

# **Strategic Housing and Economic Development Land Availability Assessment**

Combined Report

January 2016



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## INTRODUCTION

1. The Strategic Housing and Economic Development Land Availability Assessment (SHEDLAA) forms part of the evidence base for the emerging Maidstone Borough Local Plan.
2. The assessment is required by the National Planning Policy Framework (NPPF: paragraph 159) which states that local planning authorities should *"prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period"*. Further *"reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include the re-appraisal of the suitability of previously allocated land"* (NPPF: paragraph 161).
3. This report comprises an assessment of land available for housing and economic development uses, including retail.
4. Guidance on how such assessments are undertaken is provided by the National Planning Practice Guidance 'Housing and Economic Land Availability Assessments' ('the Guidance'). Assessments should be used to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. An assessment should:
  - Identify sites and broad locations with potential for development;
  - Assess their development potential; and
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).<sup>1</sup>
5. This report collates into one document the site assessments which have been undertaken between 2013 and 2015.

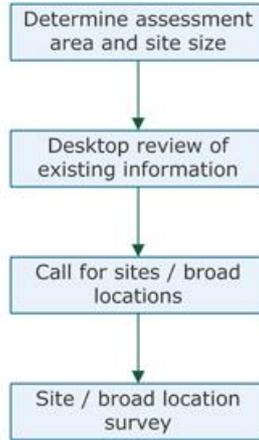
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<sup>1</sup> paragraph 1, Housing and Economic Land Availability Assessments, NPPG

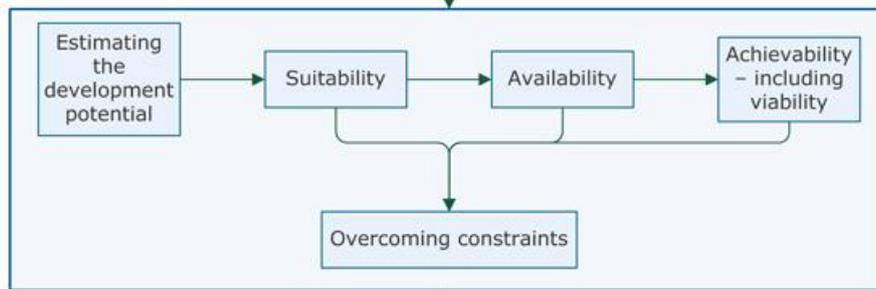
## METHODOLOGY

6. The Guidance sets out a methodology flowchart for preparing site assessments.

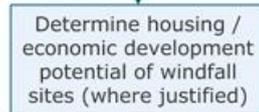
### Stage 1 - Site / broad location identification



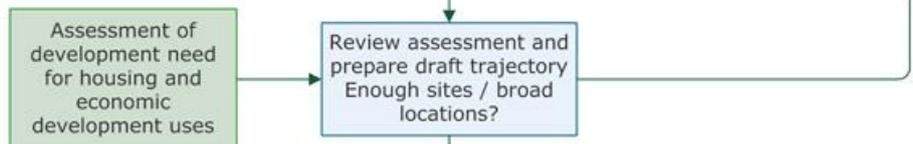
### Stage 2 - Site / broad location assessment



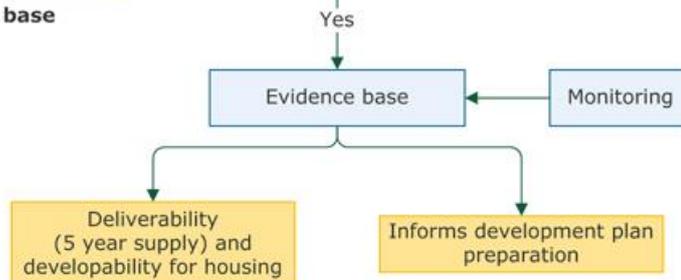
### Stage 3 - Windfall assessment



### Stage 4 - Assessment review



### Stage 5 - Final evidence base



## **Stage 1 – Site Identification**

### **Site Search Chronology**

7. This report brings together into one document all the site assessments undertaken between 2013 and 2015 in support of the preparation of the Maidstone Borough Local Plan. The sites that have been assessed have come forward via a number of routes: in response to formal 'Call for Sites' exercises, as submissions during the Local Plan consultation stages and as a result of pro-active work to identify candidate sites.
8. The site search chronology for the main land uses covered by this document is set out in the sections below.

### **Housing:**

#### ***Call for Sites December 2012/March 2013***

9. A Call for Sites was undertaken, commencing on 7th December 2012, seeking potential development sites for housing, employment, retail and mixed use. The Call for Sites invited developers, landowners, agents and members of the public to submit sites for consideration. The Call for Sites period was initially scheduled to conclude on 25th January 2013 but the deadline was extended to 31st March 2013 because of the number of sites which were submitted after the stated closing date. Site submissions were sought from across the borough; the request was not limited to specific settlements or types or locations of sites.
10. A Call for Sites public notice was placed in local newspapers (Kent Messenger and the Courier) on 7 December 2012. Planning viewpoint, a newsletter for local plan matters, was issued to all those registered on the council's LDF database. The Call for Sites was also advertised on the council's website. The council made clear that sites would be assessed on an equal basis, but that there was no commitment by the council that site(s) would be allocated for development. A proforma for the submission of site information was made available on the website and in hard copy form. Respondents were asked to complete the proforma and to provide a site plan.
11. The assessment criteria in the proforma, which was approved by Cabinet Member on 22 March 2013, included:
  - Site information (e.g. site, location, site area, landowner etc.);
  - Site Suitability (e.g. is site in a sustainable location, policy constraints, physical and infrastructure constraints);
  - Site availability (e.g. existing uses, willing developer etc.); and

- Site achievability (e.g. identification of any abnormal costs or other constraints to development).

***Further site identification work:***

12. The Guidance indicates that councils should be proactive in trying to identify suitable sites and not simply rely on those put forward by developers, landowners, agents and members of the public<sup>2</sup>. Following the Call for Sites, officers sought to identify further potential development sites to be included in the assessment process, especially brownfield sites. This particularly focused on previous site assessment work in Urban Capacity Studies<sup>3</sup> and in the town centre<sup>4</sup> using local knowledge of previously promoted sites.
13. As a result of the Call for Sites and the further site identification work, 186 sites were assessed (referenced HO1-xxx and HO2-xxx).

***Second Call for Sites March to April 2014:*** (in conjunction with Maidstone Borough Local Plan Regulation 18 consultation)

14. At its meeting on 13 March 2013 Cabinet agreed a working housing target of 14,800, pending the outcome of the Strategic Housing Market Assessment (SHMA). The borough's objectively assessed need subsequently increased to 19,600 dwellings with the publication of the SHMA (January 2014). Consequently, a second Call for Sites was undertaken in full knowledge of the scale of objectively assessed housing need.
15. Following Cabinet approval on 24 February 2014, the second Call for Sites for housing was undertaken between 7 March and 4 April 2014. Sites located in/at the edge of settlements in accordance with the identified settlement hierarchy of the Local Plan were requested: Maidstone County Town, Rural Service Centres and Larger Villages. A public notice was placed in local papers (Kent Messenger and the Courier) on 7 March 2014, the Call for Sites was advertised on the council's website and, as before, Planning Viewpoint was issued to all those registered on the council's LDF database.

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<sup>2</sup> Paragraph 11 of the Guidance

<sup>3</sup> 2002 and 2006

<sup>4</sup> Town Centre Study (2010), Urban Practitioners

16. Sites submitted as representations to the Regulation 18 Local Plan Consultation were incorporated into the second Call for Sites assessment process.
17. The total number of sites assessed, including re-submitted sites which were all re-assessed, was 161. This comprised of 120 new sites (referenced HO3-xxx) and 41 re-submitted sites.

**Omission sites** (submitted as representations to the Regulation 18 Maidstone Borough Local Plan in October 2015)

18. A total of 36 sites were put forward as representations to the October 2015 Regulation 18 Local Plan consultation. Eleven of these were new sites for assessment (referenced HO3-xxx) and a further 25 sites were re-submitted sites which were re-assessed.

#### **Economic Development & Mixed Use sites (including retail):**

##### ***Call for Sites December 2012/March 2013***

19. The Call for Sites undertaken between December 2012 and March 2013, described in full above, encompassed economic development, mixed use and retail sites. As for housing, further site identification work was undertaken to try to pinpoint additional brownfield sites for assessment.
20. As a result of the Call for Sites and the further site identification work, 20 economic development sites (referenced ED-xx and ED2-xx) and 18 mixed use sites (referenced MX-xx and MX2-xx) were assessed.

#### **Types of Sites**

21. The Guidance sets out in table form a list of types of site and data sources that could be explored as part of the site identification process. The final column of the table shows how the various sources have been used in this assessment.

<b>Type of site</b>	<b>Potential data source</b>	<b>MBC Review</b>
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and neighbourhood plans Planning applications records Development briefs	Relatively few in view of the age of the Maidstone Borough-wide Local Plan 2000 (MBWLP). Outstanding allocations (housing) submitted through Call for

Type of site	Potential data source	MBC Review
		Sites. Review of Urban Capacity Study sites (2003 & 2006) that had not received planning permission.
Planning permissions for housing and economic development that are unimplemented or under construction	Planning application records Development starts and completions records	Extant consents already considered as part of housing land supply/ employment land supply through HIA and CIA <sup>5</sup> monitoring.
Planning applications that have been refused or withdrawn	Planning application records	Officers identified known brownfield sites.
Land in the local authority's ownership	Local authority records	MBC Property Team invited to submit sites through Call for Sites.
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, National Health Service, Police, Fire Services, utilities providers, statutory undertakers	Call for Sites sent to relevant property teams such as the MoD, Kent Police, Kent County Council Property Services and HMP.
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential)	Local authority empty property register English House Condition Survey National Land Use Database Commercial property databases (e.g. estate agents and property agents) Valuation Office database Active engagement with sector	Officers identified known brownfield sites.
Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys	Review of Urban Capacity Study sites (2003 & 2006) that had not received planning permission. Additional capacity on employment sites assessed through separate employment land evidence. <sup>6</sup>

<sup>5</sup> Housing Information Audit and Commercial Information Audit

<sup>6</sup> Qualitative Employment Site Assessment (September 2014), GVA

Type of site	Potential data source	MBC Review
Business requirements and aspirations	Enquiries received by local planning authority Active engagement with sector	Tested through stakeholder engagement as part of the separate employment land evidence.
Sites in rural locations	Local and neighbourhood plans Planning applications Ordnance Survey maps Aerial photography Site surveys	Call for Sites
Large scale redevelopment and redesign of existing residential or economic areas		
Sites in and adjoining villages or rural settlements and rural exception sites		
Potential urban extensions and new free standing settlements		

## **Stage 2 – Site Assessment**

22. **Site assessment pro formas:** In 2008 Kent Planning Policy Forum developed a Kent Protocol for undertaking Strategic Housing Land Availability Assessments in Kent to help build consistency into the process. This protocol was used to develop proformas to use in the assessment of the potential housing, economic development and mixed use sites. The proformas used to assess sites in this SHEDLAA closely follow the Kent Protocol format with slight local variations to some of the criteria, and were agreed by the Cabinet Member for Planning Transport and Development.<sup>7</sup>
23. Importantly the use of the proformas ensured that each site was subject to the full range of planning considerations and helped to ensure that these considerations were applied on a consistent basis. The proformas essentially test the principle of development on each site and use the information received from site visits and service providers to make a judgement on the suitability of each site to take development.
24. The completed proformas are included in Appendices A & B. The assessment of each site concludes on each of the following elements:
- **Suitability** –determining the site’s suitability for development taking into account factors such as landscape impact, sustainability

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<sup>7</sup> 22<sup>nd</sup> March 2013

(access to transport and other services and facilities, etc.) policy restrictions (e.g. AONB), physical site constraints (e.g. topography), and potential impact on the environment (e.g. flood risk, ecology).

- **Availability** – determining the sites’ availability for development, identifying for example any legal or ownership constraints.
  - **Achievability** – determining barriers to development on the site for example abnormal development costs. Additionally the market attractiveness of proposed economic development and mixed use sites was assessed.
  - **Timing** – an assessment of when the site could be delivered.
  - **Overall conclusion** – whether the site should be accepted or rejected and whether it is recommended for allocation in the Local Plan.
25. For sites which were resubmitted on one or more occasions, an addendum has been included with the appropriate proforma showing the outcome of the later review process.
26. **Specialist advice:** Each candidate site was visited by a planning officer. Specialist advice was also sought on individual sites from the following consultees:
- Maidstone Borough Council’s Heritage, Landscape & Design and Environmental Health teams
  - Kent County Council Ecology, Highways and Archaeology teams
  - Environment Agency.
27. **Stakeholder input:** drop in sessions were held on 21 May 2013 for parish councils and local ward members to provide local information to officers on the submitted housing sites. A similar event was held on 23 May 2013 for the promoters of the submitted housing sites (agents, landowners and developers). Meetings with parish councils were held during October/November 2014 so that the same exercise could be undertaken for the sites submitted in the second Call for Sites.
28. **Housing Sites size thresholds:** a site threshold of 5 dwellings has been applied to this SHEDLAA as it accords with the threshold used in the Kent Annual Housing Land Supply Studies, and the Guidance indicates that a 5 dwelling threshold is appropriate<sup>8</sup>. Only a limited number of sites with a potential yield below this threshold came forward in the call for sites and, although they were all assessed and are included in the SHEDLAA, sites below five units have not been allocated in the Local Plan.

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<sup>8</sup> Paragraph 10

29. **Housing densities:** for each site accepted for housing, a net indicative dwelling density/yield has been estimated based on the use of standard densities for specific areas as follows:
- Sites within and close to the town centre 45 to 170 dph
  - Urban periphery: 35dph
  - Rural Service Centre/Larger Village: 30dph
  - Other settlements not listed above: 30dph
30. The densities used in the SHEDLAA complement those included in the emerging local plan policy for Housing Densities (Regulation 18 Local Plan Policy H2; Regulation 19 Policy DM12) which are consistent with current development densities in each area referred to above. Densities were applied in a consistent manner across all SHEDLAA sites, taking account of site constraints such as flood zones, ancient woodland etc. to determine a net developable yield. In cases where the specific site circumstances directed that a different development density should apply, the density and the reasons for it are clearly set out in the site proforma.
31. Note: The Maidstone Borough Local Plan (Regulation 19) Publication has been updated to reflect current site yields where more detailed information, for example an application approved subject to a section 106 agreement, has since come forward.

### **Stage 3 – Windfall Allowance & Stage 4 – Assessment Review**

32. The housing trajectory is included as an appendix to the Maidstone Borough Local Plan itself. The trajectory includes an allowance of some 114 dwellings per annum on unidentified ('windfall') sites for the last 9 years of the Plan (2022/23 – 2030/31). The derivation of this windfall allowance is set out in an Urgent Update presented to the 23 July 2015 meeting of the Strategic Planning, Sustainability and Transport Committee, available via the following link.  
<https://services.maidstone.gov.uk/meetings/documents/s43623/150723%20Urgent%20Update%20HLS%2020%20and%205%20year.pdf>
33. The supporting documentation for the housing trajectory and justification for a windfall allowance will be included in the Housing Implementation Strategy, to be published in support of the submitted Local Plan. The trajectory will be updated to a base date of 1 April 2016 at that point.

## **Stage 5 – Final Evidence Base**

34. The Guidance identifies the core outputs that should result from the assessment process. The table below lists these outputs and sets out where in the SHEDLAA and its appendices each of outputs can be found.

		<b>Housing</b>	<b>Employment/ Mixed Use/ Retail</b>
1	A list of all sites or broad locations considered, cross-referenced to their locations on maps.	Tables H1 and H2, and Appendix C	Tables E1 and E2, and Appendix C
2	An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;	Appendix A	Appendix B
3	Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;	Appendix A	Appendix B
4	The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;	Appendix A  Sustainability Appraisals (2014, 2015 and 2016)  Various reports to the Strategic Planning, Sustainability and Transportation Committee; and the former Cabinet and Advisory Groups/ Overview and Scrutiny Committees  Engagement with individual site developers	Appendix B  Sustainability Appraisals (2014, 2015 and 2016)  Various reports to the Strategic Planning, Sustainability and Transportation Committee; and the former Cabinet and Advisory Groups/ Overview and Scrutiny Committees  Engagement with individual site developers

		<b>Housing</b>	<b>Employment/ Mixed Use/ Retail</b>
5	An indicative trajectory of anticipated development and consideration of associated risks.	Housing Implementation Strategy	-

**Other relevant evidence documents:**

35. **Viability Assessments:** External expert consultants Peter Brett Associates have undertaken viability assessments (2013 and 2015) for the Local Plan, which included a viability assessment of theoretical developments taking into account the Local Plan requirements and other cost, to inform the Community Infrastructure Levy (CIL) rates. The assessment involved high level testing of a number of hypothetical and named schemes that represent the future allocation of development land in Maidstone Borough.
36. **Sustainability Appraisals:** External expert consultants AECOM were appointed to undertake a sustainability appraisal of the Local Plan. As part of this iterative process (versions published 2014, 2015 and 2016), an independent sustainability appraisal of each potential development site has been undertaken and has informed the site allocation decisions in the Local Plan.

**Table H1: Accepted Housing Sites**

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO-2	Bicknor Farm, Sutton Road	Otham / Langley	2013	9.6	335	Yes	In 2014 the developer sought to extend the site eastwards towards Rumwood Court. This was not supported due to the erosion of the openness that forms the setting of Rumwood Court a designated Heritage Asset. A minor change to the SW corner of the site's developable area was made to ensure the site access to the new A274 roundabout is included.
HO-3	Marigold Way	Maidstone	2013	1.3	40	No	Existing planning permission
HO-6	Kent Cottage, Grigg Lane	Headcorn	2013	0.5	5	No	Existing planning permission
HO-7	Ulcombe Road and Mill Bank	Headcorn	2013	8.1	240	Yes	Linked to site HO-70 as part of a larger allocation with an indicative yield of 220
HO-10	Oakapple Lane	Barming	2013	6.9	240	Yes	Indicative yield now 187

Site reference	Site address	Settlement	When submitted	Net area (ha)	Approximate net yield	Recommended site allocation in the draft Maidstone Borough Local Plan?	Notes
HO-14	Millfield House, Headcorn Road	Staplehurst	2013	0.1	3	No	Site too small for a housing allocation
HO-22	Cripple Street	Tovil	2013	2.1	70	Yes	Not allocated by Cabinet in January 2014: Subsequently a full planning application was allowed on appeal on 03/11/2015. The developer requested in October 2015 that the site be allocated. However, given the full planning permission the site was not allocated.
HO-25	6 Tonbridge Road	Maidstone	2013	0.1	15	Yes	
HO-27	Howland Road	Marden	2013	1.8	55	Yes	Site was resubmitted in 2014 SHLAA 'Call for sites' but was already allocated. Indicative yield now 44
HO-29	Mayfield Nursery, Ashford Road	Harrietsham	2013	1.6	50	Yes	Indicative yield now 49
HO-31	South of Sutton Road	Boughton Monchelsea / Langley	2013	26.6	930	Yes	Indicative yield now 800

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO-33	North of Sutton Road (east)	Otham	2013	4.3	100	Yes	Overall indicative site yield with western part (part of site HO123) now 286
HO-41	West of Hermitage Lane	Maidstone	2013	9.5	220	Yes	Indicative yield now 330 and linked with site HO-60
HO-43	Heathfield, Heath Road	Coxheath	2013	4.3	130	Yes	Indicative yield now 110
HO-45	Cricket and Hockey Club, Stanley Road	Marden	2013	4.2	125	Yes	Indicative yield now 124

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO-46	Ham Lane	Lenham	2013	2.6	80	Yes	Site subsequently deleted from the Regulation 19 Consultation 2016. Councillors considered that development would have an unacceptably adverse impact on the AONB and on the character of the village because it is peripheral to the settlement and beyond the open space occupied by the Swadelands School playing fields.
HO-47	MAP depot, Goudhurst Road	Marden	2013	5.5	115	No	Existing planning permission
HO-48	Glebe Gardens	Lenham	2013	0.4	10	Yes	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO-55	Cross Keys	Bearsted	2013	1.4	50	Yes	The site was reconsidered and agreed by SPS&T Committee for allocation in July 2015, following on from an approved planning application
HO-59	The Parsonage, Goudhurst Road	Marden	2013	8.0	200	Yes	Indicative yield now 144
HO-60	Oakapple Lane	Barming	2013	2.7	80	Yes	Linked with site HO-41 Overall indicative yield 330
HO-61	Fishers Oast, Fishers Farm, Fishers Road	Staplehurst	2013	0.9	25	Yes	Linked with HO-100 and HO-126 Overall indicative yield now 400
HO-62	Forstal Lane	Coxheath	2013	7.9	195	Yes	
HO-63	Hubbards Lane and Haste Hill Road	Boughton Monchelsea	2013	0.6	20	Yes	
HO-66	East of Hermitage Lane	Maidstone	2013	1.7	20	Yes	Not allocated in the Regulation 19 Consultation 2016
HO-68	Postley Road	Tovil	2013	2.3	80	Yes	Indicative yield now 62
HO-69	West of Eclipse	Boxley	2013	1.0	35	Yes	

Site reference	Site address	Settlement	When submitted	Net area (ha)	Approximate net yield	Recommended site allocation in the draft Maidstone Borough Local Plan?	Notes
HO-70	Kings Road	Headcorn	2013	3.4	100	Yes	Linked to site HO-7 as part of a larger allocation with an indicative yield of 220
HO-71	Hen and Duckhurst Farm, Marden Road	Staplehurst	2013	12.4	370	Yes	Indicative yield now 250
HO-72	Church Road	Harrietsham	2013	3.8	95	Yes	Indicative yield now 80
HO-73	Stanley Farm, Plain Road	Marden	2013	5.6	170	Yes	Indicative yield now 85
HO-74	Fant Farm	Maidstone	2013	10.2	355	Yes	The site was not allocated by Cabinet in January 2014. It was resubmitted in 2014 and again in October 2015 and again not accepted as an allocation by Councillors on the grounds that it would have an unacceptable impact on both the landscape and urban form of Maidstone and also an unacceptable highways impact on the local community.

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO-76	Kent Police HQ, Sutton Road	Maidstone	2013	3.3	115	Yes	Indicative yield now 112
HO-77	Kent Police training school, Sutton Road	Boughton Monchelsea	2013	2.0	70	Yes	Indicative yield now 90
HO-83	Gatland House, Gatland Lane	Maidstone	2013	0.5	15	No	Existing planning permission
HO-96	East of Eyhorne Street	Hollingbourne	2013	0.3	10	Yes	
HO-98	Vicarage Road	Yalding	2013	2.2	65	Yes	
HO-100	Fishers Farm, Fishers Road	Staplehurst	2013	6.7	200	Yes	Linked with HO-61 and HO-126 Overall indicative yield now 400
HO-101	Barty Farm, Roundwell	Thurnham	2013	3.7	125	Yes	Indicative yield now 122
HO-103	Laguna, Hart Street	Maidstone	2013	0.3	55	Yes	Indicative yield now 76
HO-107	Bridge Nursery, London Road	Maidstone	2013	5.5	165	Yes	Indicative yield now 140
HO-109	New Line Learning, Boughton Lane	Maidstone	2013	6.3	220	Yes	

Site reference	Site address	Settlement	When submitted	Net area (ha)	Approximate net yield	Recommended site allocation in the draft Maidstone Borough Local Plan?	Notes
HO-113	North Street	Barming	2013	1.0	35	Yes	Re submitted in 2014 and again in October 2015 seeking a larger development area extending further westwards. Not allocated due to the adverse impact on countryside and Medway Valley
HO-114	South of Oliver Road	Staplehurst	2013	5.0	55	No	Existing planning permission
HO-119	Linden Farm, Stockett Lane	Coxheath	2013	2.9	85	Yes	Indicative yield now 74
HO-123 (in part)	West of Church Road	Otham	2013	12.6	440	Yes	
HO-123 (in part)	North of Sutton Road / North of Bicknor Wood	Maidstone	2013	16.0	375	Yes	Indicative yield (with part site HO-33) for North of Sutton Road 286. For North of Bicknor Wood indicative yield is 190
HO-126	Fishers Farm, Fishers Road	Staplehurst	2013	17.8	535	Yes	Linked with HO-61 and HO-100 Overall indicative yield now 400

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO-133	Knaves Acre	Headcorn	2013	0.1	3	No	Site too small for a housing allocation
HO-134	Knaves Acre	Headcorn	2013	0.2	5	Yes	Re submitted in 2014 SHLAA with possible alternative access identified through the adjacent permitted site. No change to policy.
HO-135	Grigg Lane and Lenham Road	Headcorn	2013	4.0	120	Yes	Indicative yield now 86
HO-141	West of Eyhorne Street	Hollingbourne	2013	1.2	35	Yes	Indicative yield now 14
HO-142	Whitmore Street	Maidstone	2013	0.1	5	Yes	
HO-144	Old School Nursery, Station Road	Headcorn	2013	0.2	5	Yes	Removed from Regulation 19 Consultation 2016 as site has full permission for 9 units
HO-147	The Bell Inn, High Street	Staplehurst	2013	0.1	5	No	Existing planning permission

Site reference	Site address	Settlement	When submitted	Net area (ha)	Approximate net yield	Recommended site allocation in the draft Maidstone Borough Local Plan?	Notes
HO-156	Tongs Meadow, West Street	Harrietsham	2013	3.3	100	Yes	Site subsequently deleted from the Regulation 19 Consultation 2016, due to Natural England confirming that a European Protected Species Licence would be unlikely to be issued in view of the site's previous use as a receptor site for Great Crested Newts
HO-157	South of Ashford Road	Harrietsham	2013	2.4	70	Yes	Indicative yield now 113
HO-158	Langley Park, Sutton Road	Boughton Monchelsea	2013	27.0	600	Yes	
HO2-172	Church Street	Boughton Monchelsea	2013	0.8	25	Yes	Site subsequently deleted from the Regulation 19 Consultation 2016, due to access to the site not being available and the uncertainties over the site's deliverability
HO2-174	South of Grigg Lane	Headcorn	2013	1.8	55	Yes	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO2-186	Ware Street	Thurnham	2013	4.2	145	Yes	Not accepted for allocation by Cabinet January 2014
HO2-187	Medway Street	Maidstone	2013	0.2	40	Yes	
HO2-188	American Golf, Tonbridge Road	Maidstone	2013	0.8	60	Yes	
MX-11	Tanyard Farm, Old Ashford Road	Lenham	2013	5.2	155	Yes	
MX-13	Springfield, Royal Engineers Road	Maidstone	2013	2.1	525	Yes	Linked with site ED2-20. Indicative yield 500
ED-13	Haynes, Ashford Road	Maidstone		1.4	250	Yes	Subsequently deleted from Regulation 19 Consultation 2016 as the landowner had confirmed that the site was not available
ED2-20	Whatmans, Mill Lane	Maidstone	2013	1.7	425	Yes	Linked with site MX-13 Indicative yield 500
HO3-189	Land adj. The Windmill PH Eyhorne Street	Hollingbourne/Eyhorne Street	2014	1.5	15	Yes	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO3-192	Bridge Industrial Centre, Wharf Road Tovil	Maidstone	2014	0.5	15	Yes	
HO3 -195	Land r/o Loder Close	Lenham	2014	1.82	40	No	Within Lenham Broad Location area
HO3 -202	Land off Old Ham Lane	Lenham	2014	18.62	400	No	Within Lenham Broad Location area
HO3-204	The Dunning Hall, Fremlin Walk, Week St	Maidstone	2014	0.03	14	Yes	
HO3-211	18-21 Foster Street	Maidstone	2014	0.04	5	Yes	
HO3-213	Slencrest House, Tonbridge Road	Maidstone	2014	0.15	10	Yes	
HO3-216	'Brandy's Bay', South Lane	Sutton Valence	2014	1.499	40	Yes	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO3-221	Grove Paddock	Lenham	2014	0.75	20	No	Within Lenham Broad Location area
HO3-223	Russell Hotel Boxley Road	Maidstone	2014	0.73	14	Yes	Subsequently removed from Regulation 19 Consultation 2016 as permission had been granted and also implemented.
HO3-234	Land at Church Street	Boughton Monchelsea	2014	1.27	40	Yes	
HO3-238	Land at Lenham Road	Headcorn	2014	1.73	50	Yes	
HO3-239	180-188 Union Street	Maidstone	2014	0.54	30	Yes	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO3-240	Land south of Marden Road	Staplehurst	2014	4.2	100	Yes	Not accepted by Councillors on the grounds that it has not been demonstrated that current foul water and drainage problems can be resolved. The site be reconsidered in the future subject to the receipt of sufficiently robust evidence coming forward on appropriate mitigation in relation to surface water and drainage management strategies.

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO3-243	Land at former Astor of Hever Community School Farm, Oakwood Road	Maidstone	2014	2.05	60	Yes	Not accepted by Councillors on the grounds that the site be retained for education use and development being unacceptably compromised by the lack of adequate access.
HO3-245	Lyewood Farm, Green Lane	Boughton Monchelsea	2014	1.25	25	Yes	
HO3-246	Land south of The Parsonage, Goudhurst Road	Marden	2014	1.93	50	Yes	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO3-260	Land to the north of Henhurst Farm	Staplehurst	2014	2.5	60	Yes	Resubmitted for consideration as an Omissions site in October 2015 on the basis that a larger developable area would enable more comprehensive master-planning to be undertaken
HO3-264	Land at Tanyard Farm South of Old Ashford Road	Lenham	2014	14.5	400	No	Within Lenham Broad Location area
HO3-268	Tovil Working Men's Club, Tovil Hill	Maidstone	2014	0.47	20	Yes	

Site reference	Site address	Settlement	When submitted	Net area (ha)	Approximate net yield	Recommended site allocation in the draft Maidstone Borough Local Plan?	Notes
HO3-282	North of Bell Farm, East Street	Harrietsham	2014	2.57	80	Yes	<p>Not accepted by Councillors on the grounds of the detrimental effect on the character, size and shape of the village and community due to the increase in size and footprint of the village and unacceptable cumulative impact for the community for education provision, transport and other community infrastructure</p> <p>Resubmitted with different (smaller) area and lower indicative yield in October 2015. Same decision applied.</p>

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO3-283	Land at Lodge Road	Staplehurst	2014	2.1	60	Yes	Not accepted by Councillors on the grounds that it would result in the loss of employment land  Resubmitted for consideration in October 2015 no change in circumstances since Councillors' previous decision
HO3-297	Land south of Tanyard Cottages Old Ashford Rd	Lenham	2014	11.2	300	No	Within Lenham Broad Location area
HO3-300	Bearsted Station Goods Yard	Maidstone	2014	0.5	20	Yes	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
HO3-309	Land at Wrens Cross, Upper Stone Street	Maidstone	2014	0.4	60	Yes	
HO3-314	Land at Bydews Place Tovil	Maidstone	2015	1.65	50	Yes	Councillors did not allocate site due to its unsustainable location and the unacceptable extension of the urban boundary of Maidstone into the open countryside.
HO3-319	Land south of Tovil (East of B2010 Dean Street)	Maidstone	2015	12.9	452	Yes	Councillors did not allocate site due to its unsustainable location and the unacceptable extension of the urban boundary of Maidstone into the open countryside.

**Table H2: Rejected Housing Sites**

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-1	Horseshoes Lane	Langley	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause harm to the open character of the countryside.	
HO-4	3 Cripple Street	Loose	2013	Site is a residential garden and development would cause harm to the character of the local area.	
HO-5	Roseacre Farm, Bell Lane	Bearsted	2013	Site is unavailable as land has been acquired by the parish council.	
HO-8	Stede Hill	Harrietsham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause significant harm to the Kent Downs AONB.	
HO-9	Puddledock, Caring Lane	Thurnham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would consolidate built development and cause harm to the open character of the countryside.	
HO-11	The Old Goods Yard, Headcorn Road	Lenham	2013	Whilst the site is located adjacent to the settlement boundary, development would extend the settlement south of the railway line and would cause harm to the open character of the countryside.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-12	Westfield Sole Road	Boxley	2013	Site is located in the open countryside and removed from an established settlement and associated services. Site has access constraints and development would cause harm to the open character of the countryside.	
HO-13	Woodside, Firs Lane	Hollingbourne	2013	Site is located in the open countryside and removed from an established settlement and associated services. Significant access and ecological constraints to be addressed.	
HO-15	Headcorn Road	Staplehurst	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside and would significantly alter the form of the settlement.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites' and again in October 2015 as an omission site (on a reduced area coinciding with a submitted application)</p> <p>Notwithstanding the smaller area in 2015, the potential impact of the site on the countryside has not changed.</p> <p>The site remains unallocated in the 2016 Regulation 19 Consultation</p>

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-16	Green Lane Cottages/The Brishings Green Lane	Langley	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause harm to the open character of the countryside.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-17	Ashford Drive	Broomfield and Kingswood	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause harm to the adjacent ancient woodland.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-18	Caring Lane and Ashford Road	Thurnham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-19	Dingley Dell, Heath Road	East Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-20	Hoppersfield, Tonbridge Road	Barming	2013	Whilst the site is located adjacent to the urban area, development would negatively impact on adjacent listed buildings.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-21	North of Teasucer Hill	Loose	2013	Whilst the site is located adjacent to the urban area, development would negatively impact on adjacent listed buildings and the conservation area.	
HO-23	Gore Court, Church Road	Otham	2013	Whilst the site is located adjacent to the urban area, development would negatively impact on adjacent listed buildings.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-24	Maidstone Road	Headcorn	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-26	Rochester Meadow, Old Chatham Road	Boxley	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the setting of the Kent Downs AONB.	
HO-28	West of Wentways, Warmlake Road	Chart Sutton	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-30	Elizabeth House, Grigg Lane	Headcorn	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside and there are significant ecological constraints to be addressed.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.  It was also noted that part of the site already had permission and was too small to allocate
HO-32	Louverne, Stede Hill	Harrietsham	2013	Site is a residential garden. Development would cause significant harm to the Kent Downs AONB and would negatively impact on adjacent listed buildings.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-34	North of Pleasant Valley Lane, Dean Street	East Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-35	Dairy Lane, Chainhurst	Marden	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-36	Twelve Acre Farm, Grigg Lane	Headcorn	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-37	Highwoods Farm Packing Shed, Holly Farm, Holly Farm Road	Otham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-38	Holly Farm, Holly Farm Road	Otham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-39	Iden Park, Cranbrook Road	Staplehurst	2013	Whilst the site is located adjacent to the settlement boundary, development would negatively impact on the adjacent conservation area and there are significant ecological constraints to be addressed.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-40	Monchelsea Farm, Cock Street	Boughton Monchelsea	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would contribute to a loss of employment land.	
HO-42	The Walled Gardens, Barham Court, Tonbridge Road	Teston	2013	Site is located in a conservation area. Development would negatively impact on the adjacent listed buildings.	
HO-44	Vicarage Field, Linton Hill	Linton	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside and the adjacent conservation area.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-49	466-470 Loose Road	Maidstone	2013	Site is a residential garden and development would cause harm to the character of the local area.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-50	The Mote Cricket Club, Willow Way	Maidstone	2013	Site is located adjacent to a registered park and garden. Development would be subject to a number of assessments relating to the impact on the historic park, archaeology and relocation of the sports pitches, therefore raising questions over deliverability.	
HO-51	Hockers Farm, Orchard View	Detling	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause significant harm to the Kent Downs AONB.	
HO-52	Hockers Farm, Orchard View	Detling	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause significant harm to the Kent Downs AONB.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-53	Hockers Farm, Orchard View	Detling	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause significant harm to the Kent Downs AONB.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-54	North of Heath Road	Coxheath	2013	Whilst the site is located adjacent to the settlement boundary, development would risk coalescence with the neighbouring settlement.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites' (HO3-248)</p> <p>The proposed site included a larger area that extended further northwards towards Loose</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p>
HO-56	Herts Farm, Old Loose Hill	Loose	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause harm to the open character of the countryside.	
HO-57	The Old Quarry, Well Street	Loose	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause harm to the open character of the countryside.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-58	South of Eyhorne Street	Hollingbourne	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-64	South Lane	Sutton Valence	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	The site was resubmitted in 2014 and again in October 2015  There had been no change in circumstances from the previous submission to warrant a change.

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-65	North west of Maidstone Road	Headcorn	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside and would significantly alter the form of the settlement.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p> <p>A smaller area of this site was put forward as an Omission site in October 2015 reflecting a submitted application</p> <p>There had again been no change in circumstances from the previous submission to warrant a change.</p>
HO-67	West of Burial Ground Lane	Tovil	2013	Site is unavailable, currently in active employment use.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change</p>

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-75	Teiseside Nurseries, Lees Road, Laddingford	Yalding	2013	Development at this location does not conform to the local plan spatial strategy. Site is partially within flood zone 3.	
HO-78	West Street	Harrietsham	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside and to the setting of the Kent Downs AONB.	The site was part of a much larger area submitted for consideration in the 2014 'Call for Sites' (see site HO3-266) and also a slightly larger area submitted as an Omission site in October 2015 (see site HO3-315)
HO-79	Bell Farm, East Street	Harrietsham	2013	Whilst the site is located adjacent to the settlement boundary, development would negatively impact on adjacent listed buildings.	
HO-80	12 Caring Lane	Thurnham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would consolidate built development and cause harm to the open character of the countryside.	
HO-81	Sweetlands Lane	Staplehurst	2013	Site is located in the open countryside and removed from an established settlement and associated services. Significant ecological constraints to be addressed.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-82	New Line Learning Academy, Heath Road	Loose	2013	Development at this location does not conform to the local plan spatial strategy.	
HO-84	Prospect House, Hunton Road	Marden	2013	Site is located in the open countryside and removed from an established settlement and associated services. The lack of public transport links is a barrier to development.	
HO-85	Moons Farm, Gallants Lane	East Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-86	Grove Lodge, New Cut Road	Boxley	2013	Site is located in a parkland setting and development would cause significant harm to the character of the local area.	
HO-87	Forge Lane and Chapel Lane	Bredhurst	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause significant harm to the Kent Downs AONB and would negatively impact on adjacent listed buildings.	
HO-88	Hazeldene Nursery, Dean Street	East Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-89	Millfield Reclamation Yard, Greenaway Lane	Harrietsham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the setting of the Kent Downs AONB and would negatively impact on adjacent listed buildings. Deliverability is also an issue.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-90	South of M20 and west of Hockers Lane	Detling	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the setting of the Kent Downs AONB.	
HO-91	Hockers Lane Operational Depot, Hockers Lane	Detling	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the setting of the Kent Downs AONB.	
HO-92	North of Redic House, Warmlake Road	Sutton Valence	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would impact on the access for adjacent properties.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-93	Cuxton Road, Parkwood	Maidstone	2013	Site is unavailable, currently in active employment use.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-94	Warmlake Business Park, Maidstone Road	Sutton Valence	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would contribute to a loss of employment land.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p> <p>This site was also resubmitted for consideration as an omission site in October 2015. There were no change in circumstances and in addition the site has been identified under policy DM21 (Reg.19 Consultation draft 2016) as a retained employment site</p>
HO-95	Farleigh Lane and Gatland Lane	Maidstone	2013	Whilst the site is located adjacent to the urban area, development would cause harm to the open character of the countryside.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p>

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-97	Dean Street and Lower Road	East Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-99	Boughton Mount, Boughton Lane	Boughton Monchelsea	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would contribute to a loss of employment land.	The site was resubmitted for consideration in the 2014 'Call for Sites' and was recommended for allocation and is included in the Regulation 19 Consultation 2016. Indicative yield 25 units
HO-102	Bletchingly Farm, Pristling Lane	Staplehurst	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside and would negatively impact on adjacent listed buildings.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-104	Valdene Industrial Estate, Headcorn Road	Sutton Valence	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would contribute to a loss of employment land.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-105	Moat Farm, Moat Road	Headcorn	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside and would significantly alter the form of the settlement.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-106	Rectory Fields, Frittenden Road	Staplehurst	2013	Whilst the site is located adjacent to the settlement boundary, development would negatively impact on the adjacent listed buildings and conservation area.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-108	East of Stede Hill and south of Pilgrims Way	Harrietsham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the Kent Downs AONB.	
HO-110	Chapel Field, Plain Road	Marden	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-111	Redwall Farmhouse, Redwall Lane	Linton	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-112	Boughton Lane	Boughton Monchelsea / Loose	2013	Whilst the site is located adjacent to the urban area, development would cause harm to the character of the local area. Significant access constraints to be addressed.	The site was resubmitted for consideration in the 2014 'Call for Sites' and was recommended for allocation and is included in the Regulation 19 Consultation 2016.  Indicative yield 75 units
HO-115	Copper Lane Pasture, Copper Lane	Marden	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside.	
HO-116	South of Detling	Detling	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause significant harm to the Kent Downs AONB.	
HO-117	North of Detling	Detling	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause significant harm to the Kent Downs AONB.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-118	North of Horish Wood	Detling	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause significant harm to the Kent Downs AONB.	
HO-120	Hubbards Lane	Boughton Monchelsea	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the character of the local area.	
HO-121	19-59 John Street	Maidstone	2013	Site is a residential garden and development would cause harm to the character of the local area.	
HO-122	South of Marden Road	Staplehurst	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside and there are significant ecological constraints to be addressed.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-123 (in part)	East of Church Road	Otham	2013	Whilst the site is located adjacent to the urban area, development would cause harm to the open character of the countryside and would negatively impact on adjacent listed buildings.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-124	Bow Hill	West Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Site is partially within flood zone 3.	
HO-125	East of Hockers Lane	Detling	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause significant harm to the Kent Downs AONB.	
HO-127	8-28 Boughton Lane	Maidstone	2013	Site is a residential garden and development would cause harm to the character of the local area.	
HO-128	Longsole Church, Long Rede Lane	Barming	2013	Site is unavailable as currently in use as allotments.	
HO-129	Church Cross House, Church Lane	Barming	2013	Site is unavailable due to complex ownerships.	
HO-130	4 Malthouse Cottages, Dean Street	East Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-131	Lenham Road	Headcorn	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.

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HO-132	Lenham Road	Headcorn	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-136	Blind Lane and Dunn Street Road	Bredhurst	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause significant harm to the Kent Downs AONB.	
HO-137	109 and 111 Tonbridge Road	Maidstone	2013	Site is a residential garden and development would cause harm to the character of the local area.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-138	Musket Lane	Hollingbourne	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside as well as having a negative impact on the adjacent listed buildings and conservation area.	

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HO-139	41 and 56 Valley Drive	Loose	2013	Site is a residential garden and development would cause harm to the character of the local area.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO-140	127-141 Tonbridge Road	Maidstone	2013	Site is a residential garden and development would cause harm to the character of the local area.	
HO-143	Dean Street	East Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO-145	Cleaveland, Chart Road	Chart Sutton	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause harm to the open character of the countryside.	
HO-146	West of Sindals Lane and north of Westfield Sole Road	Boxley	2013	Whilst the site is located adjacent to the settlement boundary, development would cause harm to the open character of the countryside.	
HO-148	The Acre, Eastwood Road	Ulcombe	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause harm to the open character of the countryside.	

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HO-149	East of South Road	Marden	2013	Whilst the site is located adjacent to the settlement boundary, development would impact negatively on adjacent listed buildings.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p>
HO-150	North of Vicarage Road	Yalding	2013	Whilst the site is located adjacent to the settlement boundary, development would cause a significant loss of woodland.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p> <p>This site was also resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision</p>

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-151	Church Farm, Maidstone Road	Marden	2013	Whilst the site is located adjacent to the settlement boundary, development would extend the settlement north of the railway line. Development would be out of scale and would significantly alter the form of the settlement.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p> <p>A smaller proportion of this site was also re-submitted for consideration in October 2015 as an Omission site. Despite the smaller area the same considerations apply</p>
HO-152	Greengates, Lenham Road	Headcorn	2013	Site is located in the open countryside and removed from an established settlement and associated services. Questions surrounding availability and ownership render the site undeliverable.	
HO-153	Great Love Farm, Love Lane	Headcorn	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would harm the open character of the countryside. Site is partially within flood zone 3.	

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HO-154	Broomfield Park	Broomfield and Kingswood	2013	Development at this location does not conform to the local plan spatial strategy. Development would be out of scale and would significantly alter the form of the settlement. Development is reliant on the delivery of significant new transport infrastructure which is unlikely to be deliverable.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p> <p>This site was also resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision</p>
HO-155	New settlement at Otham	Otham / Leeds / Langley	2013	Site is located in the open countryside. Substantial scale of development would cause significant harm to the open character of the countryside, ancient woodland and to a number of listed buildings and conservation area. Significant ecological constraints to be addressed. In addition, development is reliant on the delivery of significant new transport infrastructure which is unlikely to be deliverable.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p>

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HO-159	Bensted Close, West Street	Hunton	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would negatively impact on adjacent listed buildings and cause harm to the open character of the countryside.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p> <p>This site was also resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision</p>

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO-160	The Grange, George Street	Staplehurst	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p> <p>This site was also resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision</p>
HO2-161	West of Goudhurst Road	Marden	2013	Whilst the site is located adjacent to the settlement boundary, development would be out of scale and would significantly alter the form of the settlement. Site is within flood zones 2 and 3.	
HO2-162	127 Hockers Lane	Detling	2013	Site is located in the open countryside. Site is removed from an established settlement and associated services. Development would cause harm to the character of the local area.	

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HO2-163	Oakdene Farm, Leeds Road	Langley	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO2-164	Heath Road and Gallants Lane	East Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO2-165	Barn Meadow, The Street	Ulcombe	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause harm to the open character of the countryside.	
HO2-167	Winders, Lenham Road	Harrietsham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO2-168	College Farm, Ulcombe Hill	Ulcombe	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	

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HO2-169	Jarrak Barn, Caring Lane	Thurnham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO2-170	Four Wents Orchard, Chartway Street	Sutton Valence	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO2-171	George Street	Staplehurst	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	

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HO2-173	South of Court Lodge Cottages, Court Lodge Road	Harrietsham	2013	Whilst the site is located adjacent to the settlement boundary, development would cause significant harm to the Kent Downs AONB.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p> <p>This site was also resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision. It was noted a planning appeal had been dismissed for residential development</p>
HO2-175	Green Lane	Langley	2013	Development at this location does not conform to the local plan spatial strategy. Development would cause harm to the open character of the countryside.	<p>The site was resubmitted for consideration in the 2014 'Call for Sites'</p> <p>There had been no change in circumstances from the previous submission to warrant a change.</p>

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HO2-176	Whippet Meadow, Hockers Lane	Detling	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the setting of the Kent Downs AONB.	
HO2-177	Top Meadow, Hockers Lane	Detling	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause significant harm to the Kent Downs AONB.	
HO2-178	New Cut Road and Bearsted Road	Boxley	2013	Development would cause the loss of some significant established grassland with ecological potential. Deliverability is an issue due to the changes in land level, the existing stream, potential flooding and established trees.	The site was resubmitted for consideration in the 2014 'Call for Sites'  There had been no change in circumstances from the previous submission to warrant a change.
HO2-179	Upper Horseshoe Farm, Dean Street	East Farleigh	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
HO3-190	Land r/o Station Newsagents (Braemar) Station Rd	Staplehurst	2014	Overall size of site and relationship to adjoining development and uses	

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HO3-191	2 Orchard Cottages Lughorse Lane	Yalding	2014	Lughorse Lane not suitable for additional development. It is narrow, unlit and has no footways. Development of the site would extend the built form of the settlement too far eastwards into the countryside.	
HO3-193	Southfield Stables South Lane	Sutton Valence	2014	Redevelopment of the whole of this site westwards towards the A274 would significantly erode the openness between the upper part of Sutton Valence village and The Harbour.	
HO3-194	Area A, Southfield Stables South Lane	Sutton Valence	2014	Development would intrude into the undeveloped gap between the upper and lower sections of Sutton Valence. There is a well-defined existing boundary to development on the north side of The Harbour which development of this site would breach.	

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HO3-196	Land at Wind Chimes, Chartway Street	Sutton Valence	2014	Development of the site would result in a significant consolidation of the existing sporadic development at Warmlake. The site is also not well-related to the existing facilities and settlement at Sutton Valence.	
HO3-197	Pattenden Farm, Pattenden Lane	Marden	2014	Not suitable for residential development due to the flood risk issues. In addition, the site is not well related to the settlement pattern of Marden representing a large parcel of land north of the railway line, which provides a defensible boundary to the settlement.	
HO3-198	Land adj. 'Yelton' Heath Road	Coxheath	2014	Development of this site would result in the loss of woodland. It would result in the coalescence of the development along Dean Street and Heath Road.	
HO3-199	Land at Tumblers Hill	Sutton Valence	2014	The potential heritage impacts arising from development of this site are such that the site should not be brought forward for development.	

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HO3-200	Land adj. 'Forge House', Beresford Hill	Boughton Monchelsea	2014	Development of this site would consolidate development to the north of the existing village confines. Development would also cause harm to the setting of the Conservation Area.	
HO3-201	Land adj. 'Woodview', Heath Road	Coxheath	2014	Loss of woodland and proximity to designated ancient woodland with no physical separation on the ground.	
HO3-203	78, Heath Road	Coxheath	2014	Site is too small and access unsatisfactory	This site was resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision
HO3-205	Land at Beechen Bank, off Lordswood Lane	Walderslade/Boxley	2014	Loss of woodland which is Ancient Woodland and protected by TPO	
HO3-208	Land adj. Charlesford Avenue	Kingswood/Ulcombe	2014	Impact on Ancient Woodland, woodland subject to TPO and adjacent LWS	
HO3-209	Land between Robins Avenue and Hollywood Road	Lenham	2014	Loss of allotments without identified replacement	

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HO3-210	Land at Butlers Farm Horseshoes Lane	Langley	2014	Langley has no facilities to support this significant further development	
HO3-212	Land at Green Lane	Boughton Monchelsea	2014	Development would extend the village boundary further east towards Gandy's Lane, and contribute to the coalescence of the distinct groups of development that characterise Boughton Monchelsea. Development would have a detrimental impact on the surrounding countryside as a result	
HO3-214	75-75A, College Road	Maidstone	2014	Development in depth on this site would be contrary to the established pattern and grain of development in the area. Unacceptable potential impact of the use of the access on the amenities of the occupiers of 75A and 77 College Road.	
HO3-215	Land north of 'The Limes', Heath Road	Boughton Monchelsea	2014	Loss of Cobnut Platt protected by TPO  Impact on amenities of the existing dwellings on the site from use of the access	

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HO3-217	Land opposite 'The Limes', Heath Road	Boughton Monchlesea	2014	Loss of woodland protected by TPO and impact on adjacent Ancient Woodland	
HO3-218	'Eaglesham' Marley Road	Harrietsham	2014	The site is not suitable for development due to its location relative to the settlement and its facilities. The site is part of the setting of the Kent Downs AONB which development would harm	
HO3-219	Lenham Cricket Club, Ham Lane	Lenham	2014	Loss of existing community facility without an identified replacement	

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HO3-220	Land at Hubbards Lane	Linton/Boughton Monchelsea	2014	Loss of mature hedgerow and loss of openness in this part of the countryside	<p>Councillors accepted this site as an exception to the preferred spatial development hierarchy as a proposed allocation for 8 units to go forward to Reg. 18 Consultation at the meeting of the Strategic Planning Sustainability and Transportation Committee (SPS&amp;T Cttee) on 18 August 2015</p> <p>The site was subsequently agreed for inclusion in the Regulation 19 Consultation draft 2016 for 8 Units at the meeting of the SPS&amp;T Committee on 14 December 2015.</p>
HO3-222	Land at Home Farm Oast, Sandway	Lenham	2014	Isolated and unsustainable location	
HO3-224	Upper Dane Ashford Road	Harrietsham	2014	Site too small	

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HO3-225	Land at St Simon Stock School Oakwood Park	Maidstone	2014	Loss of school playing fields without identified replacement/upgrading. Adverse impact on character of Queens Road	
HO3-226	South of Hermitage Court Hermitage Lane	Maidstone	2014	Loss of Ancient Woodland protected by TPO	
HO3-227	Land NE of Old Belringham Hall	Sutton Valence	2014	Impact on the setting of the adjacent Conservation Area and cause harm the character of the Greensand Ridge. Highway concerns with access on to the A274	
HO3-228	Land at Kingswood	Ulcombe	2014	Adverse impact on Ancient Woodland, woodland subject to TPO and LWS. Significant incursion into the countryside	
HO3-229	'Little Squerres' Church Road	Otham	2014	Isolated site unacceptable addition to sporadic development	
HO3-230	Baltic Wharf St Peter's Street	Maidstone	2014	Given the evidence submitted to and the conclusions of the planning inspector at the recent public inquiry that retail use is the only likely viable use to ensure conversion and retention of the building, the site should not be allocated at this time.	This site was resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision

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HO3-231	North car park, Baltic Wharf St Peter's Street	Maidstone	2014	Given the evidence submitted to and the conclusions of the planning inspector at the recent public inquiry that retail use is the only likely viable use to ensure conversion and retention of the adjacent listed Baltic Wharf building and that this site is required as car parking for that permitted use, the site should not be allocated at this time.	
HO2-232	Land at 'Barchams', 'Wind Chimes' and 'East Went' Chartway Street	Sutton Valence	2014	Development of the site would result in a significant consolidation of the existing sporadic development at Warmlake. The site is also not well-related to the existing facilities and settlement at Sutton Valence.	
HO3-233	'Dickley Court' Dickley Lane	Harrietsham	2014	Unsustainable location proximity to adjacent industrial site	
HO3-235	Land at Maidstone Road	Marden	2014	Concern that the site is located north of the railway line which forms a defensible boundary and logical extent to the village. Hence, development would consolidate the existing sporadic development north of the railway in the countryside.	

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HO3-236	'Yew Tree House', Upper Street	Leeds	2014	Impact on listed building and lack of space to provide access	
HO3-237	Land at 'The Old Forge', Chartway Street	East Sutton	2014	Unsustainable location. Unacceptable consolidation of existing sporadic development	
HO3-241	'Woodford Farm' Maidstone Road	Staplehurst	2014	Unsustainable location	
HO3-242	Land south of Lenham Road Platts Heath	Platts Heath/Lenham	2014	Unsustainable location and loss of woodland	
HO3-244	'South Beltingham' South Lane	Sutton Valence	2014	Development would result in the erosion of this significant gap between the upper and lower parts of the village and adversely impact on the setting of the Conservation Area.	
HO3-247	'Cotuams Hall' Eyhorne Street	Hollingbourne	2014	Significant Heritage impact. Adverse impact on existing trees and landscaping.	
HO3-249	'Grove Mill Cottage' Eyhorne Street	Hollingbourne	2014	Use of the access would have an unacceptable impact on the amenities of adjacent residential properties	

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HO3-250	Land at 'The Oaks' Maidstone Road	Sutton Valence	2014	Development of the site would result in a significant consolidation of the existing sporadic development at Warmlake. The site is also not well-related to the existing facilities and settlement at Sutton Valence.	
HO3-251	Boughton Garage, Cock Street	Boughton Monchelsea	2014	The site is not well related to existing settlements and community facilities. It would represent an unsustainable expansion/consolidation of the existing limited development around Cock Street.	
HO3-252	'Oakdene Farm' Maidstone Road	Sutton Valence	2014	Unsustainable location	
HO3-253	Land adj. 'Old Cyder House' Teston Corner, North Pole Road	Teston	2014	Unsustainable location and adverse impact on SSSI, LWS and listed building	
HO3-254	Granada House Lower Stone Street	Maidstone	2014	Allocation could prejudice redevelopment/regeneration of The Mall Shopping Centre and the Town centre Broad Location	This site was resubmitted for consideration as an omission site in October 2015. There were no changes in circumstances to warrant a different decision

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HO3-255	Land at Bottle Screw Hill	Boughton Monchelsea	2014	Remote from local services. Adverse impact on character of the area	
HO3-256	'Older's Field', land north of Heath Road	Coxheath	2014	Regenerating woodland and heathland planting dominate the site. Development would result in the coalescence of development in Coxheath to the east and the settlement in Dean Street to the west.	<p>Councillors accepted this site as a proposed allocation for 55 units and 2.34ha of strategic open space to go forward to Reg. 18 Consultation at the meeting of the Strategic Planning Sustainability and Transportation Committee on 18 August 2015</p> <p>The site was subsequently agreed for inclusion in the Regulation 19 Consultation draft 2016 for 8 Units at the meeting of the SPS&amp;T Committee on 14 December 2015.</p>
HO3-257	Land to the north of Langley	Langley/Leeds	2014	Would result in the coalescence of Leeds and Langley. The villages do not have sufficient community facilities opt support the resultant level of development	

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HO3-258	Land to the west of Young & Partners, Plough Wents Road	Chart Sutton/Sutton Valence	2014	Unsustainable location. Unacceptable extension to existing development in the area	
HO3-259	Land at Henhurst Farm	Staplehurst	2014	Adverse impact on the landscape character of the area if the whole site was to be developed as proposed.	This site (larger than HO3-260 which has been allocated) was resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision
HO3-261	Tong Farm (north) between Mill Bank and Ulcombe Road	Headcorn	2014	Site is remote from village centre and would have an unacceptable visual impact on the countryside at the northern edge of the village	
HO3-262	Tong Farm (south) between Mill Bank and Ulcombe Road	Headcorn	2014	Would have an unacceptable visual impact on the countryside at the northern edge of the village	
HO3-263	Keepers Farm Old Ham Lane	Lenham	2014	Unsustainable location  Visually intrusive and harmful to the appearance of the countryside	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-265	Land at Belmont New Road	Langley	2014	Unsustainable location and lack of community facilities and services in area. Potential impact on nearby designated heritage assets	
HO3-266	Land off West Street	Harrietsham	2014	Unacceptable expansion of built development into the countryside. Potential adverse impact on the setting of the Kent Downs AONB	See also sites HO-78 and HO3-315
HO3-267	West of South Lane	Sutton Valence	2014	Loss of allotments and playing field/play space without identified replacements. Erosion of the openness between The Harbour and the upper part of Sutton Valence	
HO3-269	West of Gandy's Lane	Boughton Monchelsea	2014	Loss of woodland and poor unsuitable access. Erosion of existing gap between Boughton Monchelsea/Boughton Greenmain settlement and Gandy's lane.	

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HO3-270	Bentletts Scrap Yard, Claygate Road	Laddingford/Yalding	2014	Unsustainable isolated location  Access to site impeded during times of flood due to flooding in the surrounding area	Councillors accepted this site as an exception to the preferred spatial development hierarchy as a proposed allocation for 10 units to go forward to Reg. 18 Consultation at the meeting of the Strategic Planning Sustainability and Transportation Committee on 18 August 2015  The site was subsequently agreed for inclusion in the Regulation 19 Consultation draft 2016 for 10 Units at the meeting of the SPS&T Committee on 14 December 2015.
HO3-271	Land south of Cripple Street	Maidstone	2014	Adverse impact on the landscape character of the area	This site was resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision

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HO3-272	Homewood Orchard, Farleigh Lane	Maidstone	2014	Adverse impact on the landscape character of the area	
HO3-273	Land adj. Ivans Field	Chart Sutton	2014	Unsustainable location as existing settlement has very few services.  Significant visual expansion of existing village into the countryside.	This site was resubmitted for consideration as an omission site in October 2015. There were no change in circumstances to warrant a different decision
HO3-274	Duckhurst Farm, Clapper Lane	Staplehurst	2014	Unsustainable location and impact on character of countryside.	
HO3-275	Baldwins Farm, Marden Road	Staplehurst	2014	Unacceptable expansion of built development into the countryside  Potential adverse impact on adjacent LWS	
HO3-276	Cheveny Farm, Vicarage Road	Yalding	2014	No indicated connection to the public highway. Development would not respond to the pattern and grain of exiting development in the area	
HO3-277	Wardes Moat, Vicarage Road	Yalding	2014	Loss of woodland and impact on adjacent designated heritage asset.	
HO3-278	Land at Moat Road	Headcorn	2014	Isolated location poorly related to existing village	

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HO3-279	Tower House, Ransoms & Knoll House, Maidstone Road	Staplehurst	2014	The site is not well related to the defined settlement of Staplehurst. It would consolidate existing sporadic development to the detriment of the character of the area. It is on the wrong side of the railway-line.	
HO3-280	Banky Meadow ,north of Fauchons Lane	Maidstone	2014	The landscape value of the site and topography makes it unsuitable for development.	
HO3-281	Land r/o Peg Tile Cottage, Goudhurst Road	Marden	2014	Isolated and unsustainable site. Development would be out of character with the pattern and grain of development in the area.	
HO3-284	Forsham House, Forsham Lane	Sutton Valence	2014	Development would be out of character with the existing pattern and grain of development and cause harm to the countryside through the substantial additional development on the west side of the A274.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-285	Frith Cottage, Dean Street	East Farleigh	2014	Site is not well related to any existing settlement. Development would consolidate existing sporadic development on this stretch of Dean Street to the detriment of the character and appearance of this part of the countryside.	
HO3-287	Highlands Kennels, Chartway Street	Sutton Valence	2014	Unsustainable location in open countryside	
HO3-288	Durrants Farm, West Street	Hunton	2014	Development on this site would result in the unacceptable intensification of development adjacent to the existing housing and cause harm to the character of the countryside	
HO3-289	Lower Gallants Farm, Lower Road	East Farleigh	2014	Unsustainable location. Development would cause harm to the character of the countryside	
HO3-290	Pleasant Valley Farm, Dean Street	East Farleigh	2014	Unsustainable location. Development would cause harm to the character of the countryside	
HO3-291	Rear of Barker Cottages, New Cut	East Farleigh	2014	Unsustainable location. Unacceptable consolidation of existing sporadic development	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-292	Land at St Helens Lane	East Farleigh	2014	<p>The site is not in a sustainable location.</p> <p>Development on this site would consolidate and unacceptably increase sporadic development in the area to the detriment of the area's overall character.</p>	
HO3-293	New Barn Farm, Yalding Hill	Yalding	2014	Lughorse Lane inappropriate for further development due its width and alignment and the lack of footways and lighting. Site not well related to the village either in terms of its location or existing built form/pattern of development in the area.	
HO3-294	Land at Tanyard Farm, North of Old Ashford Road	Lenham	2014		Not assessed: Already a proposed housing allocation in the Maidstone Local Plan Reg 18 Consultation Draft 2014

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-295	Land r/o The Orchard Spot PH, Mallards Way Downswood	Otham	2014	The development of this site in isolation would have a harmful impact on the character and appearance of this area of countryside particularly in views from the north. Loss of woodland	
HO3-296	Land at Lested Lane	Chart Sutton	2014	Unsustainable location as existing settlement has very few services.	
HO3-298	Land adj. Turgis Close	Langley	2014	Unsustainable location as existing settlement has very few services.	
HO3-299	Land west of Ledian Farm, Upper Street,	Leeds	2014	Development of the site would result in the significant incursion of built development west of the Upper Street settlement into open countryside. Neither the nearby settlements of Leeds or Langley have an adequate range of facilities to accommodate the likely levels of dwellings that would result from development.	See also site HO3-316

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-301	Land at Kilnwood Meadow Old Ham Lane	Lenham	2014	The site is located south of the railway-line clearly beyond the existing settlement of Lenham and would encroach significantly into open countryside. It is also part of a larger designated LWS and is immediately adjacent to Ancient Woodland.	
HO3-302	Land between Forge Lane and Chapel Lane (r/o Green Court)	Bredhurst	2014	Unsustainable location	
HO3-303	Land east of Gandy's Lane	Boughton Monchelsea	2014	Development of this site would be to the detriment of the area's character and contrary to the advice in the landscape character assessment.	
HO3-304	Land north of Kenward Road	Yalding	2014	The location of the site is such that residential development on the scarp slope of the Greensand Ridge to the north of the existing houses would result in an unacceptable expansion of development into the countryside with resulting harm to its character and appearance.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-305	Land south of Kenward Road	Yalding	2014	Would extend the village of Yalding significantly westwards into a prominent and open piece of countryside that provides a setting for the village on its western side. Furthermore, the setting of the oast houses in Oast Court and therefore the Conservation Area is also likely to be compromised by any development.	
HO3-306	Land north of Lenham Road	Headcorn	2014	The site is somewhat visually divorced from the existing settlement of Headcorn and development would represent a significant intrusion into the countryside. There are significant flood risk issues associated with the site, in particular the area where residential development is proposed.	
HO3-307	Land r/o 127 Hockers Lane	Thurnham	2014	Unsustainable location, and unacceptable consolidation of existing sporadic development to the detriment of the area's character	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-308	Land west of Eyhorne Street/north of Millennium Green	Hollingbourne	2014	Development of this site would extend built development of Eyhorne Street unacceptably into the open countryside and would cause harm to its character and appearance. It would be alien to the pattern and grain of the existing development at the settlement.	
HO3-310	Land at Boughton Mount Farm, Cliff Hill	Maidstone	2014	Unsustainable location	
HO3-311	Land adj. Eden Lodge, Pye Corner	Ulcombe	2014	The site is in open countryside in an unsustainable location. Additional development would harm the character and appearance of the countryside	

Site reference	Site address	Settlement	When submitted	Reason for rejection	Notes
HO3-312	Land adj. Old Goods Yard	Lenham	2015	<p>This site is located to the south of the existing settlement boundary of Lenham and on a site south of the railway line which has long provided a defensible boundary to the southward expansion of the village.</p> <p>The site relates poorly to the existing pattern of built development of Lenham village.</p> <p>Notwithstanding the fact that the site adjoins a larger site which has gained permission in an appeal decision dated 2 October 2015, there is a primary difference, namely that this site is a greenfield site.</p>	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-313	Land adj. Detling Aerodrome Industrial Estate	Detling, Thurnham and Stockbury	2015	Despite the additional information that has been submitted (including the LVIA and highway technical note) as well as the offer of a 100ha Country Park and the Park & Ride car park, there has been no change in the site's status as lying within the nationally designated protected landscape of the Kent Downs AONB. The quantum of development proposed would result in unacceptable harm to the landscape and be contrary to the advice in the NPPF.	
HO3-315	Land at Downsoak Stud West Street	Harrietsham	2015	The topography of this site does not lend itself towards a development that would be easily integrated into the existing landscape character in this part of the village.  Furthermore, development here would extend the built environment further west, altering the character of the approach to the village on this side of West Street, particularly through the loss of a number of existing trees on the site.	See also sites HO-78 and HO3-266

Site reference	Site address	Settlement	When submitted	Reason for rejection	Notes
HO3-316	Land at Ledian Farm Upper Street	Leeds	2015	<p>Leeds is a village with very few community facilities apart from a village hall and school. A purely Class C3 development (60 units are proposed) in a village with so few community facilities serving day-to-day needs would be unsustainable given the likely need for reliance in the private car given the poor public transport options.</p> <p>There are two extant permissions for a mixed C3 and c2 development and a C2 development the latter of which would provide some facilities available for public use.</p>	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-317	Land West of Ledian Farm Upper Street	Leeds	2015	<p>Despite the reduction in the proposed development area from the previous submission (HO3-299), development of the site would still result in the significant incursion of built development west of the Upper Street settlement into open countryside.</p> <p>Neither nearby settlement of Leeds or Langley has an adequate range of community facilities, given the lack of community facilities in the village for basic day-day needs and the likely reliance on the use of the private car as a result, this is an unsustainable settlement.</p>	See also HO3-299
HO3-318	Land North East of Forge Lane	Bredhurst	2015	Bredhurst is a settlement with very limited facilities and no local convenience store together with a poor bus service. It is not therefore within the preferred hierarchy for allocation.	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
HO3-320	Land South of Warmlake Road	Chart Sutton	2015	Chart Sutton is a village with very few services. Access to services in adjoining villages is likely to be by means of the private car given the poor bus service and the distances involved which would deter walking. The village is not identified in the Council's preferred spatial development hierarchy as suitable for further development as a result.	
HO3-321	'Nutbrow' Land off Boyton Court Road	Sutton Valence	2015	The site is in open countryside in a prominent location on the Greensand Ridge scarp slope.  It is not well related to the nearby settlement of Sutton Valence and is in an unsustainable location with poor connection to local facilities and no reasonable access to public transport.	

**Table E1: Accepted Economic Development, Retail and Mixed Use Sites**

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
ED-1	West of Barradale Farm, Maidstone Road	Headcorn	2013	1.9	5,500m <sup>2</sup> B1/B2/B8	Yes	
ED-4	West of Wheelbarrow Industrial Estate, Pattenden Lane	Marden	2013	2.9	14,500m <sup>2</sup> B1/B2/B8	Yes	
ED-9	Eclipse Park, Sittingbourne Road	Boxley	2013	5.4	N/A	No – existing planning permission	
ED-10	Island site, Junction 6 of M20	Boxley	2013	1.3	N/A	No – existing planning permission	
ED-11	South of Claygate, Pattenden Road	Marden	2013	1.4	6,800m <sup>2</sup> B1/B2/B8	Yes	
ED-12	Woodcut Farm, Ashford Road	Bearsted	2013	16.8	Up to 49,000m <sup>2</sup> B1/B2/B8	Yes	In the 2013 site assessment, this site was rejected for allocation on the grounds of adverse impacts on the setting of the AONB, on the rural character of the area and on the listed Woodcut Farmhouse and the site's relative separation from the main built up area of the town and its limited accessibility by sustainable modes. In 2014, subsequent to this site assessment,

Site reference	Site address	Settlement	When submitted	Net area (ha)	Approximate net yield	Recommended site allocation in the draft Maidstone Borough Local Plan?	Notes
							additional evidence on the borough's employment land needs was prepared which found that there was a gap in the borough's portfolio of employment land. This could be addressed through the allocation of a strategic site at junction 8 of M20. The Strategic Planning, Sustainability and Transport Committee considered site allocation options, including the allocation of site ED-12, at its meeting on 18th August 2015, and decided that this site should be allocated in the draft Local Plan.
MX-15	Mote Road	Maidstone	2013	0.4	Up to 8,000m <sup>2</sup> B1	Yes	
MX-3	8 Faversham Road	Lenham	2013	0.2	N/A	No – site too small for an employment allocation, existing planning application	
MX-8	Ledian Farm	Leeds	2013	2.9	N/A	No – existing planning permission	
MX2-16	Clockhouse Farm, Heath Road	Coxheath	2013	3.3	40 dwellings 7,700m <sup>2</sup> B1	Yes	
MX2-17	Maidstone East	Maidstone	2013	2.2	210 dwellings	Yes	

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Net area (ha)</b>	<b>Approximate net yield</b>	<b>Recommended site allocation in the draft Maidstone Borough Local Plan?</b>	<b>Notes</b>
	and Maidstone sorting office, Sandling Road				10,000m <sup>2</sup> retail		
MX2-18	King Street car park and former AMF Bowling site	Maidstone	2013	0.4	70 dwellings 1,400m <sup>2</sup> retail	Yes	
ED-15	Newnham Park, Bearsted Road	Boxley	2013	25.5	15,000m <sup>2</sup> retail (incl replacement) 100,000m <sup>2</sup> medical and associated uses	Yes	
ED2-17	Former Syngenta Works, Hampstead Lane	Yalding	2013	6.3	200 dwellings 8,600m <sup>2</sup> B1/B2	Yes	

**Table E2: Rejected Economic Development, Retail and Mixed Use Sites**

<b>Site reference</b>	<b>Site address</b>	<b>Settlement</b>	<b>When submitted</b>	<b>Reason for rejection</b>	<b>Notes</b>
ED-2	Maidstone Market, Detling Industrial Estate	Detling	2013	The site is remote from the workforce and services. There will be impacts on the AONB.	
ED-3	Detling Airfield Industrial Estate	Detling	2013	The site is remote from the workforce and services. There will be impacts on the AONB.	
ED-5	Hill Farm, Linton Hill	Linton	2013	Development will potentially impact on a listed building and will result in significant visual harm.	
ED-6	Waterside Park, Ashford Road	Hollingbourne	2013	Development will result in significant landscape change, will adversely impact on the setting of the AONB and the rural character of the area and is remote from workforce and services. Development may impact on the adjacent Local Wildlife Site and ancient woodland.	In 2014, subsequent to this site assessment, additional evidence on the borough's employment land needs was prepared which found that there was a gap in the borough's portfolio of employment land. This could be addressed through the allocation of a strategic site at junction 8 of M20. The Strategic Planning, Sustainability and Transport Committee considered site allocation options, including the allocation of site ED-6, at its meeting on 18 <sup>th</sup> August 2015, and decided that this site should not be allocated in the draft Local Plan.
ED-7	Weald Gardens, Maidstone Road	Staplehurst	2013	Substantial parts of the site are within flood zone 3. Development would result in harm to the open character of the countryside.	
ED-8	Wickham Field,	Marden	2013	Development would be separate from any	

Site reference	Site address	Settlement	When submitted	Reason for rejection	Notes
	Pattenden Lane			existing employment area and will have an adverse impact on residential amenity.	
ED-13	Haynes, Ashford Road	Maidstone	2013	This is an out of centre site and there are other sequentially preferable sites for retail use. The site is <b>ACCEPTED</b> for housing and/or mixed use (housing/ offices/ leisure)	The landowners subsequently confirmed that this site would not be available for residential use. On 18 <sup>th</sup> August 2015 the Strategic Planning, Sustainability and Transport Committee decided that the allocation of this site for housing should be deleted from the draft Local Plan.
ED-14	Lenham Quarry, Sandway Road	Lenham	2013	The site is remote from existing settlement and has poor transport links.	
ED2-16	Rough Shave Wood, The Street	Ulcombe	2013	The site is separated from existing development. Development would result in loss of woodland and adversely impact on residential amenity.	
ED2-18	Westfield Sole Road	Boxley	2013	Development would have significant impact on ancient woodland.	
ED2-19	Cobtree Forstal, Forstal Road	Boxley	2013	The site is not available for development.	
ED2-20	Whatmans, Mill Lane	Maidstone	2013	Redevelopment of this partially brownfield site would be appropriate for a range of uses. This site was considered most appropriate for residential use. The site is <b>ACCEPTED</b> for housing.	
MX-1	South of Headcorn railway station	Headcorn	2013	The site has poor access, is subject to TPO's and is within Flood Zones 2 and 3.	
MX-2	The Old Goods Yard, Headcorn Road	Lenham	2013	Site is located in the open countryside and removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
MX-4	North of Heath	Coxheath	2013	Development of the site would result in	

Site reference	Site address	Settlement	When submitted	Reason for rejection	Notes
	Road			settlement coalescence.	
MX-5	Woodford Farm, Maidstone Road	Staplehurst	2013	The site is removed from an established settlement and associated services. Development of the site would have an adverse impact on residential amenity.	
MX-6	The Oaks, Maidstone Road	Sutton Valence	2013	Site is removed from an established settlement and associated services. Development would cause harm to the open character of the countryside.	
MX-7	Duckhurst Farm, Clapper Lane	Staplehurst	2013	The site is removed from an established settlement and associated services. Development of the site would have an adverse impact on residential amenity and cause harm to the open character of the countryside.	
MX-9	Former Pickfords Removals, Hart Street	Maidstone	2013	The site is likely to be unavailable in the light of the recent planning consent for storage.	
MX-10	Ringles Nursery, Grigg Lane	Headcorn	2013	The site substantially falls within Flood Zone 3.	
MX-11	Tanyard Farm, Old Ashford Road	Lenham	2013	Site is considered most appropriate for residential use. Site is <b>ACCEPTED</b> for housing.	
MX-12	Tanyard Farm, Old Ashford Road	Lenham	2013	The development of the site would result in adverse impacts on a listed building and would result in a substantial extension into open countryside out of character with the existing settlement pattern.	
MX-13	Springfield, Royal Engineers Way	Maidstone	2013	Site is appropriate for office, residential (including a minor, subsidiary element of retail). Site is <b>ACCEPTED</b> for housing.	
MX-14	Unicumes Lane	Maidstone	2013	Development would adversely impact on the more rural character of this part of the River Medway corridor.	

