

**Session 14A – Wednesday 30 November 2016 – 10:00-13:00  
Alternative Sites**

Land off Vicarage Road Yalding

Representation 19100 – Anderway Limited

**Qn14.1 Does the site have any relevant planning history?  
(applications, permissions, appeals, previous allocations)**

Previous planning application refused for 9 dwellings on the site. Planning reference 15/503928/OUT. Dismissed at appeal reference APP/U2235/W/3136916.

**Qn14. 2 What is the site's policy status in the submitted Local Plan? (eg whether in defined settlement/countryside/AONB/conservation area/ Landscape of Local Value etc)**

The site is located within the countryside in the emerging local plan. The site **is not** situated within a Conservation Area an AONB or an Area of Local Landscape Value (ALLV).

**Qn14. 3 What is the site's policy status in any made or emerging neighbourhood plan?**

Site not within neighbourhood plan area.

**Qn14. 4 Is the site greenfield or previously developed (brownfield) land according to the definition in the glossary of the National Planning Policy Framework?**

The site is greenfield land under the definition set out in the National Planning Policy Framework. The site was a commercial nursey for growing trees. It is not in active farm use.

**Qn14.5 What previous consideration by the Council has been given to the site's development (eg inclusion in a Strategic Housing and Economic Development Land availability Assessment (SHEDDLAA) and does the Representor have any comments on its conclusions.**

No previous consideration has been given to this site by the local planning authority as part of the local plan process

The site was submitted as an alternative site as part of the Regulation 19 consultation on 18 March 2016. No local plan submission had been made prior to that date.

**Qn14.6 What is the site area and is has a site plan been submitted which identifies the site?**

Site area is 1 hectare. Site plan attached showing the extent of the site.

**Qn14.7 What type, and amount of development could be expected and at what density?**

Due to its location on the edge of a designated larger village we consider that a proposal for 6 units is appropriate. Surrounding properties are detached family sized dwellings in a linear pattern of development. Therefore, a proposal for 6 dwellings is an appropriate figure.

**Qn14.8 When could development be delivered and at what rate?**

Development can proceed within the first 5 years of the plan period (2016-2021)

**Qn14.9 What evidence is there of the viability of the proposed development?**

The site is a greenfield site. There are no remediation costs associated with this development. No significant highway or junction improvement works. .

**Qn14.10 Has the site been the subject of sustainability appraisal and does the Representor have any comments on its conclusions?**

No sustainability appraisal undertaken as part of the local plan process.

**Qn14.11 What constraints are there on the site's development and how could any adverse impacts be mitigated?**

The proposal allows for significant landscaping and tree planting on the site to maintain the setting of the vehicle access drive leading to Warde's Moat. The vehicle access with its metal railing fence was deemed to be part of the setting of the listed building by the Inspector dealing with planning application 15/503928/OUT (APP/U2235/W/3136916).

This proposal will retain trees alongside this vehicle access and allow for the cost re-instatement and repair of the metal railings along the access road.