

# APPENDIX ONE

## Summary of site search by Doctors practice

### **1. AGRICULTURAL LAND IN GRIGG LANE (current site)**

Inspected on 03/07/06

The land located on the left hand side past the end of the village boundary, it is further out of the village than the land previously investigated in Grigg Lane but not by much. Part of a larger holding of agricultural land being level with easy road access off Grigg Lane, appears to be well drained and not subject to flooding. The owner has previously applied for planning permission and is aware that no significant development is likely to be permitted for the foreseeable future. Is prepared to sell two acres adjoining road provided road access is retained for the remaining section of the land. Aware that £100k an acre subject to planning is the likely value.

Planning – likely to be permitted albeit reluctantly if no other sites are available or suitable.

### **2. TALLOW HOUSE, HIGH STREET**

Inspected on 03/07/06

Large timber framed period house Listed Grade II, offered for conversion to Doctors Surgery with a small rear garden, the balance of the garden having been sold for residential development. This is entirely unsuitable.

### **3. THE OLD VICARAGE, HIGH STREET**

Inspected on 03/07/06

The land available is the rear of the formal garden currently unused with extensive trees all the subject of Preservation Orders. The land is probably about 0.75 acre and well located but I could not establish how vehicular access would be achieved – there is an adjoining commercial building that may be prepared to allow access. The land adjoins the land in (2) above which has been granted consent for residential development and so it would be likely to also receive such a consent subject to the TPO`s being overcome. Land too small for surgery use without ancillary car parking being available. Price likely to be set as possible residential development land and therefore too expensive for surgery use.

### **4. THE OLD SCHOOL HOUSE NURSERY, STATION APPROACH**

Inspected on 01/08/06

Site cover: Currently 60% approximately with little space for car parking. Would be prepared to enter into deal to build new surgery but wants to keep a reduced size nursery school on the site – would require two storey building and even then does not appear to be large enough. No space for any car parking, even for staff, would require a deal to be struck to use station car park. Access to the site is over land owned by Rail Track so premium may have to be paid to them for changing the access provisions.

Planning – already D2 use but will require planning permission for new building, car parking provision will be sticking point.

### **5. LAND ADJACENT TO THE BOWLS CLUB, MAIDSTONE ROAD**

Inspected on 02/08/06

About 8 acres of agricultural land adjacent to and to the North and East of the Bowls Club. Level and well drained with no evidence of any flooding, access to the Maidstone Road would be by way of the existing access to the Bowls Club. On the Northern outskirts of the village and accessible only by car. Main problem is that it is well out of the village and fronts onto a fast and busy road.

#### **6. LAND TO THE REAR OF WHITE MILL BARN, MAIDSTONE ROAD**

Inspected on 02/08/06

About 1 acre of land currently used as garden to the rear of the existing house, located immediately adjoining the Bowls Club to the South. No access at present from land to the Maidstone Road (but there is frontage) so new access would be required subject to Highways requirements. Land is too small for full scheme with adequate parking – same comments apply otherwise as for (5) above.

#### **7. LAND IN MOAT ROAD**

Inspected on 02/08/06

Large agricultural site on Western boundary of village but closer to the centre than any of the other green field sites, outer part of the site possibly to be new village car park but appears to be subject to flooding.