the opposite side of the A20, Ashford Road. There is a signalised crossing of the A20 in close proximity to the site. • Access to the main highway network can easily be accommodated considering the site lies adjacent to the A20, Ashford Road. • The site lies in close proximity to the village "centre", where there is a local shop, post office, pub, restaurant and hairdresser. An hourly bus service and a regular train service connects Harrietsham to Maidstone town centre
Access to services – distances from bus stop/rail station/shop/GP/school	• Services and facilities (local shop, pub, Business Park, post office, and bus stop) are all within 150m of northern boundary of site. Also, the site is proposed as mixed use with the intention of providing a small convenient store on site. • The railway station is less than 500m from the site and the primary school is less than 1km away.
Impacts on existing residential amenity (including access to open space)	Careful consideration will be required to ensure protection or rerouting of the existing PROW which cross the site. Also, any extension to the south west corner of the site will need careful consideration as residential amenity (the residential dwellings to the east of Fairbourne Lane) may be affected.
Availability of utilities infrastructure – e.g. water/gas/electric	No issues highlighted
Air quality/noise	The site is adjacent to a main road (A20), motorway (M20), main railway line (HS1) and a business park. The developer has carried out a noise survey which has identified most of the site as category C caused by background noise predominantly from the M20. The area of the site closest to the M20 and HS1 is in

	category D. A no-build zone is therefore anticipated on the southern extremity of the site.
Land contamination	Potential for contaminative materials associated with the previous use of the site as a compound for HS1. Additional testing will be required to ascertain the levels of remediation required.
Flood Risk (zone/drainage)	Within Flood Zone 1 – low risk from flooding
Suitability (assessment conclusion)	The site has constraints, particularly in terms of landscape and noise. The most southern section of the site is not suitable for development. Careful consideration needs to be given to how the site would respond to the openness of the landscape to the east.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	Site is available for development.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No known issues
Achievability conclusion	Site is achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This is a good site for development. It lies in close proximity to the village services and facilities and can be easily accessed from the A20 Ashford Road. Based on landscape and noise constraints the site is considered suitable for housing nearest the northern boundary of the site, with a retail frontage (A1 use) nearest the A20, and is considered suitable for employment use in the south west section nearest the motorway and CTRL.

ACCEPT

Approximate yield: 70

1. SITE INFORMATION	
Reference number	HO-158
Site name/address	Langley Park, Sutton Road
Landowner	Taylor Wimpey
Agent	Alex Anderson, Pegasus Group
Greenfield/PDL	Greenfield
Site area (ha)	27.0 ha
Proposed yield	600
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban
Site origin (e.g. Call for Sites)	Maidstone Borough Wide Local Plan 2000 allocation and Call for Sites 2013

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located on the southern side of the A274, Sutton Road, at the south eastern edge of Maidstone's urban area. The nearest settlements are Chart Sutton (1km to the southeast) and Langley Heath (1.75km to the east). The hamlet of Otham lies 1km to the north. The site is bounded by a 7m woodland strip to the east, which shelters the site from a Golf Driving Range, and Parkwood Industrial Estate to the west. The northern part of the site is a rectangular relatively flat area of 27 hectares, extending from Sutton Road, which has a grass verge up to 5m wide, to the southernmost boundary of the Industrial Estate. This single field, used for arable production is relatively level with sparse hedging along the boundary with Sutton Road. There is a chain link fence and intermittent beech hedge along this boundary, which partially screens views from the A274. Maidstone Borough Council's depot takes up a section of the site (1.5ha) along its western boundary and breaks an otherwise continuous border with Parkwood Industrial Estate. The southernmost section of the site is a triangular area of 7 ha which slopes from a ridge of comparatively higher ground in a southerly direction towards the Loose Stream/Shaw Stream, which flows out of Langley Loch. This area is used for open pasture with boundary Poplar shelter belts and offers a panoramic view of the open countryside to the south (in direction of Plough Went Road/Heath Road). This parcel of land is bounded to the west by Brishing Road. The boundary is formed by a tall, road-side hedge with intermittent trees. Brishing Road is at this point below the surface of the adjacent fields, and this, combined with the tall hedges, means the site is screened from view. On the northern side of Sutton Road in close proximity to the site there are two semi-detached dwellings and a Grade II Listed farmhouse with stable yard.

Current use	Agricultural. Section of site (approx 1.5ha) in use as Maidstone Borough Council depot
Adjacent uses	Industrial Estate/open land/golf driving range/horticulture - nursery
Planning and other designations (AONB, greenbelt etc)	Site is a local plan mixed use allocation (residential/employment/leisure). See policies H1(viii), H8, H24(viii), T17(iii) and ED1(iv)
Planning history	00/0906: Outline application for a mixed use development comprising residential, employment uses falling within classes B1(a) (b) & (c), B2, B8, Class A3, Classes C1 and C2, community facilities, public open space, park and ride facilities together with associated infrastructure with all matters except for means of access reserved for subsequent approval. Details as follows: • 12.8 hectares of housing, to be developed at an average density of 33 dwellings per hectare • 6 hectares of employment, including B1(a)(b) and (c), B2 and B8 together with A3, C1, C2 • a site for provision of community facilities • 2.06 hectares of Public Open Space within the development area • a site for the provision of a Park and Ride facility • a countryside amenity area, on the triangular area at the southern end of the site. See below: The decision was appealed and dismissed by the inspector – 9th Dec 2003 on grounds that the UCS was robust when measured against reasonable prospect, and justified a conclusion that greenfield sites were not required at the time. 00/1255: Residential development for 389 No. dwellings with garages, public open space, play areas and other associated infrastructure. Decision: refused alongside 00/0906 on 31/1/2003 for same reasons as above.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Yes. The northern part of the land was allocated for development for employment purposes in the 1993 adopted Local Plan. There had been little market interest in the site and the latest Local Plan 2000 has made additional employment land available elsewhere. Instead, the Council resolved to promote both housing and employment development on this land to help bring forward the employment development in the area. The development of the land was seen to allow the creation of a new gateway to Maidstone on Sutton Road with a strong landscape belt replacing the current harsh edge of the Parkwood Industrial development and a 'country park' facility on the southern part of the land. On the other hand it should be recalled that the Local Plan Inspector found that development of this site would extend development into open countryside and that there would be some harm to the character and appearance of the area. He considered that harm could

	be limited by appropriate landscaping and that it was outweighed by the need for additional housing land which he considered to exist at that time. Decision Although originally minded to grant planning permission for the development the Council revised its conclusion following publication of PPS3, and following completion of an urban capacity study (UCS) and refused (31st Jan 2003) the application for two reasons: 1. Urban Capacity Study demonstrates there is sufficient PDL within the borough to meet Structure Plan requirements (2001-2006). No need for further release of greenfield sites before this time and in the absence of any demonstrated need the development would be contrary to the advice contained in PPG 3: Housing 2. The proposal would result in an extension to the built up area of Maidstone into the open countryside detrimental to the character and appearance of the area and setting of the town contrary to policies ENV1, RS1 and RS5 of Structure Plan. This harm is not overridden by any need for the land to be developed for housing purposes.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	This is a large flat field for the most part, with the southern section sloping down towards Langley Loch. There are long range views across the site from the A274, Sutton Road. The eastern and western boundaries are screened from view by A shelter belt of trees and Parkwood Industrial Estate respectively. The site forms a gateway to the town adjacent to the existing developed edge. This should be reinforced and improved if developed. There are long range views to the site from the south along Heath Road and no development should take place on the southern slope of the site. This ridge between this section and what should be the developed area will need a structural landscape belt. The site lies within the broader Farleigh Greensand Fruit Belt character area (LCA 27), falling within detailed landscape character area 27.15 Langley Park Farm, the key characteristics for which are: • Open arable fields with areas of rough pasture and scrub • Nursery planting and agricultural buildings • Hedgerows along Sutton Road and nursery boundaries • Golf driving range • Pocket of unmanaged orchard with poplar shelterbelts

	<u>Views:</u> Views restricted to west, north and east of site. Views to south where land slopes southwards down towards Langley Loch. The southward slope and southern tip of site has a greater landscape importance which should be conserved and reinforced. <u>Condition:</u> Moderate <u>Sensitivity:</u> Low <u>Landscape Guidelines:</u> Improve and reinforce. Generic guidelines encourage: • Promoting appropriate fruit growing in the area. • Conserving traditional landscape patterns & connectivity • Conserving/reinstating hedgerow boundaries Actions on site should improve the urban edge boundary with native planting.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	• KCC recommends that breeding bird surveys are required. Also, depending on the impact from the drainage scheme there may be a need for water vole and otter surveys to be carried out. If surveys are required they must be carried out prior to determination of the planning application • KCC is satisfied that there is currently no need for additional surveys for Bats, Badgers, Dormice, Reptiles and Great Crested Newts as there are either no suitable habitat present on site or it is not being directly impacted by the proposed development • KCC recommends that the lighting design for the development must incorporate recommendations from the Bat Conservation Trust Kent Wildlife Trust concludes that the south of the site abuts sensitive water bodies which are part of the system that feeds into the Loose Valley LWS. The water system will need to be protected from changes in quality and hydrology to ensure no impact on the locally designated sites that rely on this system.
Trees (inc. TPO, ancient woodland within and adjacent to site)	No Tree Protection Orders (TPO) on site, however, TPO No. 18 of 2008 lies to the south of the site at Langley Lakes The database shows an orchard as part of the southern section but a recent site visit has proved this no longer exists
Agricultural land quality	The site is Grade 2 agricultural land
Heritage impacts (Listed building,	None on site – Bicknor Farmhouse north of Sutton Road

conservation area)	(and opposite the site) is grade II listed
Archaeology (SAM etc.)	This site lies opposite the listed building at Bicknor Farmhouse but immediately adjacent to the Park Wood Trading Estate. For the most part it is a featureless plateau site, although beyond the shelter belt which aligns with the southern edge of the trading estate it falls to the valley of the Loose Stream. With suitable boundary planting to the Sutton Road boundary I do not think that development of this site is likely to significantly adversely affect the setting of Bicknor Farmhouse. However, I would recommend that any development extend no further than the shelter belt, leaving the valley intact as open countryside. This southern portion of the site may also be more archaeologically sensitive, given the large number of features locally associated with outworks of the Iron Age oppidum at Quarry Wood, Boughton Monchelsea (a Scheduled Ancient Monument) and the nearby site of a Roman bath house in the valley bottom.
PROW (within or near site)	Yes, in the southern section of the site public right of way footpath KH365 passes east/west from Brishing Rd to Loose Stream/Shaw Stream
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Vehicle access to site is preferred from a roundabout on Sutton Road (A274) only • An in-bound bus lane from Willington Street to Wheatsheaf Jcn on Sutton Road is being considered. This would improve public transport access between the site and Maidstone town centre and would significantly reduce journey times for bus users • Pedestrian and cycle access is best facilitated by connecting the site to Bircholt Road through the industrial estate – this would require some public realm improvements on the road which currently serves existing businesses close to the western edge of the site near Sutton Road • Site can connect to existing cycle lane from Parkwood – through Shepway – to town centre via Maidstone Leisure centre and Mote Road. Also possible to easily connect through to cycle route at Mote Park. Connecting the southern part of the site along Brishing Road to Parkwood also possible
Access to services – distances from bus stop/rail station/shop/GP/school	• Nearest shopping parade is at Wallis Ave, Parkwood (approx 800m from site = 10 –15 min walk). There is a further parade of shops to the north of Sutton Road at Senacre (1.5km from site) • Morrisons supermarket Sutton Road is approx 1km from site • Nearest primary school is at Parkwood approx

	1km from site (10-15min walk) • Nearest secondary school is New Line Learning near Linton corner • Nearest GP is at Wallis Avenue Parkwood (10 min walk) – Also a GP at Grove Park near Morrisons • Footpath from southwestern edge of site at Brishing Road connects to Bircholt Lane, Parkwood Industrial Estate – this would need widening, lighting, resurfacing • Constraint – potentially having to walk through Parkwood industrial estate, or around it • No. 82 Bus service from Maidstone town centre to Parkwood (Wallis Ave) is well used and has a frequency of every 10 mins at peak times – this service also runs through the town centre to Maidstone Hospital • No. 64 – Cornwallis Academy – Sutton Road – Park Wood – Langley (peak times)
Impacts on existing residential amenity (including access to open space)	There will be limited impacts on existing residential amenity if this site is developed. If anything, the development of this site could result in a 6ha area of open space being provided for community use in the southern section of the site.
Availability of utilities infrastructure – e.g. water/gas/electric	No issues except that Southern Water advises that significant off-site sewerage infrastructure will be required to serve the strategic locations in the Maidstone Urban Area. This is the case regardless of which sites are selected. The need for this infrastructure should be identified in policy terms in the Core Strategy. This does not preclude any of the sites from future development
Air quality/noise	Noise and air quality may be an issue considering MBC depot on site and proximity to Parkwood Industrial Estate
Land contamination	No issues
Flood Risk (zone/drainage)	The site is not in Flood Zones 2 or 3. Only the southernmost portion of the site would be at risk of flooding from Loose Stream/Shaw Stream. If the site was to be developed in the same manner as planned in the past, the nearest built development would be about 14m above Loose Stream. However, the use of measures to restrict surface water run off through sustainable drainage is desirable.
Suitability (assessment conclusion)	This is an allocated site and nothing has changed since 2000 to suggest the site is now unsuitable. Note that the southernmost section of the site, extending from the ridge to Loose/Shaw stream is unsuitable for development and should be remain as open space

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	No issues
Availability conclusion	Site is available

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No known issues
Achievability conclusion	The site is achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	x
2016 – 2021	x
2021 – 2026	x
2026 – 2031	

5. CONCLUSIONS
It is considered that this site, previously allocated for housing provision, remains suitable for such a provision, including an element of retail and commercial use as part of a local centre nearest the A274. There has been no significant alteration to the locality physically, and the provision of local services and amenities remains similar to that in 1999 (when the Inspector previously considered the site). Although the proposal would result in an extension to the built up area of Maidstone into the open countryside, it is considered that the site is not of as high a landscape quality as others in this area. In terms of housing density, it is suggested that any development be of a highest density closest to the Sutton Road. Development to the south of this site should be at a lesser density, reflecting the more rural context within which it would sit. Landscaping would need to be carefully considered on each site, with hedgerows, and woodland given the utmost protection. A similar approach needs to be taken towards drainage of the site into Langley Stream/Shaw Stream to the south. The site remains well screened from the golf driving range to the east, and is adjacent to Parkwood Industrial Estate, which will require screening from the site. To the south, screening will be required in line with the building line of Parkwood Industrial Estate to ensure the housing development does not interrupt views of the open countryside from this direction. This site is considered acceptable in part for mixed use development (housing, retail). ACCEPT Approximate Yield: 600

1. SITE INFORMATION	
Reference number	HO-159
Site name/address	BENSTED CLOSE, WEST STREET, HUNTON
Landowner	DWL Hubble
Agent	Godfrey H Chapples
Greenfield/PDL	Greenfield
Site area (ha)	2.2ha
Proposed yield	50/60 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is part of an open field, generally very flat. It is bounded by fields to the northwest and north east, with a residential close to the south west. There is a Historic Park opposite the site.
Current use	Agricultural field
Adjacent uses	Residential and agricultural
Planning and other designations (AONB, greenbelt etc)	Countryside and Special Landscape Area
Planning history	<u>81/0221</u> Outline appn for residential development – REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	The site is very flat and open and there are clear long distance views, particularly from West Street to the north east. There is a residential close adjacent to the site, but site is not part of an existing pattern of development. Would harm the open, rural character of the Special Landscape Area. Landscape Character Area Assessment: KEY CHARACTERISTICS ☐ ☐ Low lying landscape which forms part of the Low Weald ☐ ☐ Reservoirs and water bodies along the foot of the Greensand Ridge ☐ ☐ Drains running southwards towards the River Beult ☐ ☐ Enclosed pasture ☐ ☐ Frequent orchards ☐ ☐ Parkland landscape surrounding Hunton Court ☐ ☐ Historic settlement of Yalding Condition Assessment Very Good Sensitivity Assessment High Guidelines Conserve Conserve orchards and the traditional small scale field pattern ☐ ☐ Conserve the largely undeveloped rural landscape

	and the remote quality of existing development ☐☐Conserve the historic parkland landscape around Hunton Park ☐☐Conserve the rural setting of traditional buildings and farmhouses ☐☐Conserve distinctive ragstone walling ☐☐Conserve the undeveloped character of the landscape ☐☐Resist conversion to arable land ☐☐Avoid linear infill development along roads
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	None significant expected KCC Ecological Officer comments: "Arable field with a hedgerow along the SW and SE boundary of the site. Limited potential to contain protected/notable species. Ecological constraints level 4. Some suitable habitats and features for protected/notable species present on or near site."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of significance.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	Conservation Officer comments: "The Grade II listed lodge, gate piers and walls to Hunton Court lie directly opposite the site. Hunton Court itself (Grade II) and the Parish Church of St. Mary (Grade I) would also have their settings affected by development of this site, whose current open nature is an attractive feature of these settings. The character of Hunton as a estate village would be severely diluted if this site was developed. No registered parks or gardens are affected, but the parkland of Hunton Court, which is at least of local importance, lies directly opposite the site. Whilst built development does exist directly opposite the parkland further along West Street, this has an estate village character which complements the park."
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "site lies close to medieval or earlier Church of St Mary and to Hunton Court, a later medieval country residence with an associated parkland, mainly post-medieval layout. An area with potential for prehistoric and later remains, especially Anglo-Saxon, on the basis of the early date for Hunton Church. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval." Historic parks and gardens survey recommended to inform issues of setting of Hunton Park (locally listed parkland).
PROW (within or near site)	None affected
Access (Highways) - Site access - Impact on wider highway	KCC Highways comments: "Site situated adjacent to existing residential properties within Hunton.

- network - Access to strategic/main highway network - Availability of public transport/walking/cycling	- Site accessed from West Street. - The site is considered suitable for housing. It enjoys relatively good access to the B2163 Heath Road via West Street and Hunton Hill, which have a good crash record. A continuous footway link to Hunton village centre is provided on West Street, which may need to be extended to the site access. The 30mph speed limit may also need to be extended to the site access."
Access to services – distances from bus stop/rail station/shop/GP/school	KCC Highways comments: "All of the village services within Hunton are within walking and cycling distance of the site and the nearby bus stops on West Street are served by Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays."
Air quality/noise	No significant issues
Land contamination	Not expected
Flood Risk (zone/drainage)	No
Impacts on existing residential amenity (including access to open space)	No significant adverse impacts envisaged, subject to detail.
Utilities (availability of utilities infrastructure: water/gas/electric)	Likely achievable.
Suitability (assessment conclusion)	UNSUITABLE due to being unsustainable and harm to open character of Special Landscape Area.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes
Availability conclusion	AVAILABLE

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	ACHIEVABLE

Timing (following assessment - when could the site be delivered?)

now – 2016	√
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Residential development would constitute a significant encroachment into the countryside and would harm the open and rural character of the Special Landscape Area. The site is very flat and open and there are clear long distance views, particularly from West Street to the north east. There is a residential close adjacent to the site, but site is not part of an existing pattern of development. Development would harm the open, rural character of the Special Landscape Area.

There would be some negative impact upon the setting of adjacent listed buildings and historic parkland, although the road does provide some separation.

Although, the site is within walking distance of facilities in Hunton village, these are very limited. Hunton is not a defined settlement and the site is not, therefore, considered well located in sustainability terms.

In terms of any mixed use development, as proposed in the submission, this is generally an unsustainable location, with limited access to facilities. Also, such a development would have a similar visual impact upon the openness of the countryside. Therefore, this type of development would not materially alter the suitability conclusions.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO-160
Site name/address	The Grange, George Street, Staplehurst
Landowner	
Agent	D Bradley, Barton Willmore
Greenfield/PDL	Greenfield
Site area (ha)	4.2ha
Proposed yield	100 dwellings + some employment
Is the site urban, adjacent to urban, rural settlement or rural	Rural – but adjacent to a site currently under consideration for a significant car park expansion – for the station.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the north of Staplehurst. The site is currently surrounded by open countryside, although as set out above, the land to the south is proposed as a significant car park expansion – brought forward by a proposal for a new supermarket to the south of the railway line. There is some sporadic development to the north and to the east of the site. There is an existing property within the site. There are a number of trees within the site and significant hedge planting along the boundaries. There are four trees covered by a TPO that are located within the northern part of the site. There are ponds within the application site, and one to the north of the site. It is also noted that there are a significant number of water bodies within the land to the south of the site. The land is generally flat, although there is a slight rise from south to north and from west to east.
Current use	Residential + undeveloped land
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	MA/76/0390 - Residential development of eleven houses. Withdrawn. MA/81/0008 - Outline application for Elderly Persons Residence for 20 No. with staff accommodation. Withdrawn.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere.

	• Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been removed for intensive arable cultivation. • Sparse scattered small woodlands. • Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good Sensitivity Assessment: High Guideline: Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site consists of a number of small grassland fields with patches of scrub/rough grassland. To the NE of the site there is a small traditional orchard and there is a number of buildings at the south of the site. The site has a number of mature hedgerows and trees. There are a number of ponds within the surrounding area. Potential for protected/notable species to be present including roosting bats, GCN and reptiles.
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO 16/1984 covers the oaks within the site.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	There are no listed buildings within the site or in close proximity of the site.
Archaeology (SAM etc.)	Contains former historic farm complex Moat Farm.
PROW (within or near site)	N/A
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Site accessed from George Street. The site is considered suitable for a limited quantum of housing. It enjoys good access to the A229 primary route via George Street, which has a good crash record, although it is likely that mitigation would be required at the A229 / George Street junction to provide improved visibility. Formal passing places and a footway would also be required along the stretch of George Street between the A229 and the site access. All of the village services within Staplehurst, including the railway station – which is served by half-hourly train services to Ashford, Paddock Wood, Tonbridge and London Charing Cross – are within walking and cycling distance of the site and the bus stops on Station Road and High Street are served by Bus Route 5, which provides an hourly service to Maidstone, Cranbrook and Hawkhurst on weekdays. It is recommended that Network Rail be consulted on this site given the proximity of the Ashford-Tonbridge railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is located within approximately 340metres of a site for an approved supermarket, and approximately 1.2km from the existing village centre. The railway station would be approximately 300m from

	the site (nearest point). The nearest bus stop would be approximately 400metres from the application site. The nearest health centre is located to the rear of the library which is approximately 1.2km from the site. The nearest primary school is approximately 1.4km metres from the site. There is no secondary school provision within the village.
Impacts on existing residential amenity (including access to open space)	The site would be adjacent to a small number of existing residential properties, however, the impact upon these properties could be mitigated through a suitable design. Access could be made into the site within the need for an entry point that would significantly impact upon residential amenity. In terms of access to open space, the site would adjoin open fields, and would also be of a scale that would require the provision of internal play provision.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is not immediately adjacent to any significant level of housing provision. Access to key provisions is therefore unknown at this stage.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area. However, there are water bodies within. The site would be of a size where SUDs could be utilised.
Suitability (assessment conclusion)	The site is well screened from both the south and the east by a significant tree and hedge planting. Nonetheless, this site, to the north of the railway line appears as somewhat detached from the village itself, both in terms of permeability – the only point of access being the railway bridge, and also in terms of its character – appearing as very much rural in context.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes, although there is no confirmed developer for this site.
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable however, there is no known developer.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	

2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

The site is separated from the village of Staplehurst by open countryside. The council are currently defending an appeal for development to the south (car park for the station) which is considered to cause visual harm. Further development to the north of this site would cause additional harm. The railway line is considered a defined barrier, that the Council would not wish to see development to the north of.

Links to the village are poor, and would rely on a single point of access across the railway bridge. This is not a particularly pleasant environment for those on foot.

There is a substantial amount of tree coverage within the site which would be impact by the proposal.

I therefore conclude that this is an unsustainable site, that is detached from the village centre. There would be significant visual harm should the site be developed. I therefore recommend that it be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-161
Site name/address	West of Goudhurst Road
Landowner	Not known
Agent	Nick de Lotbiniere, The London Planning Practice LLP
Greenfield/PDL	Greenfield
Site area (ha)	23.5ha
Proposed yield	Approx 500-700 @ 20-30dph
Is the site urban, adjacent to urban, rural settlement or rural	Rural settlement (Marden)
Site origin (e.g. Call for Sites)	Call for Sites (Phase 2)

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a large site west of Goudhurst Road in the open countryside adjacent to the village of Marden. The northern boundary of the site abuts the Ashford – Tonbridge rail line and the north eastern and southern boundaries abut the gardens of residential properties on Goudhurst Road. The western boundary of the site is less well defined and extends into the open countryside. There are clear views into the site and beyond into the open countryside when travelling on Goudhurst Road. The character of the area, particularly at the site's southernmost boundary is rural, where views to the west comprise flat open fields. A tributary of the River Teise flows through the centre of the site and of particular importance is that the majority of the site is in Flood Zones 2 and 3.
Current use	Agricultural land – floodplain for River Teise
Adjacent uses	Residential, agricultural, industry
Planning and other designations (AONB, greenbelt etc)	Site is in the open countryside
Planning history	None for this site
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are clear views into the site and beyond into the open countryside when travelling on Goudhurst Road. The character of the area, particularly at the site's southernmost boundary is rural, where views to the west comprise flat open fields. Sites lies in Teise Valley Landscape Character Area, the key characteristics of which are: • Flat, low lying landform • Narrow rivers, ditches and ponds • Rivers and ditches lined with native vegetation belts comprising much willow • Large open arable fields and pasture • Isolated oak trees within arable fields and pasture • Scattered orchards

	• Very little development and few roads Condition Assessment Good Sensitivity Assessment High Guidelines Conserve
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	Comments from KCC Ecology below: The site is adjacent to an area of Ancient Woodland. The majority of the site is arable fields, there is an area of rough grassland to the NW of the site and two grassland fields in the centre of the site which have mature hedgerows. There is a stream running throughout the site which has a grassland or woodland buffer adjacent to it. There are a number of ponds surrounding the site and the presence of GCN will need to be considered in any planning application. Farmland birds may use the site. Potential of protected/notable species being present - including bats, water vole and reptiles. Ecological Constraint Level 2 (due to the presence of the Ancient Woodland). Level 2 = potential for moderate ecological impacts - Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Whilst the trees on the site are not currently protected there appear to be significant trees along the watercourse in the central part of the site as well as on the southern and mid western boundaries and adjacent to the railway line in the north. Ancient woodlands (<i>from 'a revision of the Ancient Woodland Inventory for Maidstone borough, August 2012'</i>) There are no designated Ancient Woodlands. Hedgerow status: There are potentially 'important' hedgerows marking field boundaries in the mid and southern portions of the site.
Agricultural land quality	Land is classified as grade 3.
Heritage impacts (Listed building,	No issues

conservation area)	
Archaeology (SAM etc.)	The County ecologist rates the site as Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	Several footpaths on or adjacent to site: • KM244 – along most of site’s western boundary – connects to Pattenden Lane • KM245 – Connects centre of site to West End on Goudhurst Road • KM217 – connects West End to Pattenden Lane along north eastern boundary of site
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Comments from KCC Highways are as follows: • The site is considered suitable for housing, subject to the identified constraints. It enjoys direct access to the B2079 Goudhurst Road, which has a good crash record. • Potential for access from the B2079 Goudhurst Road, although it is not clear whether a secondary access could be provided closer to Marden village centre. If this is not possible, then the provision of an effective highway layout may prove challenging. As a minimum, direct links for pedestrians and cyclists should be provided between the northern portion of the site and the village centre. Consideration should also be given to extending the 30mph speed limit and the footway on Goudhurst Road to the primary site access. • All of the village services within Marden, including the railway station – which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross – are within walking and/or cycling distance of the site and the bus stops on Goudhurst Road and West End are served by Bus Route 26, which provides a service to Maidstone, Yalding and Goudhurst every two hours on weekdays. There may be the potential to divert this service through the site if a suitable highway layout can be provided and this should be explored. • It is recommended that Network Rail be consulted on this site given the proximity of the Ashford to Tonbridge railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	• Primary school is 500m from the centre of the site • Medical Centre is 750m from the centre of the site • Train station is 900m from centre of site • Local shops, pubs and PO are between 600m and 1km from centre of site
Impacts on existing residential amenity (including access to open	Development of this site would extend the urban form of Marden further to the south and west and would sit

space)	uncomfortably in the surrounding landscape.
Availability of utilities infrastructure – e.g. water/gas/electric	The existing dwellings along Goudhurst Road are all served by utilities so it should therefore be possible to make connections to the site.
Air quality/noise	No comments from Environmental Health Department
Land contamination	No known issues
Flood Risk (zone/drainage)	Comments from the Environment Agency are as follows: This area is considerably more extensive than HO-47 and extends into Flood Zone 3. We would be opposed to any residential development within Flood Zone 2 or 3 at this location. Other comments in relation to HO47 apply. HO-47 comments state that the site is also susceptible to receiving surface runoff from Goudhurst Road and so the Flood Risk Assessment must demonstrate how this potential source of flooding will be managed. Should also form part of the Marden Drainage Strategy. The EA recommends a local drainage strategy be developed into which all the sites should contribute to, rather than each site considering site drainage independently. A local drainage strategy will likely result in a more efficient local drainage infrastructure.
Suitability (assessment conclusion)	The site, whilst close to the village of Marden and the services it provides, is located within the open countryside. The character of the area is predominantly rural, and there are clear views into and beyond the site from Goudhurst Road. The majority of the site is located within flood zones 2 and 3. Development of this site would extend the urban form of Marden further to the south and west and would sit uncomfortably in the surrounding landscape.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	- Site is available - Willing landowner - A developer has expressed interest in the site
Availability conclusion	Site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Site is almost entirely in Flood Zone's 2 and 3.
Achievability conclusion	There could be some issues with achievability due to the site being located within flood zones 2 and 3 and the mitigation procedures this would entail.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Development of this site would extend the urban form of Marden further to the south and west and would sit uncomfortably in the surrounding landscape. Further, the majority of the site is located within flood zones 2 and 3 and would require rigorous mitigation.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO2-162
Site name/address	127 Hockers Lane, Detling
Landowner	Unknown
Agent	King & Johnston Homes Ltd.
Greenfield/PDL	Greenfield
Site area (ha)	1.05ha
Proposed yield	Not stated
Is the site urban, adjacent to urban, rural settlement or rural	Rural location
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The proposal site is relatively flat and open in character (grassed area). Set behind existing built development along Hockers Lane, there are residential properties to the north, west and south. A golf course borders the eastern boundary. The existing residential development along this stretch of Hockers lane is a mixture of styles. There is a Local Wildlife Site and ancient woodland to the east of the site; and a Local Wildlife Site to the east.
Current use	Garden land.
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	Countryside. SLA. Strategic Gap.
Planning history	1988 application for extensions to house.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Thurnham Vale – Area 14</u> KEY CHARACTERISTICS • The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and

	Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>Bearsted Golf Course – Area 14.3</u> KEY CHARACTERISTICS • Golf course • Large block of mature broadleaf and coppice woodland • Garden boundary and field hedgerows • Vegetation belts and streams • Little development with mostly modern housing along surrounding lanes • Traditional buildings along Chapel Lane Condition Assessment - Good Sensitivity Assessment - Low REINFORCE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is adjacent to a Local Wildlife Site and Ancient Woodland. The site consists of two residential properties and a grassland field which appears to be regularly managed. The eastern boundary of the site contains a hedgerow with mature trees. The residential property to the north of the site contains a number of buildings and mature trees, and the residential property to the west of the site (presumably the proposed entrance) contains a number of buildings, hedgerows and scrub. There are a number of water bodies within the surrounding area. Highest potential for protected/notable species to be found within the residential properties, species include roosting bats (in trees and buildings), reptiles, GCN and breeding birds. CONSTRAINT LEVEL - 2
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Whilst the trees on the site are not currently protected there appear to be significant trees in the northern portion of the site together with individuals and small groups of trees on other boundaries. <i>Ancient woodlands (from ' a revision of the Ancient Woodland Inventory for Maidstone borough, August</i>

	2012'). There are no designated Ancient Woodlands on or immediately adjacent to the site. Hedgerow status: The site boundaries are unlikely to be considered as 'important' hedgerows under the Hedgerow Regulations.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 3
Heritage impacts (Listed building, conservation area)	No significant issues.
Archaeology (SAM etc.)	Former post medieval sandpit to north west. SCALE 4
PROW (within or near site)	Public footpath KH117 shaves the north-eastern corner of the site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties on Hockers Lane. • Site accessed from Hockers Lane. • The site is considered suitable for a limited quantum of housing in view of its relatively unsustainable location. It enjoys good access to the A249 Sittingbourne Road via Bearsted Road, which has a relatively good crash record. There are continuous footway links between the site and the local services within Grove Green, although these are located some distance to the south. • There are few public transport links within a reasonable walking distance of the site.
Access to services – distances from bus stop/rail station/shop/GP/school	677m from the nearest medical hub or GP service 1890.30m from the nearest secondary school 911.9m from the nearest primary school 642m from the nearest post office 0m from the nearest outdoor sports facilities 476.6m from 'neighbourhood' children's play space 6.73m from the nearest area of publicly accessible green space 956m from train station 3.6m from cycle route
Impacts on existing residential amenity (including access to open space)	Consideration to be given to volume of traffic using access past existing dwellings and privacy issues.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other properties and roads, so it is likely that connection to utilities would be possible.

Air quality/noise	No significant issues.
Land contamination	No significant issues.
Flood Risk (zone/drainage)	No flood risk. <u>Groundwater and Contaminated Land</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. Additional information and guidance can be found on the Environment Agency website and in the document Groundwater Protection: Principles and Practice. <u>General Comments</u> <i>Geology</i> If the site is underlain by clay then the site is considered to be a lower risk from groundwater pollution because clay contains a low permeability. Groundwater which is found in a principal aquifer (limestone or sandstone) may be more at risk from contamination. <i>Source Protection Zones</i> They are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction. Located within source protection zone. <i>Sources of contamination</i> The site history should be considered because there may be a source of contamination which could affect controlled waters. A risk assessment will assess the likelihood and severity. There may be a requirement for site remediation to reduce the risk. Issues of concern may include sites which have previously been used for agriculture, industry or commercial use. <i>Drainage</i> The use of shallow soakaways in the Hythe Beds are not recommended as they can promote instability of the geology via washout of the sandier horizons, leading to the opening and enlargement of fissures within the Hythe Beds, and subsequent collapse. Drainage may be restricted in a source protection zone. Please see the document Groundwater Protection; Principles and Practice for additional advice and

	guidance.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared this in itself is not a significant constraint. There are ecological and arboricultural issues. Site is located in a source protection zone so precautions may be required to reduce the risk of the development to the abstraction.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

If the site were to be considered for residential development, a low density development would be appropriate with a potential yield of around 30 dwellings per hectare.

However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its isolated location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the landscape, consolidating existing sporadic development and causing unacceptable visual harm to the character and appearance of the countryside that falls within a Special Landscape Area.

The site does not have easy access to a train station or a primary school or the Maidstone Urban Area; and the site is not easily accessible by foot to basic local amenities/services.

In addition, there are arboricultural and ecological issues that would have to be addressed.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-163
Site name/address	Oakdene Farm, Leeds Road, Langley
Landowner	A M, J & T W Chambers
Agent	Page & Wells Ltd
Greenfield/PDL	Mainly Greenfield
Site area (ha)	Unspecified estimate 11 ha
Proposed yield	500 dwellings at 30 dph
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Previous call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This site is mainly a large area of farmland, used for growing fruit under polytunnels, with yard, agricultural buildings and workers caravans in the centre. There is some residential development adjoining, mainly of linear form. The site joins a Site of Nature Conservation Interest to the north-east.
Current use	Agricultural
Adjacent uses	Agricultural and residential
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	All relates to agricultural use of the land.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	This is a large swathe of open farmland. Development (whether residential or mixed use) would consolidate built development in the countryside, harming its openness and the scale of development would be wholly out of character with its surroundings. Landscape Character Area Assessment: “KEY CHARACTERISTICS • Extensive tracts of mixed and sweet chestnut coppice woodland • Plateau of Greensand Ridge and dip slope to east • Deep loam to clay soils with extensive deposits of head • Strong sense of enclosure • Extensive recent development Condition Assessment Good Sensitivity Assessment Moderate Guidelines - Conserve and Reinforce”
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: “The site is adjacent to a LWS and Ancient Woodland. The majority of the site is polytunnels, arable fields or intensively managed orchards - and the majority of fields are surrounded by hedgerows. There is also an area of buildings or storage containers within the middle of the site. There is a small area of rough grassland surrounded by hedgerows to the west of the

	site adjacent to the buildings - this area and the hedgerows has some potential to contain protected/notable species including breeding birds and reptiles. Ecological constraints level 2 - potential for moderate ecological impacts. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats."
Trees (inc. TPO, ancient woodland within and adjacent to site)	None of great significance on site. Area of woodland to north-east is a Site of Nature Conservation Interest. Landscape Officer comments: "There are no Tree Preservation Orders covering trees on the site. Clearly the adjacent woodland would merit a TPO and there are potentially other visually prominent trees forming shelterbelts within the site. Abbey Wood immediately southeast of the site is designated as part plantation on ancient woodland and part ancient semi-natural woodland. There are potentially 'important' hedgerows marking field boundaries."
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Archaeology - Palaeolithic handaxe. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval."
PROW (within or near site)	KH493A crosses site. KH259 lies to east.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: "Site located adjacent to existing residential properties on the A274 Maidstone Road. Site accessed from the B2163 Leeds Road. The site is considered suitable for a limited quantum of housing in view of the poor crash record at the nearby Five Wents junction and its relatively unsustainable location. It enjoys good access to the A274 Maidstone Road via Leeds Road; however as noted, there is a poor crash record at the Five Wents junction which would be difficult to mitigate in a cost-effective manner. There is a continuous footway link between the site access and the nearby bus stops on Maidstone Road. Consideration should be given to extending the 30mph speed limit on Leeds Road to the site access."

Access to services – distances from bus stop/rail station/shop/GP/school	Not close to many facilities. KCC Highways comments: "There are few services within walking or cycling distance of the site; however the nearby bus stops on Maidstone Road are served by Bus Route 12, which provides an hourly service to Maidstone, Headcorn and Tenterden on weekdays."
Impacts on existing residential amenity (including access to open space)	Unlikely to be significantly adverse, subject to detail.
Availability of utilities infrastructure – e.g. water/gas/electric	Likely to be achievable.
Air quality/noise	No significant issues expected.
Land contamination	Possible due to agricultural uses.
Flood Risk (zone/drainage)	No
Suitability (assessment conclusion)	Development would be unrelated to the existing pattern of built development and would adversely affect the openness of the countryside. It also does not have good access to a range of facilities in sustainability terms.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Appears to be available.
Availability conclusion	AVAILABLE

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	ACHIEVABLE

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This is a large swathe of open farmland. Development (whether residential or mixed use) would consolidate built development in the countryside, harming its openness and the scale

of development would be wholly out of character with its surroundings.

It also does not have good access to a range of facilities in sustainability terms.

There are potentially important tree and ecological issues which may constrain development.

There would also be a substantial loss of high grade agricultural land.

A further constraint is the highways situation as the nearby Four Wents junction has a poor crash record, which would be difficult to mitigate in a cost effective manner

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2 – 164
Site name/address	Heath Road and Gallants Lane, East Farleigh
Landowner	Unknown
Agent	Bishop Consultancy Ltd
Greenfield/PDL	Greenfield/Brownfield
Site area (ha)	1.03 ha
Proposed yield	Not specified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Part of the site contains partly a builder's yard with open storage and the other part is an open field with the appearance of a paddock. There is a slight slope to the land northwards. Surroundings are a mixture of mainly residential and agricultural.
Current use	Builders yard and paddock.
Adjacent uses	Mainly residential/agricultural.
Planning and other designations (AONB, greenbelt etc)	Countryside only.
Planning history	79/0353 & 76/1535 were both for residential development (one dwelling) and were both refused. Application 12/0817 for new dwellings is also relevant, as this was close to the site (at the Victoria Inn). It was refused on grounds of unsustainable and harm to open countryside.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Development would be well related to existing pattern of built development. Views are generally relatively short range. Landscape Character Area Assessment: "KEY CHARACTERISTICS • Plateau above Greensand Ridge • Orchards and soft fruit production • Broadleaf woodland with sweet chestnut coppice • Extensive recent development at Coxheath • Long distance views across the Medway Valley to the North Downs Condition Assessment - Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE"
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: "The western half of the site is hard standing and is used for storage, the eastern half of the site is a

	managed grassland field. The whole site is surrounded by hedgerows. The hedgerows surrounding the storage yard contains mature trees. The hedgerow may have some potential for protected/notable species but overall the site has limited potential. Ecological constraints level 4 - minimal potential for ecological impacts. No obvious habitats or features on or near site with potential for protected/notable species."
Trees (inc. TPO, ancient woodland within and adjacent to site)	Landscape Officer comments: "Whilst the trees on the site are not currently protected there appear to be significant boundary trees surrounding the builder's yard site. There are no designated Ancient Woodlands. There appear to be no 'important' hedgerows."
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Archaeology – Nothing known. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval."
PROW (within or near site)	None affected
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: "Site located adjacent to existing residential properties in Gallants Lane. Site accessed from Gallants Lane. The site is considered suitable for a limited quantum of housing in view of its relatively unsustainable location. It enjoys good access to the B2163 Heath Road, which has a relatively good crash record; however there are no footways present at this point, which restricts pedestrian access to Coxheath."
Access to services – distances from bus stop/rail station/shop/GP/school	Nearest services are in Coxheath. KCC Highways comments: "There are few services within walking distance of the site; however the nearby bus stops on Gallants Lane are served by Bus Route 89, which provides an hourly service to Maidstone on weekdays."
Impacts on existing residential amenity (including access to open space)	No significant adverse impact envisaged, subject to detail.
Availability of utilities infrastructure – e.g. water/gas/electric	Likely to be achievable.
Air quality/noise	No significant issues.
Land contamination	Possible from builder's yard usage.
Flood Risk (zone/drainage)	No.
Suitability (assessment conclusion)	There are a range of facilities in Coxheath, but the site is over 1km from these. Good access onto road network

	and to bus links with Maidstone. Also well related to existing pattern of built development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Unknown. Builders' yard occupies half of the site.
Availability conclusion	Unknown. Builders' yard occupies half of the site.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered.	Possibility for some contamination costs.
Achievability conclusion.	Achievable with possible delay.

Timing (following assessment - when could the site be delivered?)

now - 2016	✓
2016 - 2021	
2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

Development would be relatively well related to the existing pattern of built development. There is a substantial group of dwellings to the north-east and more to the south-west and development on this site would be seen as part of this group. Views are generally short range so there would be limited impact on the countryside.

There is a good range of facilities in Coxheath, but the site is over 1km from these raising issues of sustainability. There is an hourly weekday bus link to Maidstone and the site has good access onto the road network but there may be a reliance on the private car.

Taking all of the above into account, the site is considered acceptable for development in principle. However, the location is contrary to the Council's spatial distribution of development, which directs new development to the rural service centres and larger villages, which are considered more sustainable settlements.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-165
Site name/address	Barn Meadow, The Street, Ulcombe
Landowner	William Tassell
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	2.74 ha
Proposed yield	Not known.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement (RSC)
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies to the north and west of the village of Ulcombe. The site is currently an agricultural field. To the west of the site are open fields and a woodland. To the north of the site is more open fields, and sporadic residential development. The land rises gently from south to north. Within the village of Ulcombe is a school, and a public house – although there is currently a planning application to convert this to residential.
Current use	Agricultural.
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	N/A
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere. • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been removed for intensive arable cultivation. • Sparse scattered small woodlands. • Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good

	Sensitivity Assessment: High Guideline: Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is adjacent to an area of Ancient Woodland (western boundary). It is an arable field and there are two areas of grassland to the SE of the site (either side of the building). There is a hedgerow to the N and S of the site. The northern hedgerow has mature trees. Greatest potential for protected/notable species to be present within the grassland and hedgerows. There are ponds and water bodies in the area so consideration will need to be given to the presence of GCN.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Adjacent to ancient woodland.
Agricultural land quality	Grade 4
Heritage impacts (Listed building, conservation area)	Grade II listed buildings to the south of the site – but not adjacent.
Archaeology (SAM etc.)	Nothing known.
PROW (within or near site)	
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties in Ulcombe. • Site accessed from The Street. • The site is considered suitable for a limited quantum of housing in view of its relatively unsustainable location. It is located distant from the strategic road network, although it is within a village centre with numerous local services. • All of the village services within Ulcombe are within walking and cycling distance of the site via continuous footway links and the nearby bus stops on The Street are served by Bus Route 59, which provides two return journeys a day to Maidstone.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is close to the village of Ulcombe, although this contains only a school, and a unused public house.
Impacts on existing residential amenity (including access to open space)	The proposal would be adjacent to a small number of residential properties, although any proposal could be designed in such a manner as to ensure that there would be no significant impact upon existing residents. There is no formal open space within Ulcombe, however, the site would be adjacent to open countryside. The site may not be of a size that would facilitate formal play space.
Availability of utilities infrastructure – e.g. water/gas/electric	Adjacent to existing properties and as such, I would assume that such infrastructure is available.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area.
Suitability (assessment conclusion)	The site is too remote to be suitable for development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes.
Availability conclusion	The site is available.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable although there is no developer on board at present.

Timing (following assessment - when could the site be delivered?)	
now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is too remote to be considered suitable for development REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-167
Site name/address	Winders, Lenham Road,
Landowner	Charles Tassell
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	0.65ha
Proposed yield	Not given
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for Sites (Phase 2)

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	This is a rectangular site opposite Fairbourne Reservoir on Lenham Road in Fairbourne Heath. The northern and western boundaries of the site border Lenham Road and Windmill Hill respectively, both of which are narrow minor roads. The site is well screened from view by mature hedgerows along both boundaries. The eastern site boundary abuts a large detached residential dwelling and a strong hedgerow screens the site from the property. The southern boundary of the site is not defined and is in the open countryside. The character of the area surrounding the site is very rural. There are several properties (mostly large and detached) along Lenham Road and Windmill Hill but this cluster of dwellings is removed from Kingswood to the west, Harrietsham to the north, Ulcombe to the south and Platts Heath to the east.
Current use	Site is unmanaged and overgrown
Adjacent uses	Residential
Planning and other designations (AONB, greenbelt etc)	Site is in the open countryside
Planning history	None
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are few clear views into the site due to the mature hedgerows surrounding, for the most part, the site's boundaries. Maidstone Landscape Character Assessment Site falls into Kingswood Plateau Landscape Character Area, the key characteristics of which are described as: • Extensive tracts of mixed and sweet chestnut coppice woodland • Plateau of Greensand Ridge and dip slope to east • Deep loam to clay soils with extensive deposits of head • Strong sense of enclosure • Extensive recent development

	<u>Condition Assessment</u> Good <u>Sensitivity Assessment</u> Moderate <u>Guidelines</u> Conserve and reinforce
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is within 150 metres of a LWS and Ancient woodland. The site is a grassland field with a dense hedgerow along the northern and western boundary. The site has some patches of rough grassland or scrub. The hedgerow has greatest potential to contain protected/notable species, including reptiles, bats and breeding birds. KCC Ecology grade the site as ecological constraint level 3 - potential for minor ecological impacts - Some suitable habitats and features for protected/notable species present on or near site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	None on site, although Maidstone's landscape team has noted that there appears to be 3 significant trees to the southeast of the site. Tree protection status: Whilst the trees on the site are not currently protected there appear to be three significant trees to the southeast of the site. Ancient woodlands (<i>from 'a revision of the Ancient Woodland Inventory for Maidstone borough, August 2012'</i>) There are no designated Ancient Woodlands. Hedgerow status: There may be 'important' hedgerows on the north and western site boundaries.
Agricultural land quality	Land is classified as grade 2 (very good)
Heritage impacts (Listed building, conservation area)	No known issues
Archaeology (SAM etc.)	No known issues - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	No PROW on site
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	<u>Comments from KCC Highways are as follows:</u> • Site located adjacent to existing residential properties on Lenham Road. • Site accessed from Lenham Road. • The site is considered suitable for a very limited quantum of housing only in view of its unsustainable location and the restricted nature

	of the local highway network. It is located distant from the strategic road network and although the local highway network has a good crash record, there are no footways present. There are few services or public transport links within a reasonable and safe walking distance of the site.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is removed from services. It is approximately 2km from Platt's Heath, Ulcombe and Kingswood. Harrietsham, a rural service centre, is further away, approx 3km.
Impacts on existing residential amenity (including access to open space)	The site would have an impact on immediately adjacent residential properties
Availability of utilities infrastructure – e.g. water/gas/electric	There are several residential properties in proximity to the site. Connections should not be an issue.
Air quality/noise	No known issues
Land contamination	No known issues
Flood Risk (zone/drainage)	No issues raised by the Environment Agency
Suitability (assessment conclusion)	The site is located within the open countryside with only a handful of existing dwellings in the vicinity. Development of the site would degrade the rural character. The site is over 2km from services, and 3km away from the nearest rural service centre. Therefore, the site is considered unsuitable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Site is promoted by landowner. No developer has been approached as yet.
Availability conclusion	Site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None
Achievability conclusion	Site is achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Development of this site would have a detrimental effect on the existing rural character of the area, and would be unsustainable due to it being disconnected from services at Harrietsham.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO2-168
Site name/address	College Farm, Ulcombe Hill,
Landowner	SJ Tassell
Agent	
Greenfield/PDL	Greenfield
Site area (ha)	0.2 ha
Proposed yield	Not known.
Is the site urban, adjacent to urban, rural settlement or rural	Rural.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the east of Ulcombe Hill, and to the north of the village of Ulcombe. To the east lies a car sales unit with further sporadic development as one travels westwards. The village of Kingswood lies further west. To the north – undeveloped fields. To the east – undeveloped fields. To the south – undeveloped fields. The land is relatively flat. There is a substantial hedge to the road frontage.
Current use	Undeveloped land
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	N/A
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere. • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been removed for intensive arable cultivation. • Sparse scattered small woodlands. • Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good

	Sensitivity Assessment: High Guideline: Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	It is adjacent to a LWS and an Ancient Woodland. It is an arable field which has a hedgerow along the N, W and S boundary. There is a pond within 100 m of the site so consideration will need to be given to the presence of GCN. There may be some limited potential for protected/notable within the boundary of the site.
Trees (inc. TPO, ancient woodland within and adjacent to site)	The site is adjacent to an ancient woodland.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	There are no listed buildings within the site or in close proximity of the site.
Archaeology (SAM etc.)	Nothing known.
PROW (within or near site)	N/A
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties on Ulcombe Hill. • Site accessed from Ulcombe Hill. • The site is considered suitable for a limited quantum of housing in view of its relatively unsustainable location. It is located distant from the strategic road network and although the local highway network has a relatively good crash record, there are no footways present. • There are few services within a reasonable and safe walking distance of the site; however the nearby bus stops on Lenham Road are served by Bus Route 59, which provides two return journeys a day to Maidstone.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is located within an area which is remote from existing services. There are no schools, shops, or health facilities within a walk of the site.
Impacts on existing residential amenity (including access to open space)	The site would be adjacent to a small number of existing residential properties, however, the impact upon these properties could be mitigated through a suitable design. Access could be made into the site within the need for an entry point that would significantly impact upon residential amenity. In terms of access to open space, the site would adjoin open fields, and would also be of a scale that would require the provision of internal play provision.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is not immediately adjacent to any significant level of housing provision. Access to key provisions is therefore unknown at this stage.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area. However, there are water bodies within. The site would be of a size where SUDs could be utilised.
Suitability (assessment conclusion)	The site is detached from existing settlements and would not prove sustainable.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Yes, although there is no confirmed developer for this site.
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable however, there is no known developer.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is detached from existing settlements and would not prove sustainable.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-169
Site name/address	Jarrak Barn, Caring Lane, Bearsted
Landowner	Mr Pettit
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	0.6ha
Proposed yield	1/2 houses
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is a rectangular parcel of land that is on the eastern side of Caring Lane, and to the south of existing linear residential development. There are a number of trees on the site that appear to be of significance (including along the front boundary); there are protected trees to the south of the site; and access into the site is from Caring Lane. There is an existing garage lock up on site and a small area of hardstanding. Along this stretch of Caring Lane, there are no pavements or street lighting.
Current use	Unclear save for the garage.
Adjacent uses	Residential to north and west. Paddocks to the south.
Planning and other designations (AONB, greenbelt etc)	Countryside. Adjacent SLA (to west).
Planning history	2 applications for residential development in the 1970's were refused. Under MA/06/1063, permission was refused for a new dwelling and then was dismissed at appeal.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Langley Heath Undulating Farmlands – Area 30</u> KEY CHARACTERISTICS • Small scale field pattern for orchard and soft fruit production • Grazed pasture • Species rich native hedgerows

	• Small mixed woodland blocks • River Len situated in shallow valley to the north • Numerous vernacular style buildings and use of local materials • Pockets of high density, recent Development Condition Assessment - Very Good Sensitivity Assessment - Very High CONSERVE <u>Milgate Park – Area 30.6</u> KEY CHARACTERISTICS • Manicured golf course landscape • Urban edge influences and suburban land uses • Linear residential development along Caring Lane Condition Assessment - Poor Sensitivity Assessment - Low IMPROVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	It is a field of rough grassland with a number of mature trees within the eastern half of the site. There is a building in the NW corner of the site. There is a hedgerow with mature trees along the Northern and Western boundary. There is a number of water bodies within 400m. The site has good potential to contain protected/notable species including reptiles, bats and GCN. Constraint level - 2
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Tree Preservation Order (TPO) No. 10 of 2012 protects individuals and groups of trees south of the site and there appear to be many significant trees worthy of protection within the rear half of the site as well as fronting Caring Lane. Ancient woodlands (from 'a revision of the Ancient Woodland Inventory for Maidstone borough, August 2012') There are no designated Ancient Woodlands. Hedgerow status: There are unlikely to be any 'important' hedgerows on the site.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2/3

Heritage impacts (Listed building, conservation area)	No significant issues.
Archaeology (SAM etc.)	Nothing known - SCALE 4
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties on Caring Lane. • Site accessed from Caring Lane. • The site is considered suitable for a limited quantum of housing in view of its relatively unsustainable location and the restricted nature of Caring Lane. It enjoys good access to the A20 Ashford Road via Caring Lane, which has a good crash record; however there are no footways present. • Many of the village services within Bearsted are within walking and/or cycling distance of the site and the nearby bus stops on Ashford Road are served by Bus Route 10, which provides an hourly service to Maidstone, Bearsted, Harrietsham and Ashford on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	1,696m from the nearest medical hub or GP service 3,740m from the nearest secondary school 1,740m from the nearest primary school 1,777m from the nearest post office 72m from outdoor sports facilities 1,625m from 'neighbourhood' children's play space 317m (ANGST) from the nearest area of publicly accessible green space 344m from bus stop 1,936m from train station 1,985m from cycle route
Impacts on existing residential amenity (including access to open space)	No significant issues.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	No significant issues.
Flood Risk (zone/drainage)	

	No flood risk. <u>Groundwater and Contaminated Land</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. Additional information and guidance can be found on the Environment Agency website and in the document Groundwater Protection: Principles and Practice. <u>General Comments</u> Geology If the site is underlain by clay then the site is considered to be a lower risk from groundwater pollution because clay contains a low permeability. Groundwater which is found in a principal aquifer (limestone or sandstone) may be more at risk from contamination. Source Protection Zones They are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction. Located within source protection zone. Sources of contamination The site history should be considered because there may be a source of contamination which could affect controlled waters. A risk assessment will assess the likelihood and severity. There may be a requirement for site remediation to reduce the risk. Issues of concern may include sites which have previously been used for agriculture, industry or commercial use. Drainage The use of shallow soakaways in the Hythe Beds are not recommended as they can promote instability of the geology via washout of the sandier horizons, leading to the opening and enlargement of fissures within the Hythe Beds, and subsequent collapse. Drainage may be restricted in a source protection zone. Please see the document Groundwater Protection; Principles and Practice for additional advice and guidance.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared this in itself is not a significant constraint. There is good potential to contain protected/notable species including on site; and there are protected trees to the south of the site, and there appears to be many significant trees worthy of protection within the site. No other constraints or delays are apparent at this time.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The landowner has suggested 1 or 2 dwellings. If the site were to be considered for residential development, a low density development would be appropriate with a potential yield of around 15 dwellings. However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its remote location. The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated; and the site is not easily accessible by foot to the nearest cycle route, train station, existing employment site, post office, primary school, or shop. Furthermore, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the area; and there would be significant encroachment into the countryside that would go against the pattern and grain of development in the surrounding area hereabouts. It is therefore considered that the site should be rejected. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-170
Site name/address	Four Wents Orchard, Chartway Street, Sutton Valence
Landowner	Mr and Mrs Mcvarish
Agent	Peter Court Associates
Greenfield/PDL	Greenfield
Site area (ha)	0.7 ha
Proposed yield	Unspecified
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site contains a modern agricultural building and is generally overgrown with trees, brambles, etc. There is a public footpath to the west and a number of mature trees of high amenity value. There is agricultural land to the north and a scattering of dwellings around the site. The site may formerly have been a nursery, although it could be argued that this use may have been abandoned.
Current use	Appears to be agricultural
Adjacent uses	Agricultural and residential
Planning and other designations (AONB, greenbelt etc)	Countryside only
Planning history	10/0556 barn for agricultural storage.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	There are views from the road and a public footpath to the west, although these are somewhat restricted by hedging and trees. Development would affect the rural character of the countryside. Landscape Character Area Assessment: "KEY CHARACTERISTICS • Extensive tracts of mixed and sweet chestnut coppice woodland • Plateau of Greensand Ridge and dip slope to east • Deep loam to clay soils with extensive deposits of head • Strong sense of enclosure • Extensive recent development Condition Assessment Good Sensitivity Assessment Moderate Guidelines - Conserve and Reinforce"
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: " An area of rough grassland field which has mature hedgerows or trees on the N, S and W boundaries. The eastern boundary borders a residential property. There is a shed within the NW corner of the site. There is a pond within the surrounding area. The site has good

	potential to contain protected/notable species including reptiles, bats, GCN and breeding birds. Ecological constraints level 3 - potential for minor ecological impacts. Some suitable habitats and features for protected/notable species present on or near site."
Trees (inc. TPO, ancient woodland within and adjacent to site)	TPO 11 of 1978 to frontage (oaks) and TPO 7 of 1987 (oak). There are some trees of good amenity value to the western boundary. Landscape Officer comments: "Tree Preservation Order (TPO) No. 11 of 1978 protects 4 individual oaks on the southern boundary with Chartway Street. There appear to be many significant trees to the west of the site and possibly a couple of others in a more central location. There are no designated Ancient Woodlands. There may be 'important' hedgerows on site boundaries. The northern boundary is clearly vegetated but its status is not able to be determined without a site visit."
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Archaeology – Nothing known. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval."
PROW (within or near site)	KH259 to the west of site.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	KCC Highways comments: "Site located adjacent to existing residential properties on Chartway Street. Site accessed from Chartway Street. The site is considered suitable for a limited quantum of housing in view of its relatively unsustainable location. It enjoys good access to the A274 North Street via Chartway Street, which has a good crash record, although there is a poor crash record at its junction with North Street and Warmlake Road which may require mitigation. There are no footways present on Chartway Street."
Access to services – distances from bus stop/rail station/shop/GP/school	Chartway Street has no pavement and the site is not closely related to facilities, so opportunities to use other modes of transport would be limited. KCC Highways comments: "There are few services within walking or cycling distance of the site; however the nearby bus stops on North Street are served by Bus Route 12, which provides an hourly service to Maidstone, Headcorn and Tenterden on weekdays. The provision of a formal footway link between the site access and North Street

	should be investigated to enhance pedestrian access to this service."
Impacts on existing residential amenity (including access to open space)	Unlikely to be significantly adverse, subject to detail.
Availability of utilities infrastructure – e.g. water/gas/electric	Likely to be achievable.
Air quality/noise	No significant issues expected.
Land contamination	Not expected to be of significant scale.
Flood Risk (zone/drainage)	No
Suitability (assessment conclusion)	Development would adversely affect the rural character and openness of the countryside and would not be well related to existing patterns of development. Development along this stretch of Chartway Street is mainly scattered and generally comprises dwellings fronting the road. The site is not well related to existing facilities.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Appears to be.
Availability conclusion	AVAILABLE

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected
Achievability conclusion	ACHIEVABLE

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Development would adversely affect the rural character and openness of the countryside and would not be well related to existing patterns of development. Development along this stretch of Chartway Street is mainly scattered and generally comprises dwellings fronting the road. There are few facilities in close proximity to the site, giving rise to sustainability issues. There is no pavement in Chartway Street, so opportunities to use other modes of transport

than the car would be limited.

There are potential tree and ecological constraints to the site.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-171
Site name/address	George Street, Staplehurst
Landowner	
Agent	Kember Loudon Williams LLP
Greenfield/PDL	Greenfield
Site area (ha)	Not known.
Proposed yield	Not known.
Is the site urban, adjacent to urban, rural settlement or rural	Rural.
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the north of Staplehurst. The site is currently surrounded by open countryside. There is some sporadic development to the north and to the east of the site. There is an existing property within the site. There are no ponds within the application site, although it is also noted that there are a significant number of water bodies within the land to the south of the site. The land is generally flat, although there is a slight rise from south to north and from west to east.
Current use	Residential + undeveloped land
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	N/A
Planning history	N/A
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere. • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been removed for intensive arable cultivation. • Sparse scattered small woodlands. • Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good Sensitivity Assessment: High Guideline: Conserve.
Ecological Impacts (inc. SSI &	The site is two rough grassland fields which are

local wildlife sites within or adjacent to site)	surrounded by dense hedgerows. There is a pond in the SE corner of the Southern field. It is adjacent to the railway line so has good connectivity to the surrounding area. The 2012 Habitat survey identified it as Neutral Grassland so the botanical interest of the site will need to be considered. Potential for protected/notable species to be present include reptiles, bats and GCN.
Trees (inc. TPO, ancient woodland within and adjacent to site)	
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	There are no listed buildings within the site or in close proximity of the site.
Archaeology (SAM etc.)	
PROW (within or near site)	N/A
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties in George Street. • Site accessed from George Street. • The site is considered suitable for a limited quantum of housing in view of its relatively unsustainable location and the restricted nature of George Street. It enjoys good access to the A229 primary route via George Street, which has a good crash record, although it is likely that mitigation would be required at the A229 / George Street junction to provide improved visibility. Formal passing places and a footway would also be required along the stretch of George Street between the A229 and the site access. • All of the village services within Staplehurst, including the railway station – which is served by half-hourly train services to Ashford, Paddock Wood, Tonbridge and London Charing Cross – are within walking and cycling distance of the site and the bus stops on Station Road and High Street are served by Bus Route 5, which provides an hourly service to Maidstone, Cranbrook and Hawkhurst on weekdays. • It is recommended that Network Rail be consulted on this site given the proximity of the Ashford-Tonbridge railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is located within approximately 340metres of a site for an approved supermarket, and approximately 1.2km from the existing village centre. The railway station would be approximately 300m from the site (nearest point). The nearest bus stop would be approximately 400metres from the application site. The nearest health centre is located to the rear of the library which is approximately 1.2km from the site. The nearest primary school is approximately 1.4km metres from the site. There is no secondary school provision within the village.
Impacts on existing residential amenity (including access to open	The site would be adjacent to a small number of existing residential properties, however, the impact upon these

space)	properties could be mitigated through a suitable design. Access could be made into the site within the need for an entry point that would significantly impact upon residential amenity. In terms of access to open space, the site would adjoin open fields, and would also be of a scale that would require the provision of internal play provision.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is not immediately adjacent to any significant level of housing provision. Access to key provisions is therefore unknown at this stage.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	The site does not fall within a flood risk area. However, there are water bodies within. The site would be of a size where SUDs could be utilised.
Suitability (assessment conclusion)	The site is well screened from both the south and the east by a significant tree and hedge planting. Nonetheless, this site, to the north of the railway line appears as somewhat detached from the village itself, both in terms of permeability – the only point of access being the railway bridge, and also in terms of its character – appearing as very much rural in context.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes, although there is no confirmed developer for this site.
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable however, there is no known developer.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is separated from the village of Staplehurst by open countryside. The council are currently defending an appeal for development to the south (car park for the station) which is considered to cause visual harm. Further development to the north of this site would cause additional harm. The railway line is considered a defined barrier, that the Council would not

wish to see development to the north of.

Links to the village are poor, and would rely on a single point of access across the railway bridge. This is not a particularly pleasant environment for those on foot.

There is a substantial amount of tree coverage within the site which would be impact by the proposal.

I therefore conclude that this is an unsustainable site, that is detached from the village centre. There would be significant visual harm should the site be developed. I therefore recommend that it be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-172
Site name/address	Church Street, Boughton Monchelsea.
Landowner	Unknown.
Agent	Bidwells.
Greenfield/PDL	Mainly Greenfield.
Site area (ha)	0.8 ha.
Proposed yield	Not specified.
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to rural settlement.
Site origin (e.g. Call for Sites)	Call for Sites for 2009 SHLAA.

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is a mixture of fields and cobnut platt, with some mature trees and a pair of dwellings. There are dwellings to the north and east, allotments to the west and open space to the south.
Current use	Agricultural cobnut platt and dwellings.
Adjacent uses	Residential, allotments and open space.
Planning and other designations (AONB, greenbelt etc)	Countryside and Southern Anti-Coalescence Belt.
Planning history	97/0160 – outline application for a bungalow (south-east corner of the site) - REFUSED
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation.	Yes. Inspector concluded limited job opportunities and facilities in Boughton Monchelsea so unsustainable, harm to character and appearance of the area and no overriding justification. Plan not modified. Also rejected in previous SHLAA due to lack of access. Current submission states access could now be provided, but no details of proposed location have been given.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Officer Comments</u> The site is reasonably well related to the existing pattern of built development in Boughton Monchelsea village. It would spread built development beyond existing building lines in a south-westerly direction. Existing built development to the north and east provides screening. Long range views are somewhat limited, but there are clear views across the open space to the south. Landscape Character Area Assessment: KEY CHARACTERISTICS • Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern Condition Assessment Very Poor

	Sensitivity Assessment Very Low Guidelines – Improve Consider the generic guidelines for Greensand Orchards and Mixed Farmlands • Conserve and improve the extent of woodland cover • Improve hedgerows and therefore habitat connectivity by gapping up where practicable • Improve the sense of place by maintaining remaining open space between swathes of development
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: <i>"The site is a number of fields which consist of intensively managed orchards and grassland fields. The fields are surrounded by hedgerows. Due to the intensive management of the site the suitable habitats for protected/notable species is probably limited to the boundaries of the individual fields, the scrub area and the neutral grassland field. Consideration will still need to be given to the potential of species being present including foraging bats, reptiles, breeding birds and flora (within the grassland field)."</i> Ecological Constraints Level 3 – Potential for minor ecological impacts.
Trees (inc. TPO, ancient woodland within and adjacent to site).	Cobnut Platt of 470 trees is protected by Tree Preservation order 9 of 1997. This is estimated to cover an area of around 1.07ha. Landscape Officer comments: "Tree Preservation Order (TPO) No. 9 of 1997 protects a rare cobnut platt to the south of the site. There are also significant trees in the northern portion of the site. There are no designated Ancient Woodlands. There are likely to be 'important' hedgerows on field boundaries."
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	None.
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: "Archaeology – In general area of Iron Age remains. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval."
PROW (within or near site)	None affected.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public	The submission states that there is a prospect of an access being created, although no details of this have been provided. There is currently no clearly available access to the site. KCC Highways comments: • "Site situated adjacent to existing residential

transport/walking/cycling	properties in Boughton Monchelsea. • Potential for access from Church Street. • The site is considered suitable for housing. It enjoys good access to the B2163 Heath Road, which has a good crash record, although there is a poor crash record at its junction with the A229 Linton Road, which forms the principal access route to the site from Maidstone and the surrounding area. A continuous footway link to Boughton Monchelsea village centre is provided on Heath Road and Haste Hill Road."
Access to services – distances from bus stop/rail station/shop/GP/school	Close to some facilities in Boughton Monchelsea, especially schools. KCC Highways comments: • "All of the village services within Boughton Monchelsea are within walking and cycling distance of the site and the bus stops on Heath Road and Church Street are served by Bus Route 59, which provides two return journeys a day to Maidstone."
Impacts on existing residential amenity (including access to open space)	Due to the layout of surrounding dwellings, the access (which is currently undefined) has the potential to cause unacceptable levels of noise and disturbance for neighbouring properties, but further details of the access would be needed.
Availability of utilities infrastructure – e.g. water/gas/electric)	Likely to be achievable.
Air quality/noise	No significant issues expected.
Land contamination	Not expected.
Flood zone/drainage	No
Suitability (assessment conclusion)	Development would be likely to require the retention of protected trees (cobnut platt). The site is reasonably well related to the existing pattern of built development, although it would spread the village to the south-west. It is close to a reasonable range of facilities in Boughton Monchelsea. There are some outstanding access issues.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Unknown.
Availability conclusion	Unknown if available –considered likely.

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)	
now – 2016	Unknown – stated to be “medium term”.
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site is reasonably well related to the existing pattern of built development in Boughton Monchelsea village. It would spread built development beyond existing building lines in a south-westerly direction, but would remain well related to the form of the existing village. Existing built development to the north and east provides screening. Long range views are somewhat limited, although there are clear views across the open space to the south. However, from the south there would, to a certain degree, be a backdrop of the existing village and the retention of the protected cobnut platt would also soften the visual impact. The site is well related to a reasonable range of facilities in Boughton Monchelsea, including especially schools. Although the specific position of the access has not been defined, it is considered that a suitable access could be achievable in principle. This detail could be secured under any future application, should this be made. There is the potential for minor ecological issues, but these are considered unlikely to preclude development, subject to appropriate mitigation. The land is not, due to its location, surroundings and relationship with other agricultural land, considered to be of such high value for agricultural use, (notwithstanding its grade), as to outweigh the housing need. The existence of the protected cobnut platt, (estimated to cover around 1.07ha) which would require retention, and other significant trees on site would constrain development and affect the yield. A realistic yield of a maximum of 25 dwellings is therefore considered suitable. ACCEPT Approximate Yield: 25

1. SITE INFORMATION	
Reference number	HO2-173
Site name/address	South of Court Lodge Cottages, Court Lodge Road
Landowner	Unknown
Agent	Alister Hume – Hillreed
Greenfield/PDL	Greenfield
Site area (ha)	4.3ha
Proposed yield	40-50 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Rural settlement
Site origin (e.g. Call for Sites)	Call for Sites (Phase 2)

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site lies (in a Special Landscape Area) in the open countryside to the north of Harrietsham village, and abuts the existing village development boundary in a very small section of to the north east. The site is detached from the main built up area of the settlement and physically separated by the railway line to the south and a strong wooded boundary to the east, with a lake beyond. The site is adjacent to the North Downs Area of Outstanding Natural Beauty immediately to the west and north. Several residential dwellings (Court Lodge Cottages) look directly on to the site along its northern boundary, which is quite open apart from some intermittent hedges and trees. These dwellings are situated along Court Lodge Drive, which is accessed via Church Road to the west. Court Lodge Drive is a private lane leading to Court Lodge Farm. A public footpath which runs along the western perimeter of the site connects Court Lodge Drive to the railway station. The southern, eastern and western boundaries of the site are tree lined and form strong boundaries with the adjacent fields to the west, railway line to the south and pond to the east.
Current use	Arable land
Adjacent uses	Residential, agricultural, transport (rail station close to boundary of site across rail line)
Planning and other designations (AONB, greenbelt etc)	Site is in the open countryside adjacent to AONB. Site is in a Special Landscape Area
Planning history	Rejected site (81) in previous SHLAA (2009). The site was rejected on the grounds that it is detached from the main built up area and physically separated by the railway to the south and a strong wooded boundary to the east, with a lake beyond...the site is a field in open countryside and any development here would have a detrimental effect on the adjacent AONB.
Has site previously been considered in Local Plan Inquiry, if	No

so, record Inspectors recommendation	
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Several residential dwellings (Court Lodge Cottages) look directly on to the site along its northern boundary, which is quite open apart from some intermittent hedges and trees. Site is in Eythorne Vale Landscape Character Area, the key characteristics of which are: • Landscape to north of the railway line is situated within the Kent Downs AONB • Mixed woodland belts and blocks • Willow trees mark the location of drains and ditches • Narrow lanes which generally run against the contours south west to north east • Distinctive brick railway bridges • Major infrastructure routes along the south western periphery Condition Assessment Good Sensitivity Assessment High Guidelines Conserve • North of the railway line, the landscape is situated within the Kent Downs AONB. The Kent Downs AONB is a nationally important designation which offers a high level of development constraint • Conserve the traditional setting of listed buildings and soften the impact of recent farm buildings through native planting • Avoid infill development and expansion across the downland at Harrietsham and Hollingbourne
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecology state that: The site is adjacent to an area of ancient woodland on the eastern boundary. The site is an arable field which is surrounded by mature hedgerows along the southern and Western boundary. The site is also adjacent to the railway line which will increase connectivity to the site. There are a number of water bodies within 100 m of the site so consideration will need to be given to the presence of GCN. The boundaries have the highest potential of containing protected/notable species including bats, reptiles, GCN and breeding birds. The Ecological Constraint level is graded at 2: Potential for moderate ecological impacts Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat)

	with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Tree Preservation Order (TPO) No. 3 of 1964 protects a large area of trees immediately east of the site. There are also significant trees on the southern boundary adjacent to the railway together with a number on the northern boundary and adjacent to protected trees on the eastern edge. Ancient woodlands (<i>from 'a revision of the Ancient Woodland Inventory for Maidstone borough, August 2012'</i>) There are no designated Ancient Woodlands. Hedgerow status: The hedgerow along the western boundary is potentially 'important' under the Hedgerow Regulations.
Agricultural land quality	Land is classified as grade 2 (very good).
Heritage impacts (Listed building, conservation area)	Comments from MBC Conservation officer are as follows: Historic Buildings: Development of this site would impact upon the secluded setting of two listed buildings – the former boathouse/ gazebo (Grade II*) and Lake Cottage. Conservation Areas: None affected. Historic Parks and Gardens: The two listed buildings lie within ornamental grounds laid out with ponds which were formerly associated with Stede Hill. These ponds and grounds are of at least 18th century date, although the ponds may conceivably have originated as medieval fishponds. Development of this site would adversely affect the setting of these ornamental grounds.
Archaeology (SAM etc.)	No known issues
PROW (within or near site)	KH207A runs along the western perimeter of the site – connecting Stede Hill to the railway station
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	<u>Comments from KCC Highways are as follows:</u> • Site located adjacent to existing residential properties in Harrietsham. • Site accessed from Court Lodge Road, which is a private, single carriageway lane. • The site is considered suitable for a limited quantum of housing in view of its relatively unsustainable location and the restricted nature

	of the surrounding local highway network. It enjoys relatively good access to the A20 Ashford Road via Church Road, which has a good crash record. However, there is no footway present for part of its length, which would need to be addressed. Court Lodge Road may also need to be widened to safely accommodate the traffic generated by the development. - Many of the village services within Harrietsham are within walking and/or cycling distance of the site, subject to the provision of formal pedestrian facilities, including the railway station, which is served by hourly train services to Ashford, Bearsted, Maidstone, Bromley South and London Victoria on weekdays. The bus stops on Ashford Road are served by Bus Route 10, which provides an hourly service to Ashford, Bearsted and Maidstone on weekdays. - It is recommended that Network Rail be consulted on this site given the proximity of the Ashford to Maidstone railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is very close to the train station (approx 300m from centre of site), and if a safe crossing of the railway line was in place, a number of other services would be easily accessed and would fall within approx 750m (shop, PO, Pub). The medical centre and village Hall is close to the site (500m from centre of site)
Impacts on existing residential amenity (including access to open space)	Only the southern half of the site is proposed for development. However, views from Court Lodge Drive would be compromised and structural landscaping would be required to minimise impacts.
Availability of utilities infrastructure – e.g. water/gas/electric	There are existing residential dwellings in close proximity to site. Further connections should not be a problem.
Air quality/noise	Site lies adjacent to Ashford-Maidstone railway line. Mitigation measures will be required.
Land contamination	No known issues
Flood Risk (zone/drainage)	No known issues
Suitability (assessment conclusion)	The site is detached from the main built up area of Harrietsham and physically separated by the railway to the south and a strong wooded boundary to the east, with a lake beyond. The site is located within the open countryside assessed by the LCA as good condition and high sensitivity. Any development here would have a detrimental effect on the adjacent AONB.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	• Whole site is available • No existing uses • Willing developer • No existing tenancy or lease agreement
Availability conclusion	Site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No known issues
Achievability conclusion	Site is achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	x
2016 – 2021	x
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Whilst this site is close to the village of Harrietsham and the services it provides, it lies within the open countryside and is somewhat disjointed from the existing built up area. Development of this site would have a detrimental effect on the Kent Downs Area of Outstanding Natural Beauty.

REJECT

Approximate yield: 0

1. SITE INFORMATION	
Reference number	HO2-174
Site name/address	South of Grigg Lane, Headcorn
Landowner	
Agent	Alister Hume (Persimmon Homes)
Greenfield/PDL	Greenfield
Site area (ha)	1.8 ha
Proposed yield	150 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to village (RSC).
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located to the east of Headcorn, on the southern side of Grigg Lane. To the east of the site is an agricultural business, and to the west residential properties. To the north is a housing development currently under construction. To the south is undeveloped land. The land is relatively flat, although does fall southwards. The land is bound to the north by hedgerow – with some sporadic tree planting within the site. There is a cluster of trees at the southern end of the site.
Current use	Undeveloped land
Adjacent uses	Residential and agricultural.
Planning and other designations (AONB, greenbelt etc)	Falls within an area identified as a SLA.
Planning history	N/A
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	N/A
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Low lying gently undulating clay landscape of the Low Weald. • Small fields with orchards, pasture, ponds and watercourses enclosed by thick native hedgerows creating an intimate atmosphere. • Dominance of mature oak trees as imposing hedgerow trees and sometimes within fields where hedgerows have been lost. • Large scale open fields where hedgerows have been removed for intensive arable cultivation. • Sparse scattered small woodlands. • Winding roads with wide verges bounded by ditches and mixed native hedgerows. • Historic buildings scattered through the landscape and in the historic cores of Staplehurst and Marden. Condition Assessment: Good Sensitivity Assessment: High

	Guideline: Conserve.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	3 grassland fields which have patches of rough grassland and mature trees around the boundary of the SW and SE fields. There is a hedgerow along the western and northern boundary of the whole site. There is a pond adjacent to the site and a number of ponds within the surrounding area consideration will need to be given to the presence of GCN. There is some potential for protected/notable species present including breeding birds and bats.
Trees (inc. TPO, ancient woodland within and adjacent to site)	Some trees on site – none protected.
Agricultural land quality	Grade 4.
Heritage impacts (Listed building, conservation area)	There are no listed buildings within the site or in close proximity of the site.
Archaeology (SAM etc.)	Nothing known.
PROW (within or near site)	N/A
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site situated within close proximity of the Headcorn village boundary. • Site accessed from Grigg Lane. • The site is considered suitable for housing, subject to constraints. It enjoys good access to the A274 primary route via Grigg Lane and Oak Lane, which have a good crash record, although the eastward extension of the 30mph speed limit beyond the site access may be required. However, forward visibility is poor in places, the road passes close to residential properties and it is not wide enough for two large vehicles to pass. These constraints may limit the quantum of development that can be achieved on this site and appropriate mitigation may be required if proven necessary though the submission of a Transport Assessment. • The site is within walking and cycling distance of many of the residential properties and services in Headcorn village, although the footway on Grigg Lane would need to be extended to the site access. • The site is also in relatively close proximity to both the A274, served by Bus Route 12, which provides an hourly service to Maidstone and Tenterden on weekdays, and Headcorn Station, which is served by half-hourly train services to Ashford, Staplehurst, Paddock Wood, Tonbridge and London Charing Cross.
Access to services – distances from bus stop/rail station/shop/GP/school	Mainly located in Headcorn village centre (approximately 0.65km).
Impacts on existing residential amenity (including access to open space)	The site would be adjacent to a number of existing residential properties, however, the impact upon these properties could be mitigated through a suitable design. Access could be made into the site within the need for an entry point that would significantly impact upon residential amenity. In terms of access to open space,

	the site would adjoin open fields, and would also be of a scale that would require the provision of internal play provision.
Availability of utilities infrastructure – e.g. water/gas/electric	The site is immediately adjacent to any significant level of housing provision. Access to key provisions is therefore assumed to be acceptable.
Air quality/noise	N/A
Land contamination	N/A
Flood Risk (zone/drainage)	Small area may be in Flood Zone 3. No objection to development for residential purposes provided no development within Flood Zone 2 or 3.
Suitability (assessment conclusion)	Site is not detached from existing settlement, but further development on this eastern side of Headcorn would erode the openness of the countryside further.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Yes.
Availability conclusion	The site is available.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	N/A
Achievability conclusion	The site is deliverable.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

I consider that this would be an acceptable site to see brought forward. The site is bound to the west and to the north by development – both existing and planned, and the topography of the land is such that there would be little long distance harm should development take place.

There are small flooding issues, but these could be overcome by the layout/design of the development. Likewise with the impact upon ecology.

The yield of 55 seems relatively high with these constraints borne in mind, however, further analysis of these matters may address this concern. I would not automatically suggest a lower figure as a result.

The site is available, and the developer is known to be keen to bring the site forward.

I consider this a good site for development subject to the matters above being fully considered.

ACCEPT

Approximate Yield: 55

1. SITE INFORMATION	
Reference number	HO2-175
Site name/address	Green Lane, Langley
Landowner	Not Known
Agent	Peter Court
Greenfield/PDL	Greenfield
Site area (ha)	0.6 for development (larger site 6.4)
Proposed yield	Not known
Within settlement, adjacent to settlement or countryside	Adjacent to settlement
Site origin (e.g. Call for Sites)	Call for sites. The larger site was submitted as part of the call for sites for the 2009 SHLAA. It was rejected for the following reasons: <i>"Development in the location would constitute a substantial extension, out of scale with the existing settlement. The site relates poorly to the village. The Highway Authority's view is that Green Lane, on to which the site would access, is of poor standard."</i>

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is part of a larger site currently utilised as a nursery for trees, which are then sold on in garden centres. There a number of trees (some significant) and hedgerows to the boundaries of the site.
Current use	Nursery for the growing of trees for onward sale at garden centres
Adjacent uses	North: Residential properties within the settlement of Langley Heath; East: Some residential and open countryside; South: A few residential dwellings on Green Lane, then open countryside; West: The remainder of the larger site (i.e. tree nursery).
Planning and other designations (AONB, greenbelt etc)	Southern anti-coalescence belt
Planning history	None
Has site previously been considered in Local Plan enquiry.	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • Small scale field pattern for orchard and soft fruit production • Grazed pasture • Species rich native hedgerows • Small mixed woodland blocks • River Len situated in shallow valley to the north • Numerous vernacular style buildings and use of local materials • Pockets of high density, recent development. Condition Assessment: Very Good Sensitivity Assessment: Very High

	Consider the generic guidelines for Greensand Orchards and Mixed Farmlands • Conserve and enhance the species rich hedgerows • Conserve the small scale, historic, enclosed field pattern and areas of fruit production • Conserve the remote qualities of the Len Valley and its setting, and strengthen vegetation along the River Len and adjoining ditches to improve habitat connectivity • Conserve the traditional, rural setting of vernacular style buildings and Conservation Areas • Resist further conversion to intensive arable land • Conserve and enhance poplar shelterbelts and other vegetation which softens polytunnels and large agricultural barns • Avoid junction improvements which detract from the distinctive narrow country lanes.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	This site was arable in 2008, but the 2012 aerial photos suggest it has been intensively planted with trees. There is a hedgerow along the north, south west corner and eastern boundary. Site may have some potential for protected/notable species – but it will depend on what is growing within the site.
Trees (inc. TPO, ancient woodland)	Whilst there are currently no TPOs covering the site there are a number of significant boundary trees. There are no designated Ancient Woodlands. There may be 'important' hedgerows on site boundaries.
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	Two listed buildings, Ye Olde Cottage and The Old Farmhouse, lie a short way to the south of this site but are separated from it by a small area of residentially developed land. Development of this site would have only a low/medium adverse impact on the setting of these listed buildings.
Archaeology (SAM etc.)	KCC Archaeology Response:
PROW (within or near site)	Footpath KH364 runs to the north of the site.
Access (Highways) • Site access • Availability of public transport/walking/cycling	KCC Highways Response • Site situated adjacent to existing residential properties in Langley Heath. • Site accessed from Green Lane. • The site is considered suitable for a limited quantum of housing in view of its relatively unsustainable location and the restricted nature of the local highway network. It enjoys good access to the A274 Sutton Road via Horseshoes Lane, Heath Road and Green Lane, which have a relatively good crash record and adequate forward visibility. However, Green Lane is a single carriageway road with few passing places and there are no formal footways present.

	There are few services within walking or cycling distance of the site; however the nearby bus stops on Heath Road are served by Bus Route 12, which provides an hourly service to Maidstone, Headcorn and Tenterden on weekdays.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is adjacent to the settlement of Langley Heath which has a doctors' surgery, recreation ground/play area and village hall. There are a few other services within walking or cycling distance of the site, but the site is in walking distance of public transport (bus stops).
Air quality/noise	N/A
Land contamination	N/A
Flood zone/drainage	Small area may be in Flood Zone 3. No objection to development for residential purposes provided no development within Flood Zone 2 or 3.
Impacts on existing residential amenity (including access to open space)	There is the potential for highway issues for existing residents as access would be taken from the single width Green Lane. There would also be added pressure on services such as the doctors' surgery, village hall and recreation ground.
Utilities (availability of utilities infrastructure: water/gas/electric)	Utilities will be available to the adjacent settlement and the residential properties further down Green Lane.
Suitability (assessment conclusion)	The site relates poorly to the village. The Highway Authority's view is that Green Lane, on to which the site would access, is of poor standard.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	Land is in use as a nursery growing trees for future sale at garden centres. There is a willing landowner.
Availability conclusion	The site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There do not appear to be any abnormal costs or constraints identified with this site.
Achievability conclusion	Yes.

Timing (following assessment - when could the site be delivered?)

now – 2016	Yes
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

This site is available for development and there are no abnormal costs or constraints identified with it. It is however, poorly related to the village, which itself as limited services. The site's development also has the potential to have an adverse highway impact.

It is recommended that this site is rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-176
Site name/address	Whippet Meadow, Hockers Lane
Landowner	Mr M. Garner
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	1.75ha
Proposed yield	Density of 8 per acre
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The proposal site is an irregular shaped parcel of land that is flanked by the M20 to the north; ancient woodland and a Local Wildlife Site to the east; Hockers Lane to the west; and agricultural land to the south. The site is accessed is from Hockers lane, a single lane (two-way) road that is national speed limit at this point. There is a pavement on the western edge of the road but there is no street lighting. The site is set down from Hockers Lane, and there is well established planting surrounding the site which is largely grassed and open in feel. The site falls outside the confines of the urban area and Detling village; and is within the North Downs Special landscape Area and Strategic Gap.
Current use	Possible lawful whippet racing occurs.
Adjacent uses	Motorway to north. Wooded/open land on other sides.
Planning and other designations (AONB, greenbelt etc)	Countryside SLA Strategic Gap Adjacent Local Wildlife Site
Planning history	1950's application for residential development was refused; and site was given lawful use for whippet racing under MA/03/1575.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc.	<u>Thurnham Vale – Area 14</u>

long distance views); cumulative landscape impact; existing screening	KEY CHARACTERISTICS • The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>Bearsted Golf Course – Area 14.3</u> KEY CHARACTERISTICS • Golf course • Large block of mature broadleaf and coppice woodland • Garden boundary and field hedgerows • Vegetation belts and streams • Little development with mostly modern housing along surrounding lanes • Traditional buildings along Chapel Lane Condition Assessment - Good Sensitivity Assessment - Low REINFORCE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is adjacent to a Local Wildlife Site and Ancient Woodland. The site is a grassland field which contains a small area of rough grassland to the North of the site. The site is surrounded by hedgerow or mature trees and there is pond along the SE boundary. The site has potential for protected/notable species to be present - particularly along the boundaries, species include bats, reptiles and GCN. CONSTRAINT LEVEL - 2
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Tree Preservation Order (TPO) No. 6 of 1972 protects woodland to the northeast of the site and there are other significant trees on the western and eastern

	boundaries. Ancient woodlands (<i>from ' a revision of the Ancient Woodland Inventory for Maidstone borough, August 2012'</i>) Honeyhills Wood immediately adjacent to the northeast boundary is designated as ancient semi-natural woodland. Hedgerow status: There are potentially 'important' hedgerows.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2/3
Heritage impacts (Listed building, conservation area)	No significant issues.
Archaeology (SAM etc.)	Iron age/Romano-British activity to north – SCALE 3
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from Hockers Lane. • The site is considered suitable for a limited quantum of housing in view of its location outside of Detling village. It enjoys good access to the A249 via Hockers Lane and The Street, which have a relatively good crash record and a continuous footway link to the village centre and bus stops. • Many of the village services within Detling are within walking and/or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively. • It is recommended that the Highways Agency be consulted on this site given the proximity of the M20.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1091m from the nearest medical hub/GP. The site is 2197m from nearest secondary school. The site is 1449m from the nearest primary school. The site is 907m from the nearest post office. The site is 391m from the nearest sports facility. The site is 956m from the nearest play space. The site is adjacent to green space. The site is 775m from the nearest bus stop. The site is 1322m from the nearest train station. The site is 326m from the nearest cycle route.
Impacts on existing residential amenity (including access to open space)	No significant issues.

Availability of utilities infrastructure – e.g. water/gas/electric	Close to other properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.
Land contamination	No significant issues.
Flood Risk (zone/drainage)	No flood risk. <u>Groundwater and Contaminated Land</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. Additional information and guidance can be found on the Environment Agency website and in the document Groundwater Protection: Principles and Practice. <u>General Comments</u> <i>Geology</i> If the site is underlain by clay then the site is considered to be a lower risk from groundwater pollution because clay contains a low permeability. Groundwater which is found in a principal aquifer (limestone or sandstone) may be more at risk from contamination. <i>Source Protection Zones</i> They are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction. Not within source protection zone. <i>Sources of contamination</i> The site history should be considered because there may be a source of contamination which could affect controlled waters. A risk assessment will assess the likelihood and severity. There may be a requirement for site remediation to reduce the risk. Issues of concern may include sites which have previously been used for agriculture, industry or commercial use. <i>Drainage</i> The use of shallow soakaways in the Hythe Beds are not recommended as they can promote instability of the geology via washout of the sandier horizons, leading to the opening and enlargement of fissures within the Hythe Beds, and subsequent collapse.

	Drainage may be restricted in a source protection zone. Please see the document Groundwater Protection; Principles and Practice for additional advice and guidance.
Suitability (assessment conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	There are no significant constraints or delays apparent at this time. The site is surrounded by potentially important hedgerows and mature trees; and there is pond along the south-eastern boundary. The site has potential for protected/notable species to be present - particularly along the boundaries, species include bats, reptiles and GCN.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

If the site were to be considered for residential development, a low density development would be appropriate with a potential yield of around 30 dwellings per hectare. However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this greenfield site due to its isolated location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the area, consolidating existing sporadic development and causing unacceptable visual harm to the character and appearance of the countryside. The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not

be more accessible to services even if other sites were allocated; the site is not easily accessible to a medical centre/GP, primary school, a post office, bus stop, train station, employment site or play space; there is no street lighting; and the site is also not easily accessible by foot to a bus stop or train station.

The site is within a Special Landscape Area and within 50m to an Area of Outstanding Natural beauty, and any development of the site would have to assess the sensitive (nationally recognised) landscape hereabouts. In addition, there are significant arboricultural and ecological issues that would have to be addressed, given the site's boundary treatments and its close proximity to an ancient woodland and Local Wildlife Site.

Other concerns would be that future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-177
Site name/address	Top Meadow, Hockers Lane
Landowner	Mr M. Garner
Agent	N/A
Greenfield/PDL	Greenfield
Site area (ha)	0.76ha
Proposed yield	Density of 8 per acre of land
Is the site urban, adjacent to urban, rural settlement or rural	Rural
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The proposal site is an irregular square shaped plot of greenfield land that is outside the boundary of Detling village (to the south-east). The site is overgrown and there is a large pond located within the site. The land to the west is covered by a woodland Tree Preservation Order No. 14 of 2013, with Hockers Lane beyond (where there is vehicle access into the site); to the south is the CTRL and beyond this the M20; and to the east there is Local Wildlife Site and an Ancient Woodland (North Honeyhills Wood).
Current use	Wildlife Site.
Adjacent uses	CTRL, agricultural, and residential.
Planning and other designations (AONB, greenbelt etc)	Countryside AONB SLA Strategic Gap Local Wildlife Site CTRL
Planning history	Several 1990's applications associated to CTRL.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Not considered.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	<u>Thurnham Vale – Area 14</u> KEY CHARACTERISTICS

	• The landscape either forms part of, or the setting to, the Kent Downs AONB • Gently undulating North Downs scarp foot severed by the M20 and HS1 • Large blocks of woodland and belts of trees, including ancient woodland • Large arable, irregularly shaped fields • Ponds in association with Hollingbourne Village and Bearsted Golf Club • Villages, farmsteads and spring line settlements between the chalk and Gault Clay • Conservation Areas featuring strong use of local materials • Narrow, winding lanes, including the ancient Pilgrim's Way which is defined by high native hedgerows Condition Assessment - Moderate Sensitivity Assessment - Moderate CONSERVE AND IMPROVE <u>Thurnham Farmlands – Area 14.2</u> KEY CHARACTERISTICS • Large arable fields across undulating land • Pockets of smaller fields and paddocks around settlements • Mixed woodland blocks • Historic settlements recognised as Conservation Areas • Large isolated farmsteads and estates • Narrow lanes with hedgerow Boundaries Condition Assessment - Good Sensitivity Assessment – High CONSERVE
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site is a LWS and is adjacent to an Ancient Woodland. The site contains a large pond and is a mixture of rough grassland, scrub and mature trees. There is a high potential of protected/notable species being present including reptiles, GCN, water voles and bats. CONSTRAINT LEVEL - 1
Trees (inc. TPO, ancient woodland within and adjacent to site)	Tree protection status: Whilst there are no Tree Preservation Orders (TPOs) covering this site there are trees worthy of protection on the eastern and other boundaries (excluding the southern boundary) together with significant trees around the pond. Ancient woodlands (<i>from 'a revision of the Ancient</i>

	<i>Woodland Inventory for Maidstone borough, August 2012'</i>) Honeyhills Wood immediately east of the site is designated as ancient semi-natural woodland. Hedgerow status: There appears to be an 'important' hedgerow on the northern boundary.
Agricultural land quality	AGRICULTURAL LAND CLASSIFICATION - GRADE 2/3
Heritage impacts (Listed building, conservation area)	No significant issues.
Archaeology (SAM etc.)	Iron Age/Romano-British activity to west – SCALE 3
PROW (within or near site)	None.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site accessed from Hockers Lane. • The site is considered suitable for housing. It enjoys good access to the A249 via Hockers Lane and The Street, which have a relatively good crash record and a continuous footway link to the village centre and bus stops. • Many of the village services within Detling are within walking and/or cycling distance of the site and The Street is served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively. • It is recommended that High Speed 1 Ltd be consulted on this site given the proximity of the High Speed 1 railway line.
Access to services – distances from bus stop/rail station/shop/GP/school	The site is 1562m from the nearest medical hub/GP. The site is 2653m from nearest secondary school. The site is 1742m from the nearest primary school. The site is 697m from the nearest post office. The site is 669m from the nearest sports facility. The site is 1416m from the nearest play space. The site is adjacent to green space. The site is 617m from the nearest bus stop. The site is 1438m from the nearest train station. The site is 745m from the nearest cycle route.
Impacts on existing residential amenity	Nothing significant.
Availability of utilities infrastructure – e.g. water/gas/electric	Close to other properties and roads, so it is likely that connection to utilities would be possible.
Air quality/noise	No significant issues.

Land contamination	No significant issues.
Flood Risk (zone/drainage)	No flood risk. <u>Groundwater and Contaminated Land</u> We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. Additional information and guidance can be found on the Environment Agency website and in the document Groundwater Protection: Principles and Practice. <u>General Comments</u> <i>Geology</i> If the site is underlain by clay then the site is considered to be a lower risk from groundwater pollution because clay contains a low permeability. Groundwater which is found in a principal aquifer (limestone or sandstone) may be more at risk from contamination. <i>Source Protection Zones</i> They are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction. Not within source protection zone. <i>Sources of contamination</i> The site history should be considered because there may be a source of contamination which could affect controlled waters. A risk assessment will assess the likelihood and severity. There may be a requirement for site remediation to reduce the risk. Issues of concern may include sites which have previously been used for agriculture, industry or commercial use. <i>Drainage</i> The use of shallow soakaways in the Hythe Beds are not recommended as they can promote instability of the geology via washout of the sandier horizons, leading to the opening and enlargement of fissures within the Hythe Beds, and subsequent collapse. Drainage may be restricted in a source protection zone. Please see the document Groundwater Protection; Principles and Practice for additional advice and guidance.
Suitability (assessment	

conclusion)	The site is considered to be unsuitable for residential development.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. - No existing uses - Willing landowner - Willing developer - Existing tenancy or lease agreement	The site has a willing landowner who indicates that the site is available for immediate delivery.
Availability conclusion	The site is available for housing if required.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Whilst the site would need to be cleared this in itself is not a significant constraint. There is a high potential of protected/notable species being present including reptiles, GCN, water voles and bats. The site is close to a M20 hotspot and AQMA.
Achievability conclusion	Development could be achieved.

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

If the site were to be considered for residential development, a low density development would be appropriate with a potential yield of around 30 dwellings per hectare. However, notwithstanding the potential site capacity, it is not considered that this is an appropriate use for this site due to its isolated location. Indeed, whilst there may be no overriding consultee objections to delivering a residential scheme on this site, the redevelopment of the site would transform the existing character of the sensitive landscape, consolidating existing sporadic development and causing unacceptable visual harm to the character and appearance of the countryside that falls within a nationally recognised AONB.

The site is not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated; and the site is not easily accessible to a medical centre/GP, primary school, post office, play space, bus stop, train station or employment site.

In addition, there are significant arboricultural and ecological issues that would have to be addressed, given the site's condition and its close proximity to an ancient woodland and Local Wildlife Site. Other concerns would be that future occupiers of the site may be adversely impacted by traffic noise, and noise/vibration from the nearby M20 Motorway and CTRL.

It is therefore considered that the site should be rejected.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-178
Site name/address	NEW CUT ROAD AND BEARSTED ROAD, MAIDSTONE
Landowner	Not Known
Agent	Peter Court Associates
Greenfield/PDL	Greenfield
Site area (ha)	0.56 ha
Proposed yield	Not known at this point
Within settlement, adjacent to settlement or countryside	Edge of urban boundary
Site origin (e.g. Call for Sites)	Call for sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises a corner plot at the junction of New Cut Road and Ware Street. This junction has seen some extensive works within recent months providing access for KIMS located opposite and the proposed site lies adjacent to this new roundabout. The site is reasonably open in character and is set on a lower level than the road by approximately 1m/1.5m and currently dense rough grassland. This grassland extends to the boundaries with the highway. The site also has a stream which runs along its eastern and southern boundary linking to Vinters Park in the west. As a result together with the low level of this land, the land appears to be boggy in places particularly during winter months. Also bordering the eastern and southern boundaries is a densely planted area of woodland linking to that extending along Ware Street itself. The site is on the edge but within the urban boundary and within an area allocated for public open space under policy ENV24 of the MBWLP 2000. The site is in a prominent location and due to its open character, is significantly visible from both New Cut Road, Ware Street and Bearsted Road.
Current use	Rough grassland – Allocated open space
Adjacent uses	To the south of the site is the Grove Green residential area. Immediately adjacent to the site to the west is an area of grassland and woodland. A number of retail uses as well as the KIMS site exist close by to the northern side of the Bearsted Road.
Planning and other designations (AONB, greenbelt etc)	The site is within the Strategic Gap, lies opposite the SLA and AONB of the downs. To the west of the site is an area of Local Landscape Importance comprising Vinters Park.
Planning history	Some historic planning history. Most recent and appropriate is MA/98/0872 granting consent for the use of land as an area of open space.
Has site previously been considered in Local Plan	The site was assessed as part of the MBWLP 2000 and as part of the previous SHLAA in 2009
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc.	59.Site falls within character area 14-1 – Weaving Fringes

long distance views); cumulative landscape impact; existing screening	60.Key Characteristics (blue box) • Large buildings and building complexes • Blocks of mixed and coppiced woodland • Busy roads • Pasture • Shelterbelts and clumps of woodland • Low lying ground with a series of small ponds to the north east 61.From Summary of Analysis Box • Condition Assessment = Moderate • Sensitivity Assessment = Low 62.Guideline = Improve and Reinforce • Consider the generic guidelines for Gault Clay Vale • Improve and reinforce the more distinctive and characteristic elements, e.g. ancient woodland, streams, traditional buildings and open landscape at Newnham Court Farm, which strengthen the setting of the Kent Downs AONB • Avoid significant encroachment of the urban edge where it would detract from the open foreground to the Kent Downs AONB
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The site has some ecological value. KCC Ecology Response – The site contains areas of Ancient Woodland and is adjacent to a LNR. It is an area of rough grassland and woodland and there is a stream/ditch running between the rough grassland/woodland area. There is good connectivity to the surrounding area increasing the potential of protected/notable species to be present including reptiles, bats and water vole . (Level 1)
Trees (inc. TPO, ancient woodland)	Landscape officer Response – Tree protection status: Tree Preservation Order (TPO) No. 16 of 2011 protects one Ash tree on the boundary near the roundabout. The trees adjacent to the watercourse and at the back of the slope to east of the site make a significant contribution to the amenity of the area. Ancient woodlands (<i>from ' a revision of the Ancient Woodland Inventory for Maidstone borough, August 2012'</i>) There are no designated Ancient Woodlands.

	Hedgerow status: There are no 'important' hedgerows.
Agricultural land quality	It appears that the land is of an agricultural land quality grading of 2.
Heritage impacts (Listed building, conservation area)	There are no listed buildings or conservations areas within or in close proximity of the site. Therefore, any development at this site is unlikely to have any significant heritage impact. No comments received from Conservation Officer.
Archaeology (SAM etc.)	The site is undeveloped and is not highlighted as being within an area of archaeological potential. KCC Archaeology Response – Iron age and medieval to north – Level 4
PROW (within or near site)	There are two footpaths to the west of the site from which views of the site are possible. – KM46 and KM47
Access (Highways) • Site access • Availability of public transport/walking/cycling	KCC Highways Response – • Potential for access from New Cut Road and/or Bearsted Road, although KCC's preference would be for the primary vehicular access to be taken from Bearsted Road given the high peak period traffic flows present on New Cut Road. • The site is considered suitable for a limited quantum of housing in view of its location adjacent to a heavily trafficked roundabout junction. It enjoys good access to the to the A249 Sittingbourne Road, A20 Ashford Road and M20 Junction 7 via New Cut Road, which has a relatively good crash record, although there are no footways present in close proximity to the site, which should be addressed. • All of the local services within Grove Green are within walking and cycling distance of the site, subject to the extension of the footway on New Cut Road to the site access and the provision of appropriate crossing facilities. The nearby bus stops on Bearsted Road are also within walking distance of the site and are served by Bus Routes 333 and 334, which provide a combined half-hourly service to Maidstone and Sittingbourne, with onward connections to Faversham and Sheerness respectively.
Access to services – distances from bus stop/rail station/shop/GP/school	There is a bus service within Grove Green 370m to the south of the site. There is also a bus stop on Bearsted Road 400m to the west. Bearsted Rail station is located 1.5 miles to the west. Local shops are provided within the locality with the

	Newnham Court area and a large supermarket both close by within walking distance. Local Schools and GP services are both provided in Bearsted and lies some 1.7 miles to the south west.
Air quality/noise	The site is on the boundary of the AQMA and is adjacent to a busy road forming a major route around the town. Therefore, there may be issues regarding air quality and noise at this site.
Land contamination	The site is not within a landfill area and so there are unlikely to be contaminated land issues.
Flood zone/drainage	Site is not detailed as being within a flood zone, although due to its low level and proximity to a stream, the site is liable for possible flooding. EA – No comments raised.
Impacts on existing residential amenity (including access to open space)	There are no residential properties within close proximity of the site. There would therefore not be any significant amenity issues.
Utilities (availability of utilities infrastructure: water/gas/electric)	There are no existing facilities within the site, although due to its urban boundary location facilities exist nearby and could be provided within the site.
Suitability (assessment conclusion)	<u>For</u> • The site is within a sustainable location. • Good access to highway network and surrounding services. <u>Against</u> • Unclear development proposal. • Poor housing yield. • Site would see the loss of some significant established grassland with ecological potential. • Difficulties in developing the site due to the lower land level, the existing stream running along boundaries and established trees. • Site forms part of landscaped boundary fronting this area setting the boundary to the urban area and the change in development. Development would alter this character.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Unknown
Availability conclusion	Unknown

4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Difficulties in developing the site due to the lower land level, the existing stream running along boundaries and established trees.
Achievability conclusion	May not be achievable

Timing (following assessment - when could the site be delivered?)	
now – 2016	X
2016 – 2021	
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS
The site would see the loss of some significant established grassland with ecological potential. There are likely to be difficulties in developing the site due to the lower land level, the existing stream running along boundaries and established trees which may also lead to flooding issues. The site forms part of landscaped boundary fronting this area setting the boundary to the urban area and the change in development. Development would alter this character. Because of these reasons it is recommended that the site be rejected. REJECT Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-179
Site name/address	Upper Horseshoe Farm, Dean Street, East Farleigh.
Landowner	Mrs Kay Sharp and others (names not known).
Agent	-
Greenfield/PDL	Greenfield.
Site area (ha)	16/17 acres. Not specified in hectare.
Proposed yield	Not specified.
Is the site urban, adjacent to urban, rural settlement or rural	Rural.
Site origin (e.g. Call for Sites)	Call for Sites

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site comprises mainly open fields with some tree coverage. It is generally fairly flat. The site occupies a prominent position at the corner of Heath Road and Dean Street and is mainly of linear form, fronting the road. There is a less built up frontage, with only a scattering of dwellings, to this part of Heath Road.
Current use	Agricultural.
Adjacent uses	Agricultural and some residential.
Planning and other designations (AONB, greenbelt etc)	Countryside only.
Planning history	93/1810, 82/0304, 81/1062, 79/1130, 79/0423, 76/0074 & 74/0183 were all applications for either one or two dwellings and were all refused.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation.	No.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	Development would consolidate built development in the open countryside to a degree which is out of character with its surroundings and would adversely affect the openness of the countryside. Development would not relate well to existing patterns of built development and the site is not visually related to the village of Coxheath. Landscape Character Area Assessment: "KEY CHARACTERISTICS • Plateau above Greensand Ridge • Orchards and soft fruit production • Broadleaf woodland with sweet chestnut coppice • Extensive recent development at Coxheath • Long distance views across the Medway Valley to the North Downs Condition Assessment - Good Sensitivity Assessment - Moderate CONSERVE AND REINFORCE Gallants Flats - KEY CHARACTERISTICS ☐☐ Orchards

	☐ ☐ Tree lines and hedgerows ☐ ☐ Shelterbelts ☐ ☐ Arable fields Condition Assessment Moderate Condition Assessment Moderate ☐ ☐ Consider the generic guidelines for Greensand Orchards and Mixed Farmlands ☐ ☐ Conserve traditional orchard pattern where remaining and resist further loss of traditional field pattern ☐ ☐ Conserve trees along Gallants Lane and enhance this characteristic through planting new native trees where appropriate”
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	KCC Ecological Officer comments: “The site is adjacent to an area of Ancient Woodland. The Site consists of three fields of rough grassland and areas of scrub. All three fields are surrounded by dense hedgerows. There is a pond within 10m of the site. The Kent Habitat Survey identified it as Rank Neutral Grassland so there may be an interesting flora within the site. There is a good potential for protected/notable species to be present including reptiles, bats, GCN and breeding birds. Ecological constraints level 1 - potential for significant ecological impacts. Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways.”
Trees (inc. TPO, ancient woodland within and adjacent to site)	As a group, tree coverage contributes positively to countryside character. Landscape Officer comments: “Whilst the trees on the site are not currently protected there appear to be significant trees on the western edge and within the central southern portion of the site which merit protection by a TPO. There are no designated Ancient Woodlands. There are likely to be 'important' hedgerows on field boundaries.”
Agricultural land quality	Grade 2.
Heritage impacts (Listed building, conservation area)	None
Archaeology (SAM etc.)	KCC Archaeological Advisor comments: “Archaeology – Nothing known. Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.”
PROW (within or near site)	None affected.
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main	Onto B and C roads. KCC Highways comments: “Site located adjacent to existing residential properties in Dean Street.

highway network • Availability of public transport/walking/cycling	Potential for access from the B2163 Heath Road and/or Dean Street. The site is considered suitable for housing. It enjoys direct access to the B2163 Heath Road, which has a relatively good crash record and there are continuous footway links to Coxheath village centre."
Access to services – distances from bus stop/rail station/shop/GP/school	Relatively close to facilities in Coxheath. Pavement in between. KCC Highways comments: "All of the village services within Coxheath are within walking and/or cycling distance of the site and the nearby bus stops on Heath Road are served by Bus Route 89, which provides an hourly service to Maidstone on weekdays."
Impacts on existing residential amenity (including access to open space)	Unlikely to be significantly adverse, subject to detail.
Availability of utilities infrastructure – e.g. water/gas/electric)	Likely to be achievable.
Air quality/noise	No significant issues expected.
Land contamination	Not expected.
Flood Risk (zone/drainage)	No.
Suitability (assessment conclusion)	The site is relatively close to facilities, however, it is not related to existing patterns of built development or any settlement. It would involve a significant encroachment of the countryside and impact upon its openness.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	Unknown if all landowners are willing.
Availability conclusion	Depends on willingness of other landowners.

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected.
Achievability conclusion	Achievable.

Timing (following assessment - when could the site be delivered?)

now – 2016	✓
2016 – 2021	

2021 - 2026	
2026 - 2031	

5. CONCLUSIONS

Development would consolidate built development in the open countryside to a degree which is out of character with its surroundings and would adversely affect the openness of the countryside. Development would not relate well to existing patterns of built development and the site is not visually related to the village of Coxheath.

Notwithstanding this, access appears to be suitable, and the site is generally fairly well related to facilities in Coxheath village, which are within walking or cycling distance.

Proximity to Ancient Woodland is a constraint and site is considered to present significant ecological issues. There are also tree constraints.

There would also be a substantial loss of high grade agricultural land.

Considering all of the above, it is concluded that this site should not be accepted.

REJECT

Approximate Yield: 0

1. SITE INFORMATION	
Reference number	HO2-186
Site name/address	Ware Street, Thurnham
Landowner	Hillreed Homes
Agent	Alister Hume, Hume Planning Ltd
Greenfield/PDL	Greenfield
Site area (ha)	4.2ha (approx 3.66ha)
Proposed yield	90 – 120 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to urban
Site origin (e.g. Call for Sites)	Call for sites (2009) and late submission 2013

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is located on the north eastern edge of Maidstone, south of the A20 motorway and north of Ware Street. The site is located approximately 3.0km due east of Maidstone town centre. Ware street is an important local route around the northern edge of Maidstone and continues as the Bearsted Road before joining Junction 7 of the M20 motorway 1.5km to the north-west. Much of the road has been constructed in cutting up to 2.5 metres in depth with the steep embankments lined with trees and native hedgerows. The motorway is located, at its closest point, 0.85km to the north. The northern and western part of the site is heavily overgrown with scrub and mature tress. Land to the south east has recently been cleared which is related to the recent residential estate adjoining the south eastern boundary of the site. The landholding was previously in agricultural use and has been left fallow for a number of years with the grass cover now containing large patches of brambles and regenerating scrub. The gradient of the land rises to the north west and the site has strong hedgerow/tree boundaries. The site wraps around an existing 2 storey detached residential property which is accessed off Ware Street. To the north is Bearsted Golf Club and to the west is a large detached property set in large grounds. To the south is an existing residential estate consisting of 2 storey detached properties. The boundary along Ware Street consists of strong vegetation which restricts views into the site. The site is positioned above road level and at this point the site rises up to the north. To the east is a recent residential estate consisting of a mix of dwellings ranging from 2-2.5 storey and agricultural land, beyond this is the main Ashford-Maidstone railway line.

Current use	Undeveloped grassland
Adjacent uses	Residential, golf course
Planning and other designations (AONB, greenbelt etc)	The site is located outside but adjacent to the urban area as defined on the Local Plan Proposal Map. The site is located in a Special Landscape Area. Policy ENV34 of the adopted Local Plan requires attention to given to the protection and conservation of the scenic quality and distinctive character of the area and priority will be given to landscape over other planning considerations. The site is located within a Strategic Gap. Policy ENV31 of the adopted Local Plan states that any development which will significantly extend the defined urban area within the strategic gap will not be permitted. Land to the south east of the site is safeguarded for railway land under Policy T7 of the adopted Local Plan
Planning history	Nothing of significance on site but 37 houses and apartments were approved on land directly adjacent to the eastern boundary of the site in 2005. Development of this site has since been completed.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	The site was considered as an allocation in the local plan 2000 (for 50-60 units at 25dph) but was dismissed by the Inspector on the grounds that housing on the site would materially harm the rural character and appearance of the area and of this part of the North Downs SLA.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	TPO No. 12 of 2003 protects groups and individual trees on the site but there are unlikely to be any 'important' hedgerows under the Hedgerow Regulations. There is one group of trees and one individual tree to the east of the site together with two groups and a number of individual trees located within the western portion of the site. The site lies within Landscape Character area 14, Thurnham Vale and detailed character area 14-3, Bearsted Golf Course. The area lies within part of the foreground of the Kent Downs Area of Outstanding Natural Beauty (AONB). Views within the area stretch across the manicured landscape belonging to the golf course, but are not far reaching because of the extent of mature vegetation throughout the course and surrounding landscape. Views out of the area are restricted by woodland clumps and hedgerows. The golf course itself provides a slight urban edge influence on the landscape. However, the urban edge is not visible from within the area. The guideline for the area is 'reinforce' as the condition is good but the sensitivity is low. The relevant key summary of actions are as follows:

	• Reinforce the more distinctive and characteristic elements which strengthen the setting of the Kent Downs AONB • Avoid suburban influences and maintain the rural, undeveloped and well vegetated character of the landscape • Reinforce the ecological framework through maintaining and enhancing network of native planting across the golf course. The site is in the Thurnham Vale landscape character area – and sub area Bearsted Golf Course. The key characteristics are: • Large block of mature broadleaf and coppice woodland • Garden boundary and field hedgerows • Little development with mostly modern housing along surrounding lanes <u>Condition Assessment = Good</u> <u>Sensitivity Assessment = Low</u> The site lies on sloping ground at the foot of the North Downs scarp. The landscape surrounding the site is designated as 'Strategic Gap' in the adopted Local Plan (2000) and contains a number of isolated properties set back from Ware Street. Limited housing development also occurs on the minor lanes extending northwards off Ware Street to Detling and Thurnham. The landscape is generally contained by the undulating topography and large blocks of woodland but the character of the open areas is governed by a range of urban fringe land uses, which cover the intervening ground up to the motorway. A large property (Birling House) flanks the western site boundary, while a smaller detached dwelling (Fairways) removes a centrally placed strip of ground from the otherwise broadly rectangular shaped landholding. The eastern boundary abuts a recently completed housing development on land previously in industrial use and to the north is the Bearsted Golf Club.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	The county ecologist states that the site consists of rough grassland with mature hedgerows surrounding the site. In the NE and SW of the site there are patches of dense scrub. Trees are located throughout the site so previously may have been an orchard. The site has a high potential to be used by protected species including reptiles, roosting bats and breeding birds. There are a number of water bodies within the surrounding area so there is potential for GCN to be present. The site has good connectivity to the surrounding area. Site is graded as ecological constraint level 1 - potential for significant ecological impacts

Trees (inc. TPO, ancient woodland within and adjacent to site)	There are a number of TPOs on site, particularly in the western section, including along the site's boundary with Ware Street. A single oak tree is protected in the north east corner of the site.
Agricultural land quality	The site is Grade 2 quality
Heritage impacts (Listed building, conservation area)	In principle this site could be developed without adverse impact on any heritage assets. There is no record of the site being the subject of any archaeological finds or monuments. Substantial landscaping along the north-eastern boundary would help to minimise any impact on the listed Chapel Lane Farmhouse.
Archaeology (SAM etc.)	From County Archaeologist: There are no designated heritage assets on or near the site of interest. There are no HER sites either recorded within the site or nearby. The site seems to have low archaeological potential and would be rated at KCC Level 4.
PROW (within or near site)	Footpaths run along both sides of Ware Street and link into the adjacent estate pedestrian network. A PROW runs along the western boundary starting close to the entrance to Fairway on Ware Street, then running beside Birling House, across the Golf Course to join Hockers Lane immediately to the north of the line of houses on the road. A non-dedicated footpath runs outside the northern boundary with the consent of the golf club and links the PROW running through the site with another PROW on Chapel Lane
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	• Site located adjacent to existing residential properties within Bearsted. • Site accessed from Ware Street, via a recently constructed access (Edelin Road) to the adjacent Bellway residential development. Visibility splays at the junction between these two roads are adequate. • The site is considered suitable for housing in view of its sustainable location and ready access to the strategic road network. • The site enjoys good access to the A249 Sittingbourne Road and M20 Junction 7 via Ware Street and Bearsted Road, which have a relatively good crash record. There are continuous footway links between the site and Bearsted village centre. • All of the village services within Bearsted are within walking and/or cycling distance of the site, including the railway station, which is served by half hourly train services to Ashford, Maidstone, Bromley South and London Victoria on weekdays. The nearby bus stops on Ware Street are served by Bus Route 19, which provides an hourly service to Maidstone Town Centre on weekdays. •
Access to services – distances from bus stop/rail station/shop/GP/school	• Site is <800m from Bearsted Rail Station on Ware Street • 1km from local shops and pub along Ware Street

	• Nearest primary (Roseacre) school is 1.25km from site • Bus stops on Ware Street are within walking distance • Nearest GP surgery is approx 2km from site
Impacts on existing residential amenity (including access to open space)	The development of this site would not impact on access to open space but would have an impact on properties adjoining the site.
Availability of utilities infrastructure – e.g. water/gas/electric	Should not be an issue due to the number of properties in close proximity to the site.
Air quality/noise	No known issues
Land contamination	No known issues
Flood Risk (zone/drainage)	Flood Risk We have no objection to the principle of residential development at this location. However, there are risks of surface water flooding on Ware Street and so particular attention should be given to means of surface water disposal from the site. Runoff should be limited to no more than existing Greenfield runoff rates and if possible, reduced from this rate. Sustainable drainage techniques should be used to manage surface water disposal. Biodiversity As long as the eastern boundary of the site is set back far enough (at least 8m) from the stream and drainage (water quality and quantity) is managed in such a way as to avoid direct impacts on the watercourse, then development at this site is unlikely to significantly impact on any water dependent species or habitats. To achieve this, however, the watercourse must be considered to be a wildlife corridor (paragraph 117 in the NPPF) between Local Wildlife Sites MA61 Mote Park and River Len, Maidstone and MA29 Honeyhills Wood, Clayswood & meadows, Bearsted and provided with appropriate protection. Groundwater and Contaminated Land We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. The documents provided indicated that there is an area of "Restored Land" and information will need to be provided to indicate that this is suitable for use. The site is located on a principal aquifer and within a SPZ3.
Suitability (assessment conclusion)	For: • The site is within a sustainable location • Good access to surrounding highway network and local services

	• Good relationship to the existing urban residential areas to the south of Ware Street Against: • Site is in the strategic gap on scarp slope of AONB • Land provides some landscape and ecology quality - high potential to be used by protected species including reptiles, roosting bats, breeding birds and Great Crested Newts The previous SHLAA states that the site's proximity to a primary school, local shops and services makes this a suitable location for the creation of a sustainable development of approximately 100 dwellings. This remains the case and the site is still considered suitable for development, provided mitigation measures are in place with respect to the stakeholder comments above.

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	No existing uses, willing landowner and developer.
Availability conclusion	Site is available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No abnormal constraints identified
Achievability conclusion	Site is achievable

Timing (following assessment - when could the site be delivered?)

now – 2016	X
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

Development at this site would extend the grain of development to the north of Ware Street, which is largely free from dense residential development in this area save for some linear development on Hockers Lane and the recently built residential units immediately to the east of the site at Edelin Road. Whilst this would compromise the strategic gap and have a potentially negative impact on the character of Ware Street, I do not consider that this would be a significant impact to resist development altogether. In addition to this, the need to provide sites suitable for housing holds significant weight which outweighs this visual harm.

The previous SHLAA states that the site's proximity to a primary school, local shops and services makes this a suitable location for the creation of a sustainable development of approximately 100 dwellings. This remains the case and the site is still considered in principle suitable for development, provided mitigation measures are in place with respect to the stakeholder comments above.

ACCEPT

Approximate yield: 145

1. SITE INFORMATION	
Reference number	HO2-187
Site name/address	Medway Street, Maidstone
Landowner	Maidstone Borough Council
Agent	N/A
Greenfield/PDL	PDL
Site area (ha)	0.23
Proposed yield	40 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Council owned land

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	The site is an operational surface level pay and display car park, located to the South of Medway Street and to the East of Fairmeadow. The site is located within the town centre. Commercial premises adjoin the Eastern end of the site. Offices are located opposite the site, along the Northern side of Medway Street. There are hostel buildings to the South of the site. The site slopes downwards towards Fairmeadow. The Eastern bank of the River Medway is approximately 70 metres away from the Western boundary of the site, on the opposite side of the Fairmeadow.
Current use	Pay and Display surface level car park.
Adjacent uses	Commercial premises (offices and retail) and hostel buildings.
Planning and other designations (AONB, greenbelt etc)	In the MBWLP 2000 the site was designated as a T14 site for car park redevelopment. The Eastern part of the site is within the Economic Development Area ED2(xxv) of the MBWLP 2000.
Planning history	76/1390 - Change of use from car showroom to retail class I. 76/0621 - Projecting sign was granted on 23/7/76 77/0519 - Illuminated shop fascia signs and projecting sign was refused on 19/7/77. 77/0518 - A new shop front was granted on 23/8/77. 97/0422 - An application for a five year temporary planning permission for the use of No. 7 Medway Street as a car sales showroom with ancillary offices at No. 32B High Street together with alterations to the external appearance of the northern (i.e. front) elevation of No. 7 Medway Street and the retention of the existing twelve car parking spaces upon the forecourt was granted on 31/10/979. 98/0524 - To demolish existing multi-storey car park,

	retail unit, surface car parking and sheds to the rear of 34 High Street. To erect a 7 storey multi-storey, 492 space, car park with storeys, 100 bedroom hotel, 204sq.m. retail unit (A3) pedestrian route and landscaped forecourt was granted 24/7/98. 99/0106 - To demolish existing multi-storey car park, retail unit, surface car parking and sheds to the rear of 30-34 High Street. To erect a 7-8 multi-storey, 487 space car park with 6 storey, 116 bedroom hotel, 293 square metres retail unit (A3), pedestrian route and landscaped forecourt. To carry out reinstatement works to the rear of 30-34 High Street was withdrawn by MBC.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	Paragraph 6.90 Objection DT0132 relates to a site-specific proposal (Medway Street multi-storey car park) and no modification is called for with respect to its detailed development. The site is obviously within the floodplain of the River Medway and no doubt the Environment Agency will be consulted on its detailed redevelopment, as envisaged in the Local Plan. The same considerations of flooding, road access and public safety would no doubt apply to the nearby Fremfins Brewery site (R3) which would accommodate substantial parking provision and is now the subject of planning permission.
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	No landscaping on site or within the surrounding area. The area is heavily built up and the buildings surrounding the site are of varied age, appearance, height and of varied architectural detail. The site is within the urban area and not within a landscape character assessment area.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No ecology concerns.
Trees (inc. TPO, ancient woodland within and adjacent to site)	There are no protected trees on the site, no Ancient Woodlands and no important hedgerows.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	No listed buildings on site and outside of the conservation area.
Archaeology (SAM etc.)	Adjacent to Corpus Christi Hall(Grade II*) medieval complex which includes a wall (Grade II) along northern boundary; medieval buried structural remains associated with Corpus Christi Hall may survive on site; site of former Phoenix Ironworks Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible Archaeological Deskbased Assessment recommended to clarify issues associated with Corpus Christi Hall and Phoenix Ironworks
PROW (within or near site)	No PROW
Access (Highways)	The site has good access via Medway Street and

• Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	Fairmeadow. This site is in a town centre location, with excellent access to public transport, employment, education and retail facilities, KCC have very few highway concerns. Parking provision of one space per dwelling or less is acceptable in these locations, which would enable yields to be maximised. Depending on the nature and quantum of housing, KCC may be minded to collect contributions for the proposed Bridges Gyratory capacity improvements.
Access to services – distances from bus stop/rail station/shop/GP/school	The town centre location means that bus stops, railway stations, shops, GP and schools are all located within 1km of the site.
Impacts on existing residential amenity (including access to open space)	There are hostels adjacent to the site but impact on the amenity on these residents would be low. Site has good access to the river bank and riverside walk. Public parks such as Whatman Park and Brenchley Gardens are within walking distance.
Availability of utilities infrastructure – e.g. water/gas/electric	The town centre site would have access to utilities.
Air quality/noise	This is an unsuitable site for housing from an Environmental Health (EH) perspective. At this locality, all three major EH factors are of equal significance. The level of traffic here is very high and often fast-moving with consequent elevated air pollution. We have a continuous air pollution monitoring station close by at the Fairmeadow roundabout. This has been in operation since 1999 and continues to measure high levels of air pollution. Consequently, both noise and air quality assessments are important and should be carried out.
Land contamination	This vicinity has also been of significance historically. Historic maps from the 19th century show the site with now-defunct industrial buildings and processes, especially metal working and brewing. It is unlikely that all, or even most of the historic contamination would have been addressed, as previous development before 2000 would not have had much requirement for historic contamination to be investigated and notified. A land contamination assessment is therefore essential here.
Flood Risk (zone/drainage)	Flood Risk The site is shown to be located within flood zones 2 and 3 and residential development would be subject to passing the sequential and exception tests in accordance with the NPPF (and technical guidance). Any subsequent planning permission would require a detailed flood risk assessment which should include flood mitigation measures and detailed surface water drainage proposals in order to reduce the risk of flooding at the site. The 'less vulnerable' land uses outlined within Table 2 of the NPPF TG would be considered appropriate for this

	site without the application of the Exception Test, but the developer will still have to demonstrate that the flood risk has been taken fully into account; all practicable measures should be implemented to ensure the risk to the site (and its users) will be minimised throughout its likely lifetime. Groundwater Protection We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. Additional information and guidance can be found on our website and in the document Groundwater Protection: Principles and Practice (GP3). The following general criteria will be considered when the planning application is submitted. Geology If the site is underlain by clay then the site is considered to be a lower risk from groundwater pollution because clay contains a low permeability. Groundwater which is found in a principal aquifer (limestone or sandstone) may be more at risk from contamination. Please note that the Weald Clay contains bands of limestone. Source Protection Zones (SPZ) They are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction. Sources of contamination The site history should be considered because there may be a source of contamination which could affect controlled waters. A risk assessment will assess the likelihood and severity. There may be a requirement for site remediation to reduce the risk. Issues of concern may include sites which have previously been used for agriculture, industry or commercial use. Drainage The use of soakaways in the Hythe Beds are not recommended as they can promote instability of the geology via washout of the sandier horizons, leading to the opening and enlargement of fissures within the Hythe Beds, and subsequent collapse. Drainage may be restricted in a Source Protection Zone. Geology is Weald Clay. Site is not located within a Source Protection Zone
Suitability (assessment conclusion)	The site is previously developed land within the urban area (town centre). It would be a suitable residential

	development site.
	Approximate Yield: 40

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The car park is owned and operated by Maidstone Borough Council who has indicated that the land is available in the near future.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	Development should be achievable on the site.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is previously developed land in a sustainable location with good access within the urban area. There are concerns regarding flooding, air quality, noise and land contamination which can be mitigated and are outweighed by the town centre location.

ACCEPT

Approximate yield: 40

1. SITE INFORMATION	
Reference number	HO2-188
Site name/address	American Golf, Tonbridge Road, Maidstone
Landowner	Peter Bowles
Agent	N/A
Greenfield/PDL	PDL
Site area (ha)	0.76
Proposed yield	60 dwellings
Is the site urban, adjacent to urban, rural settlement or rural	Urban
Site origin (e.g. Call for Sites)	Previous interest

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	Site is a commercial site located on Rocky Hill on the Southern side of the A26 Tonbridge Road. Site is located on the outskirts of the town centre. The site comprises of a golf shop, fire place shop, oven shop, building supply hire shop and Corbens business centre. A large medical centre with pharmacy has recently opened and neighbours the site to the West. A solicitor neighbours the site on the East. There is housing adjacent to the South West of the site. The railway line is located to the East and South East of the site. variety of buildings of varying age and appearance.
Current use	Retail uses consisting of a golf shop, fire place shop, oven shop and building supply hire shop, warehouse (storage and distribution). There is also a solicitors.
Adjacent uses	Medical Centre with pharmacy, solicitors. There is housing adjacent to the South West of the site. The railway line is located to the East and South East of the site.
Planning and other designations (AONB, greenbelt etc)	Within MBWLP 2000 economic development area ED2(xxiii).
Planning history	75/0398 - Fireplace slabbing shop, toilet and office granted 18/6/75. 81/0981 - Reformation of entrance granted 22/7/81. 81/0403 - Outline application for erection of storage and warehouse buildings and admin. offices. Existing site and buildings used as building merchants, storage and showrooms granted 11/05/81. 85/1592 - Erection of storage building, warehouses and administrative offices was granted 09/01/86. 87/0252 - Change of use from first floor residential flat to office accommodation was granted on 10/07/87. 87/1195 - Erection of building to provide a builders merchants showroom with associated wholesale and retail use was granted on 01/12/87.

	93/0614 - Part change of use of ground floor from retail (class A1) to a sandwich bar (class A3) was withdrawn. 01/1641 - Conversion of first floor from offices to 1 no. flat was refused on 06/12/01 and dismissed at appeal on 02/08/02. 07/1637 - Demolition of existing commercial buildings and redevelopment to provide for replacement storage and distribution premises with ancillary offices trade counter and parking was granted on 01/10/07. 90/0353 - Outline application for demolition of existing and erection of new office with associated car parking was withdrawn. 02/0340 - Use of building for car repairs with associated parking (including vehicles awaiting/following repair) on adjoining land; installation of roller shutter door and access ramp was granted on 22/4/02. 02/1298 - Demolition of existing buildings (3 no.) and the erection of 2 no. industrial units for use class B1c/B8 of 234 sqm each (units 1 and 2); use of unit 3 (existing) for use class B1c/B8 use; use of area to east of access drive for open storage in association with adjoining plant hire premises at 7 Tonbridge Road was granted on 9/12/02. 03/1774 - A change of use to storage and servicing of taxis and passenger carrying vehicles with ancillary offices and the installation of a second new window was refused on 07/06/04. 04/0267 - Extension of existing warehouse building for use for purpose within class B8 was refused on 6/4/04. 04/1104 - Extension of existing warehouse building for use for purposed within Class B8 was allowed at appeal on 21/4/05. 05/2266 - Demolition of existing building and replacement with new building for mixed use within class B1(c) and B8 was granted on 06/03/06. 09/2236 - Erection of a single storey side extension to an existing storage and distribution building was granted on 29/1/09. 11/0648 - Alterations to elevations and change of use of vacant storage building to A1 retail associated with use of 5 Tonbridge Road and external works including cladding and replacement windows was granted on 27/06/11. PN/14/0005 - Prior notification for the change of use of

	the first floor of the building from office use to a residential flat. No decision has been made on this yet.
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	No
Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening	No landscaping on site and within the surrounding area. The area is heavily built up dominated by the road gyratory. Buildings are of varied age and appearance and of varied architectural detail. The site is within the urban area and not within a landscape character assessment area.
Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to site)	No ecology concerns.
Trees (inc. TPO, ancient woodland within and adjacent to site)	There are no protected trees on the site, no Ancient Woodlands and no important hedgerows. Whilst the planting bounding the Tonbridge Road helps soften and green the character of the area it is not considered to be of sufficient amenity value to merit a TPO.
Agricultural land quality	N/A
Heritage impacts (Listed building, conservation area)	No listed buildings and not in a conservation area.
Archaeology (SAM etc.)	No archaeological potential known. Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
PROW (within or near site)	No PROW
Access (Highways) • Site access • Impact on wider highway network • Access to strategic/main highway network • Availability of public transport/walking/cycling	This is a central location, with excellent access to public transport, employment, education and retail facilities, I have very few highway concerns. Parking provision of one space per dwelling or less is acceptable in these locations, which would enable yields to be maximised. Depending on the nature and quantum of housing, KCC may be minded to collect contributions for the proposed Bridges Gyratory capacity improvements.
Access to services – distances from bus stop/rail station/shop/GP/school	Site is in an urban location, close to the town centre. Local shops, public transport, St Michaels Primary School and health facilities are within 1km of the site. • Site located adjacent to existing residential and commercial properties within Maidstone Town Centre. • Site accessed from the A26 Tonbridge Road. • The site is considered suitable for housing in the form of flatted development. It enjoys direct access to the A26 Tonbridge Road, which has a relatively poor crash record, although the majority of these crashes have been minor in nature and should be set in the context of the high peak time traffic flows into central Maidstone.

	• Consideration should be given to the effect of the development on local air quality. • The site is within walking and cycling distance of many of the services within central Maidstone via continuous footway links and is close to Maidstone West Station. • Served by frequent bus services to Maidstone Hospital, Tonbridge, Tunbridge Wells and the Medway Gap settlements. The site is within close proximity of Maidstone West Station, which is served by half-hourly rail services to Strood and hourly services to Paddock Wood and Tonbridge on weekdays.
Impacts on existing residential amenity (including access to open space)	Some housing is adjacent to the South West of the site. Site has good access to the river bank and riverside walk. Public parks such as Whatman Park and Brenchley Gardens are within walking distance.
Availability of utilities infrastructure – e.g. water/gas/electric	Edge of town centre site and would have connections to serve the current commercial uses.
Air quality/noise	Traffic noise is the major issue at this site. Vehicular traffic noise on this section of Tonbridge Road is considerable and is exacerbated by vehicles accelerating up the hill from traffic lights. There is also the contribution from the adjacent Maidstone West railway station; though not a particularly busy station, there are nevertheless frequent enough trains for a contribution to the local noise climate. At the rear of this site there are a number of building and hire premises which do generate significant noise, but I understand that they are being incorporated into this site. Because of the volume of traffic, an air quality assessment should also be carried out, with an emissions reduction plan incorporated.
Land contamination	There are, and have been significant potentially contaminating uses of this site and an assessment should be carried out before any development takes place.
Flood Risk (zone/drainage)	Flood Risk The site is located within flood zone 1 and residential development would be considered appropriate. The 'less vulnerable' land uses outlined within Table 2 of the NPPF TG would be considered appropriate for this site without the application of the Exception Test, but the developer will still have to demonstrate that the flood risk has been taken fully into account; all practicable measures should be implemented to ensure the risk to the site (and its users) will be minimised throughout its likely lifetime. Groundwater Protection

	We adopt a risk based approach when assessing the impact a planning application will have on a controlled water. A desk study should be provided with the planning application which includes information on the environmental setting, site history, conceptual site model and risk assessments. Additional information and guidance can be found on our website and in the document Groundwater Protection: Principles and Practice (GP3). The following general criteria will be considered when the planning application is submitted. Geology If the site is underlain by clay then the site is considered to be a lower risk from groundwater pollution because clay contains a low permeability. Groundwater which is found in a principal aquifer (limestone or sandstone) may be more at risk from contamination. Please note that the Weald Clay contains bands of limestone. Source Protection Zones (SPZ) They are used to protect abstractions used for public water supply. If a site is located in a source protection zone then precautions may be required to reduce the risk of the development to the abstraction. Sources of contamination The site history should be considered because there may be a source of contamination which could affect controlled waters. A risk assessment will assess the likelihood and severity. There may be a requirement for site remediation to reduce the risk. Issues of concern may include sites which have previously been used for agriculture, industry or commercial use. Drainage The use of soakaways in the Hythe Beds are not recommended as they can promote instability of the geology via washout of the sandier horizons, leading to the opening and enlargement of fissures within the Hythe Beds, and subsequent collapse. Drainage may be restricted in a Source Protection Zone.
Suitability (assessment conclusion)	The site is previously developed land within the urban area (edge of centre). It would be a suitable residential development site. Approximate Yield: 60

3. AVAILABILITY

Is the whole site available for the proposed use: e.g. • No existing uses • Willing landowner • Willing developer • Existing tenancy or lease agreement	The site has is in use by various businesses but the landowner has indicated that the site is available for development in the near future.
Availability conclusion	Available

4. ACHIEVABILITY

Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	None apparent.
Achievability conclusion	Development should be achievable on the site.

Timing (following assessment - when could the site be delivered?)

now – 2016	
2016 – 2021	X
2021 – 2026	
2026 – 2031	

5. CONCLUSIONS

The site is previously developed land within the urban area. It is within a designated employment site (B1) but is a mixed use site at the current time. There would need to be work done to demonstrate the site is not suitable for employment (under the current policy regime). However, this has been undertaken successfully at other sites nearby. Based on this assumption the site would be acceptable.

The design of the scheme would have a significant bearing on the yield but approximately 60 units could be achievable.

ACCEPT

Approximate yield: 60