

Appendix A: Session 14B Alternative sites

Rep No.	Representor	Site Name	Q14.12 Planning History	Q14.13 2016 LP Policy Status	Q14.14 NP Policy Status	Q14.15 Greenfield or PDL	Q14.16 SHEDLAA Submission/ Conclusion	Q14.17 Est Site Area / Submitted Plan	Q14.18a Type of Development Proposed	Q14.18b Est Yield	Q14.18c Est Gross Density	Q14.19 Delivery Start/ Rate	Q14.20 Viability Evidence	Q14.21 SA Assessment	Q14.22 Constraints Summary	Located in accordance with settlement hierarchy
R19165	Matt Blythin	Bell Farm South, Harrietsham	15/510147/OUT - refused - COU to 1 dwelling and development of up to 45 dwellings	Countryside; small part of site within CA	Harrietsham NDP - no new draft plan seen	Greenfield	HO-79 (Reject) pg A303	2ha / Yes	Residential	45	22.5dph	N/K	N/K	Yes - (A.1) pg 452	Potential impact on landscape; potential for moderate ecological impacts (protected/notable species); adverse impact on three LBs including Grade I building. Development of this site would be highly detrimental to the setting of the three listed buildings along its northern edge (including one Grade I building) and to Harrietsham (East Street) CA.	No
R19428	Daniel Weaver	North of Lenham Road, Headcorn	15/509288/OUT - refused - 57 dwellings	Countryside; LLV	Headcorn NDP - not allocated	Greenfield	HO3-306 (part) (Reject) pg A1231	6ha / Yes	Residential	57	10dph	N/K	N/K	Yes - (A.3) pg 362	Impact on landscape; likely ecological impacts; TPO; NE corner archaeological safeguarding area; PRow bisects the site; significant flood risk FZ 2/3; .	Yes - Adj amended boundary of Headcorn RSC (abuts H1(38) and H1(41))
R19454	Chris Hawkins	North of Lughorse Lane, Yalding	None Relevant	Countryside; LLV	N/A	Greenfield	No	1.1ha / Yes (post R19)	Residential	30	27dph	N/K	N/K	No	NEW SITE Outside settlement boundary	Yes
R19284	Peter Hildrup	Millbank, Headcorn	15/507424 - APPROVED, outline for 62 dwellings on 24/8/16	Countryside; LLV	Headcorn NDP - not allocated	Greenfield	N/A	3.7ha / Yes	Seeking allocation of residential planning permission	62	17dph	N/K	N/K	No	N/A - Residential planning permission granted 24/8/16	Yes - Adj Headcorn RSC
R19289	Peter Hildrup	Maidstone Road, Marden	16/504584 - outline for 150 dwellings - refused	Countryside	Marden NDP - no draft plan seen	Greenfield	HO-151 (part) (Reject) pg A583	6.7ha / Yes	Residential	120	18dph	N/K	N/K	Yes - (A.2) pg 6	Impact on landscape; potential important hedgerows; adverse impact on LBs - strong heritage objection PRow runs through site; potential harm to open rural character and long distance views. [Note: smaller site area submitted during October 2015 R18 consultation but same considerations apply].	Yes - Adj Marden RSC amended boundary (abuts EMP1(3))
R19447 R19208	Steve Brown	West of North Street, Barming	The smaller allocated site area H1(23) is subject to: 14/506419 for 35 dwelling appeal in abeyance; and 16/505427 - awaiting decision	35 dwellings on allocated site H1(23); remainder of site in Countryside	N/A	Greenfield	HO-113 (Reject larger area subject of representation; smaller area allocated) pg A430	10 ha / Yes (post R19)	Residential	250	25dph	N/K	N/K	Yes - (A.1) pg 642	Impact on landscape; Grade II LBs within vicinity; archaeological potential; adverse impact on Medway Valley.	Yes - Adj urban area (incorporates H1(23))

R19223	David Bedford	Bydews Place, Tovil	None	Countryside; LLV	N/A	Greenfield	HO3-314 (Accept - Reject by Council) pg A1270	2.3 ha / Yes	Residential	50	22dph	N/K	N/K	Yes - (Addendum) pg 18	Potential impact on landscape; phase 1 habitat survey required; AW nearby; Potential for ecological impacts; potential impact on group of LBs Grade II/II*; safeguard area for archaeological potential; PRoW intersects the site. [Council: Reject site on grounds of unsustainable location and unacceptable extension of urban boundary into open countryside].	Yes - Adj urban area
R19216	Matthew Blythin	Lodge Road, Staplehurst	The following cover part of the site 14/0732 extension to existing warehouse; 14/502397 vary condition of 14/0732 - amend width and length; 09/0455 and 13/0388 development of B1, B2 and B8 - approved; large number of previous applications for similar developments relating to industrial development on part of the site	Staplehurst RSC	Staplehurst NDP - allocated mixed use site (residential/employment)	Greenfield / PDL	HO3-283 (Accept - Reject by Council) pg 1136	4.4ha / Yes	Mixed use	90 residential plus commercial uses	20dph (30dph net)	N/K	N/K	Yes - (A.3) pg 255	Potential for protected/notable species; potential important hedgerows; loss of employment land. [Council: Reject on grounds of loss of employment land. Staplehurst NDP: mixed use allocation. Proposed change PC/76 to include as a residential allocation in the Maidstone Borough Local Plan.]	Yes - Within Staplehurst RSC