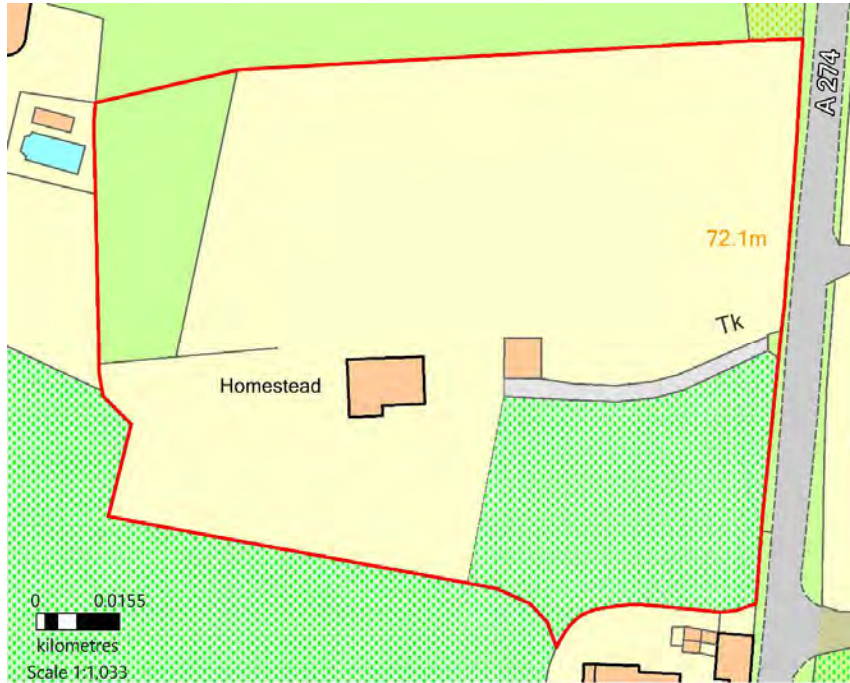



Site Ref: 002	Site Name: The Homestead			Parish: Sutton Valence (100%)			
Address	Headcorn Road, Sutton Valence			AVAILABILITY			
Landowner	Mr & Mrs Manchett			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Martin Potts Associates			Developer interest?	No	Nominated Capacity	12
Current Use	Residential			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.19	Brownfield/Greenfield	Brownfield				
Site Description	Site is a single detached residential unit with significant garden and spare land to the west side of Headcorn Rd.						
Surrounding Uses	The site is surrounded to the south and south west by intensive orchard agriculture. There is a detached garden to the west from a detached residential property behind Chart Rd. The land to the north of the site is vacant grassland. Across Headcorn Rd to the east is a cluster of residential properties to the south of the Belringham Estate.						
Planning History	1980 – Refused erection of a private dwelling and vineyard. 1981 - Refused – outline application for a bungalow. Approved extension for lounge and bedroom over. 1982 – Approved erection of a double garage. 1987 – Approved side extension. 1988 – Refused erection of a new bungalow. 1990 – Approved living/dining extension. 1992 – Refused change of land from agricultural to domestic. 1994 – Refused two storey side extension. 1995 – Approved single storey extension. Approved dormer windows. 1996 – Approved single storey conservatory. 1998 – Approved erection of a double garage. Approved erection of a double garage. 2002 – Approved first floor extension to dwelling, conservatory and tennis court. Refused application for west side extension to the bungalow. 2004 – Approved erection of single storey extension. 2014 – Approved conversion of garage and erection of a new garage. 2016 – Refused internal alterations and single storey rear extension. 2018 – Approved erection of polytunnels. 2019 – Approved – split site in two for area A to have polytunnels and area B to be covered in polythene.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access.	None	None. Site recommended as suitable on access grounds.
Access to Public Transportation & Services	No bus stop within 400m, but it is on a route with a regular service. No GP, Shop or Primary School within 800m. more than 30 minutes public transport time to town centre.	New bus stops, primary school, GP, convenience store and safe pedestrian connections (pavements) to them.	Mitigation required, but feasible. Potential for delivery in line with adjacent sites. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Greensand Ridge (100%)		Development of this site would have an unacceptable impact on the Greensand Ridge.
Landscape Character	The Landscape Character Study identifies that the site is within the Sutton Valence Greensand Ridge landscape character area, which forms a part of the Greensand Ridge landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - The majority site is a regularly mown site with regularly managed hedgerows on the site boundaries, an orchard within the SW corner and buildings within the centre of the site. An area of less frequently managed field is present to the west of the site boundary (outside of the domestic curtilage). There is potential for protected/notable species to be present particularly within the building and boundaries within the site including bats, reptiles, and breeding birds. Site boundaries may provide connectivity across the site.	Very likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	South west of Sutton Valence Conservation Area, which benefits from a rural setting to the south which contributes strongly to its village character and significance. Development of the site would erode the setting of the conservation area and likely to result in a degree of harm. Belringham House (grade II listed, ref: 1060908) and grounds to the east side of Headcorn Road, opposite the site, forming the entrance to the village from the south. Its setting lies mainly to the east and south though, so the site has minimal relationship.		Site may be unsuitable due to local heritage harm.
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Whilst no watercourses have been identified, there may still be some present which may allow for drainage. Further investigation is needed.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring residential use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Landscape and Heritage impact		

CONCLUSION Is the Site...

Available?	Suitable?	Achievable?
Yes	No	N/A


Site Ref: 003	Site Name: Mid Kent Roofing Yard			Parish: Harrietsham (100%)			
Address	Forstal Lane, Harrietsham			AVAILABILITY			
Landowner	Rob Smith			Landowner Consent?	Yes	Legal Constraints?	unknown
Agent	Martin Potts Associates			Developer interest?	No	Nominated Capacity	12-16 units
Current Use	Builders Yard & Offices			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.81	Brownfield/Greenfield	Brownfield				
Site Description	Site is a builder's yard north of Greenway Lane outside of Harrietsham. The site itself is accessed via a short entry route and is designed for vehicular access/ pickup of orders. There is an office building in the southeastern corner the site.						
Surrounding Uses	There are grass fields/ paddocks surrounding the site. There are residences on Holm Mill Lane to the south of the site which adjoin the site.						
Planning History	1974 - Refused removal of agricultural occupancy condition. Approved boarding cattery. 1975 - Approved six stables. 1979 - Refused bungalow with garage. 1982 Refused bungalow. 1987 Approved extension. Approval for Certificate of Lawful Development for storage, distribution, wholesale and retail. 1988 - Approved side extension. 1998 - Approved retrospective fork lift truck shed. 1999 - Approved replacement storage building. Approved replacement storage. 2010 - Approved change of use to holiday lets. 2014 – Approved continued use as storage with car parking and boundary proposals. 2015 – Approved details pursuant to conditions (continued use as storage with car parking and boundary proposals). Approved office unit. Refused non-material amendment (office unit). 2016 - Approved demolition of outbuilding and erection of holiday let. 2017 - Approved discharge conditions (retrospective new office unit). Approved (retrospective) new office unit. 2018 - Refused demolition of stable/garage and 3 new holiday lets. Approved non-material amendment (demolition of outbuilding and erection of holiday let). Refused dry store. 2019 - Approval demolition of stable block/garage and 3 new holiday lets.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Greenway Ln and Holm Mill Ln are of insufficient width for requirements.	Widening of Greenway Ln and Holm Mill Ln, requiring 3rd party land. Insufficient Highways owned verge to provide the required width.	Site recommended as unsuitable due to the necessity for 3rd party land to achieve mitigation.
Access to Public Transportation & Services	Proximity to bus stops achieved, but service is about 1 per hr. No Primary School, GP, or convenience store within 800m. Less than 30 minutes to town centre, approximately 1 hr to Hospital.	Increased bus service regularity and new pavements to reach them, this also requiring widening of Holm Mill Ln to achieve, using 3rd party land.	Mitigation not feasible due to the requirement for 3rd party land. Site recommended as unsuitable on sustainability grounds.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Leeds Castle Parklands landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore.		-
Local Nature Reserves	3 - Site is a mixture of bare ground, rough grassland and mature hedgerows. The site has potential for protected/notable species particularly within the site boundaries and rough grassland area - including reptiles, GCN and breeding birds. Site provides connectivity through the area.	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for multi period remains particular associated with prehistoric and post medieval activity. Site lies within an area of streams and springs and Holm Mill House to the south is an 18th century designated building.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration likely. The site is identified as having a surface water flow path and therefore consideration needs to be given for locating properties.		0.09%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Access to the site & access to services.		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?


Yes	No	N/A
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Site Ref: 004	Site Name: Land adjacent to Penn Court			Parish: Hollingbourne (100%)			
Address	Manor Lane, Hollingbourne			AVAILABILITY			
Landowner	R. Vincent			Landowner Consent?	Yes	Legal Constraints?	unknown
Agent	Martin Potts Associates			Developer interest?	No	Nominated Capacity	24-30 units
Current Use	Hay field			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.51	Brownfield/Greenfield	Greenfield				
Site Description	Site is a large grassed field.						
Surrounding Uses	The land is to the south of Hollingbourne village, the grassed area continues to the south and west.						
Planning History	2002 – Approved listed building consent for conversion of outbuilding to 2 holiday accommodation units. Approved conversion of outbuilding to 2 holiday accommodation units. Approved listed building consent for the conversion of garage and potting shed to 1 holiday letting accommodation. 2004 – Approved listed building consent for re-opening previously bricked up windows. 2005 – Approved application for listed building consent to convert existing barn to holiday accommodation. Approved conversion of existing barn to holiday accommodation. 2010 – Approved listed building consent for replacement of 3 windows. Approved replacement of 3 windows. 2016 – Approved erection of a three bay garage and attached workshop. 2017 – Approved change of use from Class C1 holiday let to Class C3 residential use for existing building known as ‘Twitches’. 2019 – Approved erection of an agricultural storage building						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Manor Lane of insufficient width for requirements.	Widening of Manor Lane, requiring 3rd party land.	Site recommended as unsuitable due to the necessity for 3rd party land to achieve mitigation.
Access to Public Transportation & Services	Bus stops within 400m, but the service is too infrequent. More than 30 minutes public transport time to Maidstone Town Centre, but approximately 1 hour to the hospital.	Increased bus service regularity.	Mitigation not feasible due to prohibitive costs for the necessary mitigation, when compared to the size of the site. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	Kent Downs (100%)		Development in AONB generally unsuitable if there are alternative suitable locations to accommodate growth.
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	None (100%)	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Thurnham Vale landscape character area, which forms a part of the Gault Clay Vale landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	3 - Intensively grazed/managed grassland with hedgerows along the NE/SE boundary. The site is adjacent to an area of rough grassland/ponds on the SE boundary so boundaries may contain suitable habitat for protected species including breeding birds reptiles and GCN.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	Adjacent to the Hollingbourne, Upper Street Conservation Area	-	-
Archaeology	high potential for prehistoric and RomanoBritish remains associated with the ring ditch cropmark and Roman building site recorded to the south. The site also lies adjacent to Penn Court, an 18th century status residenzen with associated formal gardens and designed landscape, including the orchard identifiable on the site on the Tithe Map. Penn Court is a designated heritage asset.	Archaeological DBA and Archaeological Landscape Assessment needed to clarify nature and extent of prehiistoric and Roman activity on the site and to inform the understanding of the setting and landscape of Penn Court. Consideration on the archaeological landscape and setting of Penn Court needed.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Site is within an Area of Outstanding Natural Beauty, Access to the site & access to services.		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A


Site Ref: 006	Site Name: Land at Lenham Road			Parish: Lenham (100%)			
Address	Lenham Road, Platts Heath			AVAILABILITY			
Landowner	Mrs S. Couchman			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	No	Nominated Capacity	20
Current Use	Undeveloped scrub land			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.92	Brownfield/Greenfield	Greenfield				
Site Description	Site appears to be informal woods to the rear of the houses at Mount Pleasant Terrace, Platts Heath.						
Surrounding Uses	Site surrounds a row of houses on Lenham Rd (Mount Pleasant Terrace), with a further detached residence to the north east of the site. Wooded area continues from the site to the east, but otherwise there are fields surrounding the site.						
Planning History	1978 – Approved erection of building for Primary School. 1980 – Refused demolition of existing property for erection of pair of semi-detached bungalows. 1981 – Approved erection of new primary school. 1983 – Refused outline application for 8 detached dwellings and access road. 1984 – No objection to proposed County Primary School. 1987 – No objection to renewal of consent for use of land for replacement county primary school. 1989 – Refused change of use to housing from agricultural land. 1992 – Approved application for proposed replacement of Platts Heath County Primary School. 1994 – Approved erection of double garage. 1998 – Approved outline application for a replacement dwelling. 1999 – Approved demolition of existing dwelling and erection of 4 bedroom house. 2000 – Refused erection of detached triple garage. Approved erection of detached triple garage with log store. 2003 – Refused erection of first floor rear extension with dormer windows and ground floor rear extension. Refused erection of first floor rear extension with dormer windows and ground floor rear extension.						

SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access viable, with improvements.	Access point would need modelling to confirm visibility splays and, potentially, cutback of vegetation at the access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. Primary School within 800m, but no pavements to provide access and providing pavements would require widening of the roads, requiring 3rd party land. No GP or convenience store. More than 30 min public transport time to Maidstone Town centre, due to absence to the bus stops.	New bus route, bus stops and pavements.	Mitigation not feasible due to the expense of providing a new bus route, combined with the limited road widths meaning that road widening with the use of 3rd party land would be necessary to achieve sufficient width for two way traffic on a bus route as well as sufficient pavements. Site recommended as unsuitable on sustainability grounds.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Kingswood Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-

Local Nature Reserves	2 - An area of woodland with pockets of grassland which has been present for at least 16 years. Potential for protected species to be present within the site including dormouse, bats, badgers, breeding birds and reptiles. The woodland is located within an area which has a number of woodlands which have been identified as Ancient Woodland. This area of woodland could act as a stepping stone to assist connectivity through the area.	Due to size of site and habitats within the site mitigation can not be implemented on site.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for remains associated with a long linear earthwork bank and ditch system to the west, and with the 16th century Yew Tree over the road.	Archaeological DBA needed to clarify the potential associated with the linear earthwork and with Early Medieval and later activity.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways is most likely solution to manage run off for this site.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes		
Public Rights of Way	-	-	-
Pylons on site	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: access to services.		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 007	Site Name: The Paddocks Brickfield Cottage			Parish: Staplehurst (100%)	
Address	Maidstone Road, Staplehurst			AVAILABILITY	
Landowner	Samantha Last			Landowner Consent?	Yes
Agent				Developer interest?	No
Current Use	Grazing			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	
Site Area (Ha)	2.57	Brownfield/Greenfield	greenfield	Nominated Capacity	48 (17 affordable)
Site Description	Grazing fields divided by hedge line with pond in NE corner. Bounded by A229 to west which rises to the railway bridge.			Modelled Capacity	N/A
Surrounding Uses	Houses to the north, fields to east, railway line to south, A229 and fields beyond to west.				
Planning History	1975 - Approved double garage. 1982 - Refused parking. 1987 - Approved extension. 1988 - Approved change of roof. 2015 - Approved extension.				

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Suitable access should be achievable.	Provision of suitable access to the site.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stop within 400m, with a regular service, but no footway access. No GP, Shop or Primary School within 800m. Approximately 40 minutes public transport time to Maidstone and Ashford town centres. Approximately 1 hour to Maidstone hospital.	Footway improvements, connecting to public transport facilities.	Mitigation required, but feasible. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	3 - 3/4 grassland fields surrounded by hedgerows, ponds within the N and S of the site and buildings/hardstanding/gardens in the NW of the site. GCN and reptiles have been recorded within the surrounding area and may be present within the site. It's possible that bats and breeding birds are present	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	Parts of 19th century brickworks may survive in northern end and remains may be substantial. Rest of site has low potential for multiperiod remains associated with Roman road alignment and post medieval agrarian heritage activity.	Archaeological DBA needed to inform potential for structural remains and archaeological landscape features.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	0.2 ha of site within high risk of surface water flooding. Buildings and attenuation should be located outside of areas at risk from surface water flooding.		0.08%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	PROW access should be retained and improved through the design of any future development.	Included within density assumption.
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity	Included within density assumption.
Other – Townscape	Site is north of the railway line in Staplehurst.	Mitigation not possible due to potential impact on townscape.	Site considered unsuitable.
CONCLUSION: Is the Site Suitable?	No: Impact on townscape.		

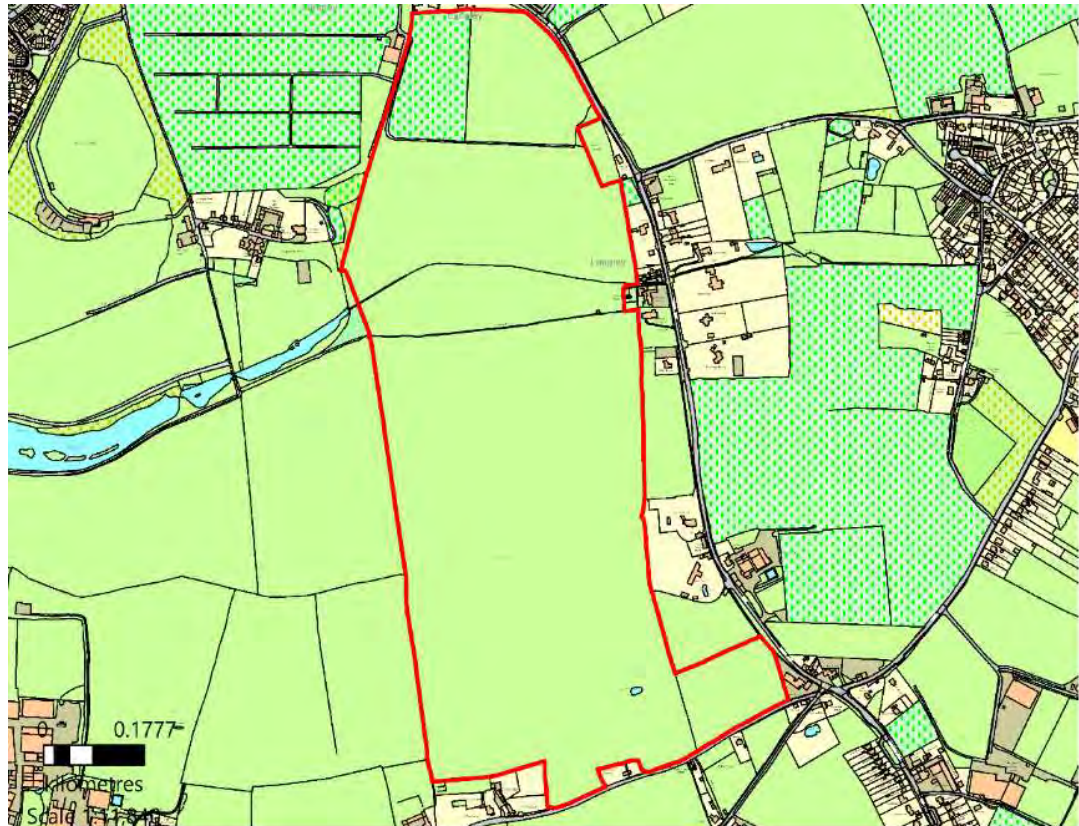
CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 014	Site Name: Land at Puddledock			Parish: Thurnham (100%)			
Address	Puddledock, Carriage Lane, Thurnham			AVAILABILITY			
Landowner	Peter Waite			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	Yes	Nominated Capacity	12 dwellings
Current Use	Grazing land			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.33	Brownfield/Greenfield	Greenfield				
Site Description	The site consists of a trio of paddock/ grassland plots to the west of Caring Lane, east of Bearstead.						
Surrounding Uses	There are residential properties along Caring Lane to the east, north and south of the site. To the rear of the site is a golf course.						
Planning History	1974 – Approved single storey extension and garage. 1980 – Refused detached dwelling. 1980 – Refused extension to bungalow. 1981 – Approved extension to existing bungalow with detached garage. 1987 – Approved extension and alterations to existing house. 1989 – Approved extension to form new billiard room and one additional bedroom including en suite and dressing room. Approved erection of a stable block. Refused outline application for erection of a dwelling. 1999 – Approved erection of two storey 40 bedroom front extension with balcony detailing to east and west elevations and bridge to link to main hotel. 2004 – Approved erection of single storey front and rear extensions. 2006 – Approved alterations to existing dwelling including provision of accommodation in the roof space. 2008 – Approved alterations to existing dwelling including provision of accommodation in roof space. 2013 – Erection of single storey side and rear extension. 2016 – Proposed part loft conversion to the front elevation.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Caring Ln too narrow for two way traffic.	Widening of Caring Ln, requiring 3rd party land.	Site recommended as unsuitable due to the necessity for 3rd party land to achieve mitigation.
Access to Public Transportation & Services	Bus stops within 400m, but service is less than 2 per hr. No GP, Shop or Primary School within 800m. Less than 30 minutes to town centre and less than 1 hour to hospital.	Increased bus service frequency. New pavements to access bus stops on A20, requiring 3rd party land to widen the highway.	Site recommended as unsuitable due to the necessity for 3rd party land to achieve mitigation.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Len Valley (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Study identifies that the site is within the Leeds Castle Parklands landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore.		-
Local Nature Reserves	3 - 3 small fields which are bounded by hedgerows with mature trees. The grassland within the field appears to be intensively managed (either by grazing or cutting). The northern field has an area of dense scrub in the north of the field and the southern field has a pond and a number of buildings. The middle and southern field have mature trees. Potential for protected/notable	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows	species to be present including reptiles, GCN, breeding birds and bats.		
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval archaeology associated with agrarian heritage	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through use soakaways is likely for site. Will require ground investigations to support design and suitable separation distance.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring residential use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Access to the site & access to services.		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 016	Site Name: Fir Tree Farm and Norton Lea (North)			Parish: Boughton Monchelsea (14.26%) / Chart Sutton (19.98%) / Langley (64.46%) / Sutton Valence (1.3%)			
Address	Plough Wents Road, Chart Sutton			AVAILABILITY			
Landowner	Jo Bewsher, Sarah Waters, James Ashby,			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?		Nominated Capacity	1,000 dwellings
Current Use	Arable			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	58.5	Brownfield/Greenfield	Greenfield				
Site Description	Site is an agricultural field east of the current Maidstone growth boundary. The site extends all the way from Sutton Rd to Plough Wents Rd, taking in the entire width of the Loose Valley LLV. Sutton Rd forms an approximate boundary of the site to the east, but the site itself generally remains behind the land parcels directly adjacent to the road.						
Surrounding Uses	The site has housing allocation to its north and west in the form of H1(5) and H1(10). There is a landscaped garden to the east, and a grassland field to the west, south of the housing allocations.						
Planning History	1974 – Refused alterations to convert outbuildings to craft shop and dwelling. 1977 – Approved extension to dwelling and construction of integral double garage. 1980 – Approved bedroom and bathroom at first floor level. 1985 – Refused detached dwelling. 1986 – Refused detached bungalow and garage. 1986 – Approved single storey side/rear extension. Approved single storey extension. Refused outline application for detached dwelling and garage. 1988 – Approved erection of a garage. 1989 – Approved two storey extension.						


	1989 – Approved new boundary wall fronting Sutton Road a replacement barn and tennis court.	
<p>1994 – Approved formation of hardstanding and creation of vehicular access to classified road. 1995 – Approved change of use of agricultural land to residential curtilage and conversion and extension of stables to form a dwelling. 1995 – Approved listed building consent for conversion and extension of stables to form separate dwelling. 1996 – Approved change of use from agriculture to educational land (D1). Approved application for siting of a mobile classroom for a temporary period. 1997 – Approved use as a day nursery for 50 weeks per year. Refused erection of a two storey classroom unit. Approved demolition of existing single storey addition to rear and erection of two storey extension. Approved change of use of land to the keeping of horses and erection of 5 loose boxes. 1999 – Refused demolition of existing building and erection of a replacement single storey building to provide 2 classrooms and toilet. Approved garden store and gym. Approved erection of outbuilding to provide garden store. 2000 – Approved erection of single storey extension. Refused erection of first floor extension and single storey extension. Approved creation of driveway in front garden. Approved erection of ground floor and first floor extension. Refused erection of 1 detached dwelling. 2001 – Approved listed building consent for conversion of car port to living accommodation. Approved mixed use for residential and storage of builders materials to include parking of commercial vehicles. Approved erection of single storey building for indoor swimming pool and rooms. Approved conversion of car port to living accommodation and erection of detached garage. 2002 – Approved erection of a two storey side and single storey rear extension. Approved erection of a two storey rear extension. 2003 – Approved erection of enclosure over existing swimming pool. Demolition of car port and erection of single storey extension including accommodation within loft space and garage. Approved listed building consent for demolition of existing car port and erection of single storey extension with accommodation in loft space. 2004 – Approved single storey extension to provide new office accommodation. 2007 – Approved conversion of existing garage into additional living accommodation. 2007 – Approved first floor extension to provide additional office accommodation. 2015 – EIA Scoping Opinion development of 950 dwellings. 2017 - Approved demolition of existing rear single store extension and erection of single storey rear extension to form kitchen and bathroom. 2018 – Approved outline application for residential development with non-residential uses (A1, A3, A4, D1(a), D1(b)). 2019 – Approved replacement porch and new pitched roof canopy.</p>		

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site has sufficient frontage to achieve access onto Maidstone Road, towards the northern end of the site.	Provision of a suitable access junction.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. No shop, GP or Primary School within 800m. Less than 30 minutes by public transport to Maidstone High Street and less than 1 hour to the Hospital.	bus stops and pavement improvements to enable public transport use. Diversion / extension of the existing route through the site would be ideal.	Mitigation required, but feasible. Site recommended as suitable on sustainability grounds at this stage.

Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Loose Valley (70.42%) / None (29.58%)		Site is likely to have a significant impact on the landscape of the Loose Valley, and also create coalescence between Maidstone/ Langley/ Sutton Valence.
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - The site is a mixture grassland, arable fields, small areas of woodland, hedgerows and ponds. Surveys carried out as part of planning application 15/509015/OUT confirmed that foraging/commuting bats and breeding birds (including ground nesting birds) were present within the site.	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	4	Any potential development will need to retain protected trees.	Due to size of site, no deduction from developable area.
Heritage	-	-	-
Archaeology	Awaiting KCC Archaeology comments	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (0.42%) / Flood Zone 3 (3.01%) / None (96.58%)	Development should be directed to the areas of lowest flood risk.	Due to size of site, no deduction from developable area.
Drainage	Shallow groundwater, with stream going through centre of site. Possibly infiltration in north of the site and discharge into watercourse through centre. Ground investigations recommended.		0.05%

Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes		
Public Rights of Way	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other: Potential Settlement Convergence	Due to the size of the site, it has the potential to converge the urban extents of Maidstone and Sutton Valence.	Development on this site is not suitable due to issue of convergence.	Development on this site is not suitable due to issue of convergence.
CONCLUSION: Is the Site Suitable?	No: Landscape and townscape (convergence).		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 020	Site Name: Land adjoining the Limes			Parish: Boughton Monchelsea (100%)			
Address	Heath Rd, Boughton Monchelsea			AVAILABILITY			
Landowner	J Wilson			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Savills			Developer interest?	No	Nominated Capacity	15-20 units
Current Use	Garden			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.76	Brownfield/Greenfield	Mixed				
Site Description	Site in the south contains two existing residential properties, as well as surrounding land and outbuildings. The northern part of the site contains Cobnutt Platt which is a group TPO						
Surrounding Uses	Surrounded by allotments to the west, recreation ground to the east in the northern part of the site, by existing residential properties to the east on the southern part of the site and to the south by Heath Road.						
Planning History	1975 – Approved new village hall with ancillary rooms and car parking. 1982 – Approved first floor extension and alterations to ground floor. 1983 – Approved extension to recreation ground. 1989 – Approved outline application for erection of a detached dwelling. Refused outline application for erection of a dwelling. 1990 – Approved erection of a 5 bedroom dwelling. 1993 – Approved single storey rear extension. Approved renewal of permission for a 5 bedroom detached dwelling. Approved certificate of lawful development for proposed use of dwelling as a residential/nursing home for up to 6 people living as a family. Approved certificate of lawful development for proposed use of dwelling as a residential/nursing home for up to 6 people living as a family. 1995 – Refused outline application for local needs housing. Refused outline application for local needs housing. Refused outline application for local needs housing. 1996 – Approved renewal of permission for a detached house. Refused outline application for a nursing home/residential home. 1997 – Approved outline application for erection of 2 detached dwellings and demolition of ‘The Limes’. Approved erection of a single storey rear extension with additional bedroom in roof space. Approved outline application for erection of a dwelling.						

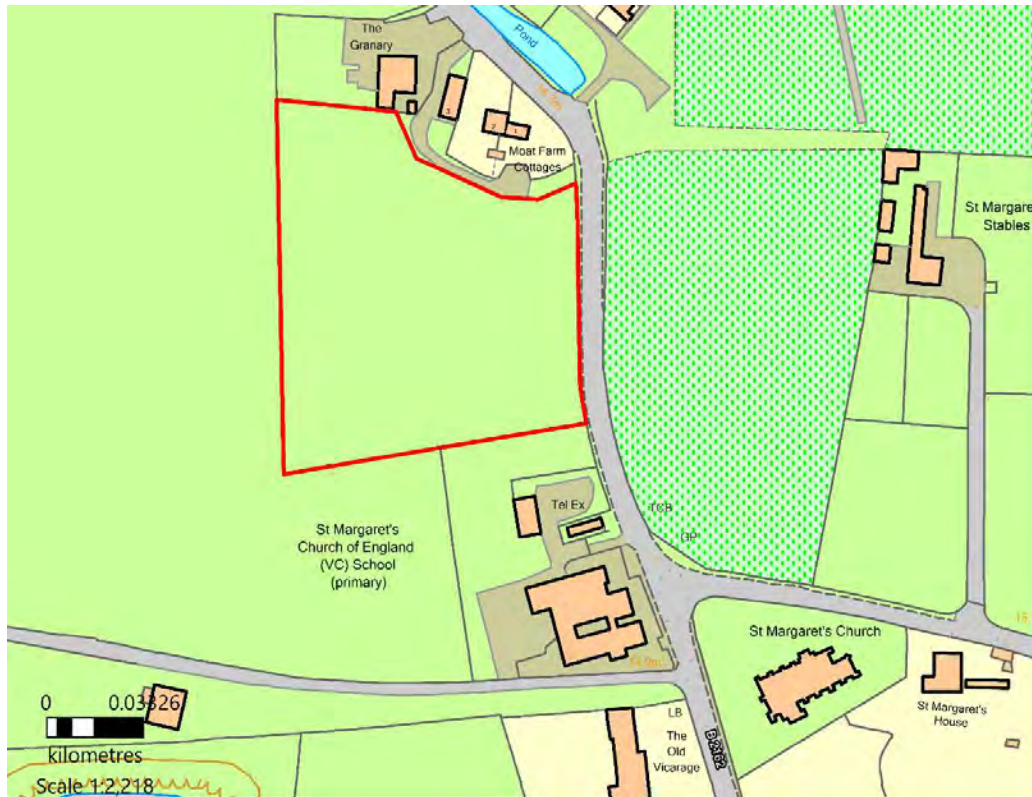
1998 – Approved erection of a two storey rear extension. Approved formation of vehicular parking. Approved erection of a two storey extension to rear of property. Approved two storey rear extension of garage and alterations to vehicle crossing. 1999 – Approved erection of a two storey extension. 2000 – Approved extension to tennis court for multi-purpose play area. 2001 – Refused outline application for 6 two bed retirement bungalows. 2002 – Approved erection of 2 detached dwellings with garages. 2002 – Approved alteration to enlarge existing garage and erection of a pitched roof. 2013 – Refused outline application for erection of 1 dwelling and detached garage. 2006 – Refused outline application for the erection of four dwellings. 2007 – Approved erection of a rear conservatory. Refused outline application for demolition of existing bungalow and erection of a detached two storey dwelling. 2018 – Approved demolition of existing buildings and construction of 18 new C2 extra care retirement homes, club house, car ports and bin store.

SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access through private drive to existing residences at the rear of The Limes would need to be widened to allow two way traffic and footways. This would likely require demolition of the shed at The Limes, however there is sufficient area within the site to achieve this.	Provision of suitable access point	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but with an insufficiently regular services into town. 1 Primary School within 800m, but no convenience store or GP. Approximately 30 minutes public transport time to Maidstone High Street and 45 minutes to 1 hour to the hospital.	Increased bus service regularity required.	Mitigation required, but feasible if delivered in line with adjacent sites. Not feasible if sites opposite do not go ahead. Site recommended as suitable on sustainability grounds at this stage, dependant on deliverability of mitigation collaboratively with adjacent sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-

Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve.		-
Local Nature Reserves	2 - The site is a mixture of amenity grassland, hard standing, buildings and Orchard. The aerial photos suggest that the orchard is unmanaged and is adjacent to allotments. Therefore the orchards may have potential for protected species to be present (including breeding birds, reptiles and bats). The buildings on site may be suitable for roosting bats.	Mitigation requirements will be dependent on the results of any surveys but Unlikely that mitigation can be fully retained onsite. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	2	Any potential development will need to retain protected trees.	Due to size of site, no deduction from developable area.
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration most likely for this site. Layout will need to accommodate soakaways.		
Contamination/ Pollution	0: (None)		
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the	Assumed no change in developable land.

		underground utilities operator take place.	
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Limited access on to the site which would result in loss of amenity to neighbouring residential properties. Group TPO on the majority of the site to the north.		

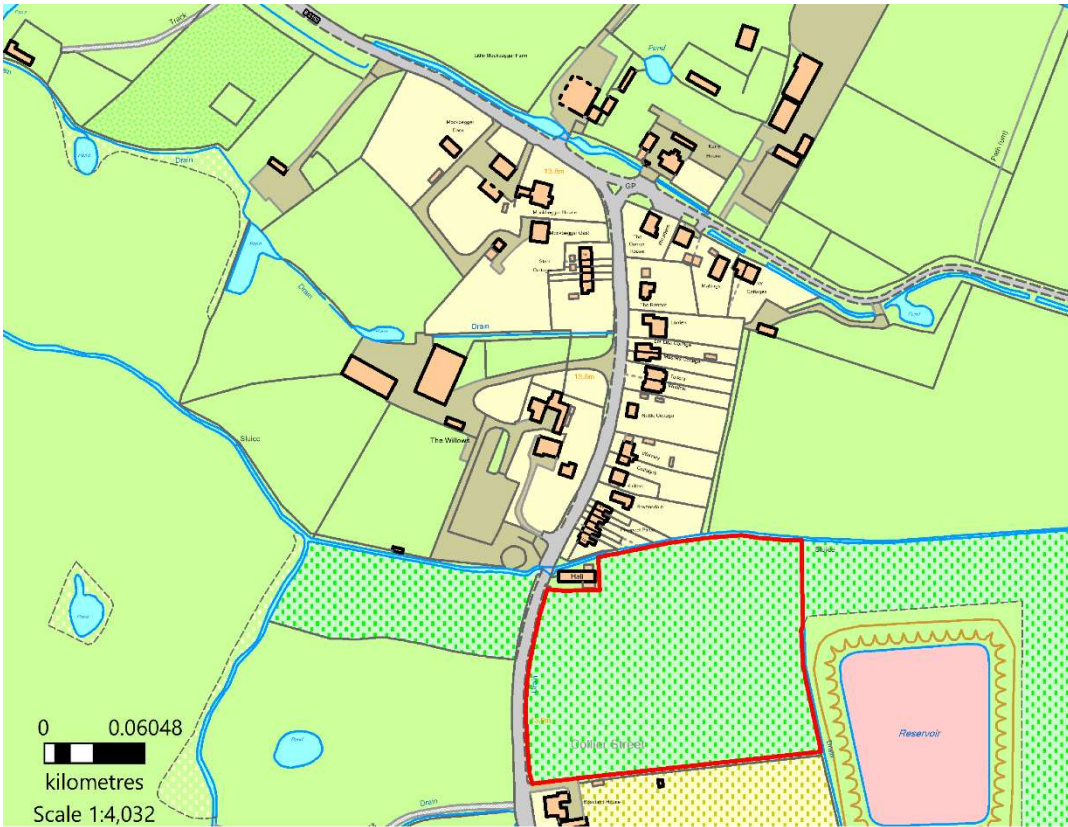
CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 024	Site Name: Land adjacent to St Margarets School			Parish: Collier Street (100%)			
Address	Land adjacent to St Margarets School, Collier Street, Marden			AVAILABILITY			
Landowner	William Thompson, Brattle Farm Partnership			Landowner Consent?	yes	Legal Constraints?	No
Agent	Bax Thomas French Ltd			Developer interest?	No	Nominated Capacity	10 -20
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.02	Brownfield/Greenfield	Greenfield				
Site Description	Part of arable field						
Surrounding Uses	Fields and sporadic houses						
Planning History	2012 – Approved two storey rear extension with associated parking and creation of new access involving demolition of piggery building. 2017 – No objection to county matters application for a change of use from agricultural land to school playing field.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required, but sufficient site frontage to achieve.	Provision of suitable access point	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Close to bus stops, but service is less than 2 per hr. Adjacent to a Primary School, but no GP or convenience store within 800m. More than 30 minutes public transport time to town centre.	Increased bus service regularity and provision of a footway.	Mitigation required, potentially feasible if delivered in line with site 26.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Laddingford Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	3 - An Arable field with a hedgerow to the western boundary and small areas of rough unmanaged grassland/scrub to the north and south of the site. There are a number of ponds within the surrounding area and GCN have been recorded within the surrounding area therefore there is potential for GCN to be present. site is part of a larger arable field and therefore there is potential that the site may be used by ground nesting birds.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows	-	-	-
TPO/ Veteran Trees			
Heritage			
Archaeology	low potential for post medieval agrarian heritage remains	-	-

AQMA	-	-	-
Flood Risk	Flood Zone 2 (59.55%) / Flood Zone 3 (40.45%)	Development should be directed to the areas of lowest flood risk.	Site does not pass the Sequential Test.
Drainage	Entire site within flood zone 2 and part in 3 raising concerns with flooding. It is likely that discharge will be to nearby watercourse to the West with onsite attenuation needed.		1.00%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	No		
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity			
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Remote site within Flood Zone 2/3		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A


Site Ref: 025	Site Name: Land adjacent to the Village Hall			Parish: Collier Street (100%)			
Address	Land adjacent to the Village Hall, Collier Street, Marden			AVAILABILITY			
Landowner	William Thompson, Brattle Farm Partnership			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bax Thomas French Ltd			Developer interest?	No	Nominated Capacity	20-40
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	2.06	Brownfield/Greenfield	Greenfield				
Site Description	Orchard field						
Surrounding Uses	Fields, linear house to north, reservoir to east and sporadic houses						
Planning History	1987 – Refused application for external alterations. 1995 – Approval for boundary fence. 2009 – rebuild and re-conductor existing volt overhead lines (no objection). 2019 – Pre-app advice (new residential)						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Needs new access or improvement to existing, using the available frontage.	Provision of suitable access point	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but service is less than 2 per hr and there are no footways, with limited space to provide footways while preserving suitable carriageway widths. No GP, Primary School or convenience store within 800m. More than 30 minutes public transport time to town centre.	Increased bus service regularity, provision of a footway and widening of the existing footways to min 1.5m, requiring 3rd party land to preserve road widths. Also requires a crossing to reach stops on the other side of the road.	Site recommended as unsuitable due to the necessity for 3rd party land to achieve mitigation.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Laddingford Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	4 - Intensively managed orchard therefore the majority of the site is unlikely to be of huge ecological interest. There are mature hedgerows along the northern and western boundary which has potential to be used by roosting bats and nesting birds and they provide connectivity to the surrounding area. There are	Mitigation requirements will be dependent on the results of any surveys. Very likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows	ponds within the surrounding area so potential for GCN to be present.		
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (0.05%) / Flood Zone 3 (99.95%)	Development should be directed to areas of lowest flood risk	Site is unsuitable due to high risk of flooding
Drainage	Likely to discharge surface water to adjacent watercourse. The majority of the site is within flood zone 3 therefore raising concerns with attenuation. A reseviour is directly east of the site and therefore may present issues.		1.00%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity			
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: No access to services and within flood zone 3		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?


Yes	No	N/A
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Site Ref: 026	Site Name: Land north of Green Lane			Parish: Collier Street (100%)	
Address	Land north of Green Lane, Collier Street, Marden			AVAILABILITY	
Landowner	William Thompson, Brattle Farm Partnership			Landowner Consent?	yes
Agent	Bax Thomas French Ltd			Developer interest?	No
Current Use	Agricultural			Nominated Capacity	20-40
Promoted Use(s)	Residential			Availability Date	Now
Site Area (Ha)	3.28	Brownfield/Greenfield	Greenfield	Modelled Capacity	N/A
Site Description	Level arable field				
Surrounding Uses	Fields, orchards, and some housing				
Planning History	No Planning History				

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access, in need of improvement but with sufficient frontage to achieve.	Provision of suitable access point	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. Bus stops are just over 400m of the furthest point of the development, so there is potential for all units to be within the 400m with careful design. Lack of pavements, however. No GP, Primary School or convenience store within 800m. More than 30 minutes public transport time to Town Centre.	Provision of approximately 160m of pavement outside the development site. Preliminary checks suggest that there is sufficient highways verge to provide this and preserve sufficient road widths, but further examination is required. Increased bus service fr	Mitigation potentially viable, pending further examination and if delivered in line with site 24 .
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Laddingford Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	4 - Arable field with hedgerows, mature trees and field margins along the eastern, western and southern boundary. There are ponds within the surrounding area so GCN may be present within the site. The site is part of a larger arable field therefore it may be used by ground nesting birds.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (5.52%) / Flood Zone 3 (94.48%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to high risk of flooding
Drainage	A significant portion of the site is within flood zone 3. Watercourse goes through the site so protection this is crucial as it would appear to connect to a culvert.		1.00%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way		-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Flood risk		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A


Site Ref: 027	Site Name: Land at George Street			Parish: Staplehurst (100%)			
Address	George Street, Staplehurst			AVAILABILITY			
Landowner	Trafalgar new homes			Landowner Consent?	yes	Legal Constraints?	No
Agent	Tetlow King Planning			Developer interest?	Yes	Nominated Capacity	80
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Specialist housing						
Site Area (Ha)	2.28	Brownfield/Greenfield	Greenfield				
Site Description	Two grassed fields with scrub areas divided by tree/hedge line and bounded by trees/hedges. George St to SW.						
Surrounding Uses	Care home to north, otherwise fields and group of houses to SW.						
Planning History	1974 – Approved garage. 1975 – Approved replacement dwelling. 1976 – Approved extension to rear elevation. Approved replacement stable block and garage with new stables and group of three garages. 1982 – Approved change of use from private dwelling to old person’s rest home. Refused outline application for erection of a bungalow. 1983 – Refused mobile home. Refused mobile home for residential occupation. 1992 – Approved two storey extension. 1993 – Approved two storey extension. 1995 – Refused erection of two storey building to provide an extra 20 bedrooms, entrance foyer and reception/office area. 2000 – Approved erection of single storey extension to rear elevation. 2013 – Refused outline application for 22 residential units comprising 16 houses and 6 self-contained flats. 2014 – Refused outline application with all matters reserved for 22 dwellings comprising 16 houses and 6 flats. 2016 – Refused outline application with all matters reserved for 16 dwellings. 2019 – Refused outline application with all matters reserved for 80 extra care units with associated communal facilities, provision of vehicular and cycle parking.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	George Street is not wide enough for two way traffic.	Widening of George Street, requiring 3rd party land unless delivered in line with site 212.	None, unless site 212 does not go ahead, in which case the recommendation would become that the site is unsuitable.
Access to Public Transportation & Services	No bus stops within 400m. If site 34 were to be developed and it provided access via the northern side of Staplehurst Rail Station, this site would be within 400m of a rail station with 2 services per hour. No convenience store, GP or Primary School within 800m. More than 30 minutes public transport time to Town centre. Approximately 1 mile from facilities in Staplehurst Village, but limited public transport provision from the site.	If developed in line with at least sites 212 and 34, then adjacent sites can provide sufficient mitigation. If not then, a new bus route and new bus stops would be necessary.	Mitigation only realistically feasible through adjacent proposed sites. If adjacent sites are not progressed, then the recommendation becomes that the site is unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2 - Ecological information submitted as part of planning application 18/505100/OUT advised	Mitigation requirements will be dependent on the results of any surveys (including botanical).	-

Local Wildlife Sites	that the site had potential for GCN, Reptiles, Dormouse and bats. The grassland within the site was recorded as other neutral grassland during the 2012 habitat survey. This highlights that the site is botanically interesting but at the time of the survey was not of sufficient quality to be considered as priority habitat/Habitats of principle importance. The survey data is now 7 years old and therefore if there has been a change in management the floristic diversity may have improved since the survey was carried out. Habitats of principle importance are capable of being material consideration within the planning process.	If the grassland is identified as a habitat of principle importance there will be a need for mitigation for the loss of the grassland and depending on the number of dwellings proposed it's unlikely that it can be done on site. Very Unlikely that protected species mitigation can be implemented onsite. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1	Tree should be incorporated into the design of the site.	Assumed 5% reduction in site area.
Heritage	-	-	-
Archaeology	low potential for multi period remains especially post medieval agrarian heritage remains.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	No OWC on mapping however, it should be first explored before foul disposal		0.01%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-

Neighbour/ Residential amenity	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption
Neighbouring resi use?	Yes		
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Potential impact on townscape.		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A


Site Ref: 028	Site Name: Land rear of 2 Mays Cottage			Parish: East Farleigh (100%)			
Address	Lower Road, East Farleigh			AVAILABILITY			
Landowner	Mr & Mrs Mardell			Landowner Consent?	yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	4-14
Current Use	Garden			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.23	Brownfield/Greenfield	Greenfield				
Site Description	The site is accessed directly off Lower Road (B2010) and comprises paddock/rear garden of residential property 2 Mays Cottage. There is a recently created access to serve the paddock (18/500529/FULL). Site is mainly laid to lawn, with a few smaller trees on site.						
Surrounding Uses	To the north and east of the site are fields/agricultural use. Directly west of the site are a small number of residential properties, the rear gardens of which this site is part of one property. To the south, on the opposite side of Lower Road are a few more residential properties and an independent private nursery and primary school.						
Planning History	1963 – Refused outline application for residential development of 2.75 acres. 1964 – Approved details for pair of semi-detached houses and garages. 1993 – Refused change of use from agricultural land to residential garden. Approved change of use of land from agricultural to keeping of horses and erection of stable block to accommodate 2 horses. 1994 – Refused erection of three field shelters and one hay barn. 1995 – Approved erection of 3 timber shelters and a hay barn and the change of use of the land to keeping of horses. 2011 – Approved erection of a single storey extension. 2016 – Refused creation of access including provision of dropped kerb and gate to allow access into paddock. 2018 – Approved new vehicular access and parking facilities to serve the paddock.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Insufficient width at East Farleigh bridge, which is the direct route to the Rail Station Tonbridge Rd, London Rd, M20 and the Hospital, as well as larger employment areas. Impossible to provide safe pedestrian provision across the bridge to key facilities such as the rail station.	Provision of a second bridge at East Farleigh.	Required mitigation is unfeasible in the context of this development. Site recommended as unsuitable on access grounds.
Access to Public Transportation & Services	Bus stop within 400m, with pavement access and sufficient regularity of service. No Primary School, convenience store or GP within 800m. Within 30 minutes public transport time of town centre services and the hospital.	none	None. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Medway Valley (100%)		Development in AONB generally unsuitable if there are alternative suitable locations to accommodate growth.
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	3 - It's a mown grassland field with areas of scrub and hedgerows surrounding the site. There are trees within the centre of the site. In particular the site boundaries will provide suitable habitat for protected/notable species including foraging bats, reptiles and breeding birds.	Retention, creation and enhancement of site boundaries will retain existing habitats and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential for multiperiod remains especially post medieval agrarian heritage associated with Boundary Cottage and St Helens.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	It is likely the site will allow for infiltration however layout will need to be designed around this.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption
KCC Minerals Safeguarding Area	Yes	Site may be unsuitable until minerals allocation/ extraction has been completed	
CONCLUSION: Is the Site Suitable?	No: Access to services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?

Yes	No	N/A
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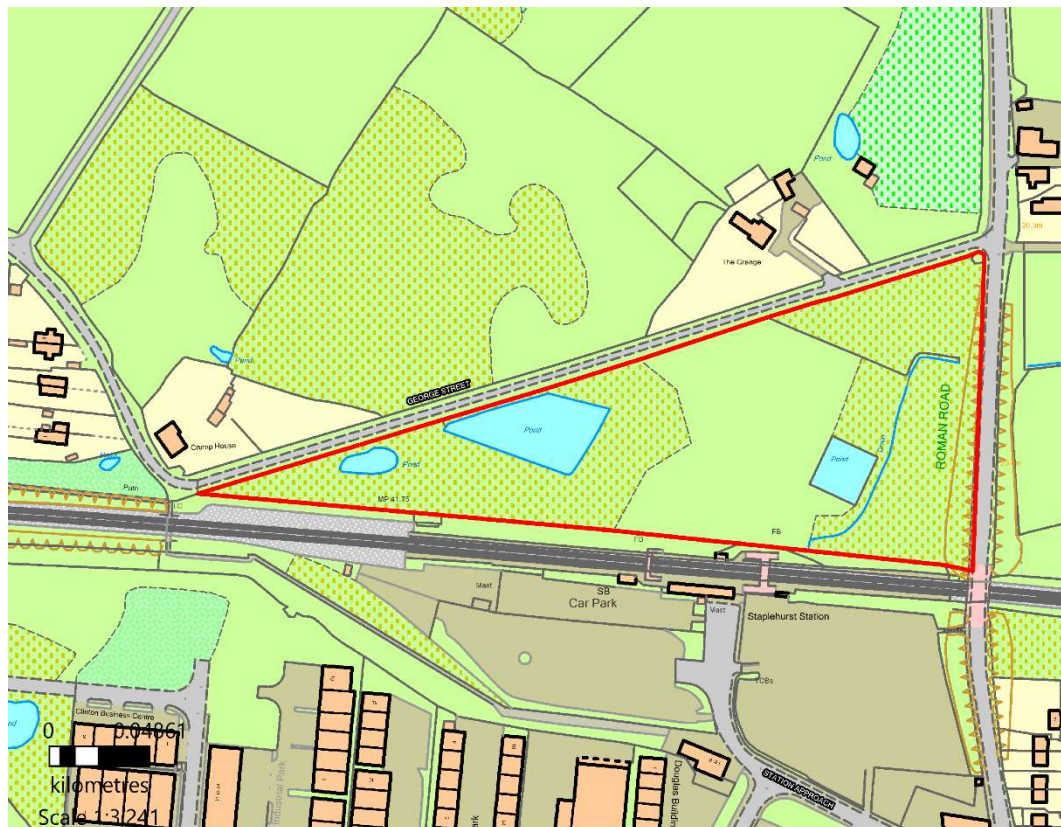
Site Ref: 033	Site Name: Land at Knowlesden Farm			Parish: Chart Sutton (100%)			
Address	Rabbits Cross, Staplehurst			AVAILABILITY			
Landowner	M. Christopher Murdoch			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	No	Nominated Capacity	25 units
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Self Build/ Custom Build						
Site Area (Ha)	1.97	Brownfield/Greenfield	Greenfield				
Site Description	Site is an alluvial grassland site to the east of Chart Hill Rd, north of Staplehurst. The site is “7” shaped, has a stream running along its eastern boundary.						
Surrounding Uses	The site wraps around a detached house in it’s south western corner. The site is otherwise surrounded by fields and grasslands.						
Planning History	1990 – Approved change of use of barn under conversion to B1 offices. Approved listed building consent for formation of open plan office accommodation. Approved side and rear single storey extension. 1991 – Approved open plan office accommodation. 2001 – Approved erection of first floor extension and replacement detached double garage. 2002 – Approved erection of a detached double garage. 2004 – Refused listed building consent for conversion of commercial barn (B1 into a residential unit.						

SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access road does not achieve required widths and there are pinch points along Chart Hill Rd.	Widening of the access road and several points along Chart Hill Rd, all requiring 3rd party land,	Mitigation unfeasible due the requirement for 3rd party land. Site recommended as unsuitable on access grounds.
Access to Public Transportation & Services	No bus stops or route within 400m. No Shop, GP or Primary School within 800m. Greater than 30 minutes public transport time to town centre.	New bus route, bus stops and pavements, as well as road widening along Chart Hill Rd at various pinch points.	Mitigation unfeasible for a development of this size and due to Chart Hill Rd being too narrow for bus requirements at several points, requiring 3rd party land to resolve. Site recommended as unsuitable on sustainability grounds.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	The Low Weald (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Study identifies that the site is within the Linton Park and Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - An arable field which has a drain along the eastern boundary, a hedgerow along the Southern and SW boundary. The site may provide some connectivity along the	Retention, creation and enhancement of site boundaries will retain existing habitats and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	boundaries and it may be used by ground nesting birds.		
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for multi period archaeology associated with use of the water channel at Gidds Pond	Palaeoenvironmental Assessment required to inform application.	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (8.12%) / Flood Zone 3 (28.26%) / None (63.62%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to risk of flooding
Drainage	Portion of site within FZ2 and at risk from surface water flooding. Serious consideration needed to positning houses and attenuation outside areas of risk.		0.36%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to the site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 034	Site Name: Land at George Street			Parish: Staplehurst (100%)	
Address	George Street, Staplehurst			AVAILABILITY	
Landowner	Tesco Stores Ltd			Landowner Consent?	Yes
Agent	Montagu Evans			Developer interest?	No
Current Use	Agricultural			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	2.75	Brownfield/Greenfield	Greenfield	Nominated Capacity	
Site Description	Overgrown scrub land bounded by George St to north, A229 to east and railway line to south.				
Surrounding Uses	Fields to north, A229 to east with fields beyond, railway station to south.				
Planning History	1986 – Refused erection of 3 detached dwellings. 1988 – Refused stables and two storey dwelling. 1991 – Refused change of use to open air recreation, tennis courts. Refused outline application for Health Club with car parking. 1992 – Refused erection of a stable block for five horses. 2004 – Refused relocation of existing station user car park. 2013 - Refused construction of A1 retail store, associated parking and petrol filling station, transport interchange comprising bus/taxi drop off and pick up facilities. 2014 – Refused construction of A1 retail store, associated parking and petrol filling station, transport interchange comprising bus/taxi drop off and pick up facilities.				




SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required, but sufficient site frontage to achieve onto George Street or A229. George street needs to be widened if used for access, but site frontage is sufficient for this.	None	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m, but it is on a bus route with regular services so there is potential for a new stop (as with site 212). Close proximity to Staplehurst Rail station, more than 400m presently but a new access via the site to the northern platform would provide direct access from the site and benefit the sustainability of adjacent proposed sites. No GP or Primary School within 800m, but there is a convenience store within proximity. More than 30 minutes public transport time to town centre and Hospital, but a short distance to Staplehurst retail area.	New bus stops and / or pedestrian connection to the north side of Staplehurst Rail Station.	Mitigation required, but feasible.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-

Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2 - Surveys have been carried out on this site as part of planning application MA/13/1726 . The surveys confirmed that 3 species of reptile and GCN were present within the site. The aerial photos have confirmed that the site still has suitable habitat for the species previously recorded on site.	Mitigation requirements will be dependent on the results of any surveys. Unlikely that mitigation can be fully retained onsite. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for multi period activity, especially associated with post medieval agrarian activity and Roman road alignment	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Portion of site within high to medium risk from surface water flooding. Properties and attenuation should be located outside of those areas at highest risk.		0.08%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	Yes	PROW access should be retained and improved through the design of any future development.	Included within density assumption
Pylons on site	-	-	-

Neighbour/ Residential amenity	Yes	Site may need to be designed to protect user's amenity from railway line and the A229	Assumed built into the density assumption
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Potential impact on townscape.		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

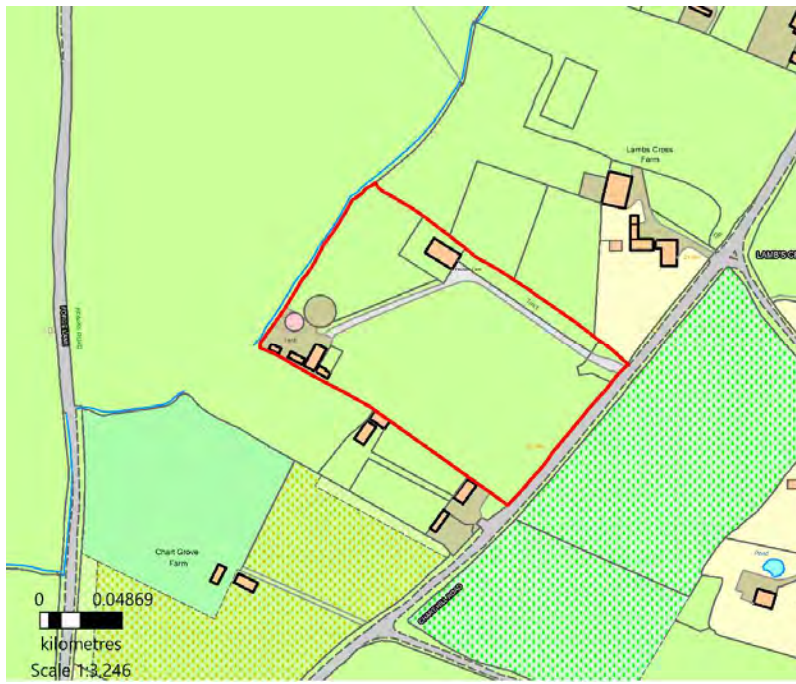
Site Ref: 035	Site Name: The Alpines, Pilgrims Way			Parish: Detling (100%)	
Address	Pilgrims Way, Detling			AVAILABILITY	
Landowner	John & Christine Clark			Landowner Consent?	Yes
Agent				Legal Constraints?	No
Current Use	Residential/ Garden land			Developer interest?	No
Promoted Use(s)	Residential			Nominated Capacity	6 units
Site Area (Ha)	0.31	Brownfield/Greenfield	Brownfield	Availability Date	Now
Site Description	Single dwelling with detached garage with long road frontage.			Modelled Capacity	N/A
Surrounding Uses	Various dwellings face the property on opposite side of road				
Planning History	1984 – Approved extension. 1986 – Approved rebuilding and an extension. 1993 – Refused triple garage. 1998 – Approved double garage. 2000 – Part approved/part refused use of building as a dwelling. 2001 – Approved replacement dwelling. 2017 – Approved demolition of outbuilding and erection of garage. Approved annex building. 2018 – Approved non-material amendment (application for annex building). Approved submission of details (application for annex building). Refused lawful development certificate (fence/boundary gates). Refused replacement of wall and install fence.				



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access, with site frontage sufficient for necessary improvements.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but the service is of insufficient regularity. No Primary School, GP or Shop within 800. More than 30 minutes to Maidstone town centre and more than 1 hour to the hospital by public transport.	Increased bus service regularity.	Mitigation not feasible due to prohibitive costs for the necessary mitigation, when compared to the size of the site. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	Kent Downs (100%)		Development in AONB generally unsuitable if there are alternative suitable locations to accommodate growth.
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Boxley Scarp landscape character area, which forms a part of the Chalk Scarp Landscapes landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2 (due to SAC) - The site is a regularly managed grassland field with a mature boundary to the Southern, eastern and western boundary. The greatest ecological interest is likely to be the site boundaries - there is good connectivity to the surrounding area. The site is within 100m of The North Downs Woodlands SAC and Wouldham to Delting Escarpment SSSI.	Specific mitigation will be required for the SAC - unknown if it can be implemented. Species mitigation - Mitigation requirements will be dependent on the results of any surveys but, if present, due to size unlikely that mitigation can be fully retained onsite. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows			
TPO/ Veteran Trees	1	Tree should be incorporated into the design of the site.	Assumed 5% reduction in site area.
Heritage	-	-	-
Archaeology	some archaeological potential in view of the proximity of this site to the Pilgrims Way; an ancient trackway probably in use from the Prehistoric Period onwards.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways is likely. Ground investigation to confirm rates needed at planning.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Located in AONB and limited access to services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 038	Site Name: Peacock Farm			Parish: Chart Sutton (100%)			
Address	Chart Hill Rd South, Chart Sutton			AVAILABILITY			
Landowner	Judith Wilson			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	40 units
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Self build						
Site Area (Ha)	1.97	Brownfield/Greenfield	Greenfield				
Site Description	Site is a grassland field with two buildings on it towards the north of the site. The site has tree lining to the north, but appears open to the neighbouring site to the south.						
Surrounding Uses	There is a travellers site to the southwest of the site on Chart Hill Rd, but otherwise the site is surrounded by open fields.						
Planning History	1977 – Approved six dog boarding kennel. 1992 – Refused hardstanding and siting of mobile home for gypsy family. 1994 – Refused vehicular access to a classified road (agricultural purposes). 1995 – Approved erection of single storey extension. 1995 – Approved change of land to enable use as a pet cemetery. 1995 – Approved change of use of land to enable use as a pet cemetery. 1996 – Approved use of land as horse and donkey sanctuary. 1996 – Approved use of the land for the Millennium barn own re-establishment breeding and release programme. 1997 – Refused change of use of land from agriculture to the keeping of horses including erection of stable block and hay barn. 1998 – Approved use of land for keeping of a herd. 1998 – Approved use of land for the grazing of thoroughbred mares and foals. 1999 – Approved change of use from agriculture to use for the keeping of horses. 2001 – Refused erection of cattle shed. 1999 – Refused use of land as a ‘dude ranch’ for up to 28 days per year. 2000 – Approved renewal permission for change of use as a pet cemetery. 2000 – Approved use of land for keeping store horses for human consumption. 2002 – Refused change of use of land to residential, stationing 1 mobile home and erection of a utility room. 2002 – Approved erection of a cattle shed. 2005 – Refused retrospective application for 1 additional mobile home. 2006 – Refused retrospective application for change of use of land from agriculture to residential for stationing 1 mobile home and 1 touring caravan for a gypsy couple.						

2008 – Approved retrospective change of use from agricultural to residential for gypsy family and station 1 mobile home and 1 touring caravan. 2017 – Refused retrospective application for a detached garage with storage room above. 2017 – Approved erection of three bay carport with ancillary room above.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site access achievable, however Shart Hill Rd has several pinch points to the north and south which are too narrow for requirements.	Widening of multiple points along Chart Hill Rd, requiring 3rd party land.	Mitigation measures unfeasible, due to the requirement for 3rd party land. Site recommended as unsuitable.
Access to Public Transportation & Services	No bus stops or route within 400m. No GP or Primary Schools with 800m. Greater than 30 minutes public transport time to town centre.	New bus route, with new stops, pavements and crossings. Road widths would need to be increased at multiple points along Chart Hill Rd, requiring 3rd party land.	Required mitigation measures are unfeasible due to insufficient massing, prohibitive expense and the requirement for 3rd party land.
Utilities Access	No	New link(s) to existing network may need to be provided	
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Linton Park and Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-

Local Nature Reserves	3 - A grassland field with mature hedgerows around the site boundaries and buildings within the NW and NE of the site. Buildings may be used by roosting bats but the greatest ecological interest will be within the site boundaries which provide opportunities for foraging/commuting	Retention, creation and enhancement of site boundaries will retain existing habitats and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge to adjacent watercourse. Minimum setback from watercourse of at least 8 metres advised.		0.03%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes Traveller site	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Limited access to the site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 039	Site Name: Land east of Stilebridge Lane			Parish: Boughton Monchelsea (0.01%) / Linton (99.99%)			
Address	Stilebridge Lane, Linton			AVAILABILITY			
Landowner	Judith Wilson			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	100 homes
Current Use	Static Caravans			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Self build						
Site Area (Ha)	1.36	Brownfield/Greenfield	Brownfield				
Site Description	Accessed off Stilebridge Lane, this site is a combination of paddock land plots with with completed permissions for static caravans.						
Surrounding Uses	Agricultural land/fields with occasional rural farm building/residential unit.						
Planning History	1986 – Refused use of field for clay pigeon shooting/ancillary works. 1998 – Approved use land for grazing horses. Refused application for grazing/boxes. Refused use of land as hop garden. Refused change of use of land from agricultural to keeping of horses. Approved grazing of land. Refused change of use of agricultural to hop pickers/hop garden tourist facility. 1999 – Refused ‘dude ranch’. Refused mobile field shelter/grazing of horses. Approved use of land for pannage. Refused for thoroughbred stud and house. 2000 – Permission Required for agricultural development. Approved certificate of lawful development for clay pigeon shooting/point to point racing and 4-wheel drive trials. Refused from cat rescue unit to dog boarding kennels. Permission required for agricultural hay barn. Permission required for agricultural hay barn/machinery barn. Approved hay barn. Refused residential development and stables. Refused 2 barns. Approved barn. 2001 – Approved mixed use (livery/stables/domestic stabling). Approved relocation of barn. Approved demolition of cat rescue unit and erection of barn to provide dog kennels. 2002 – Refused barn. 2011 – Approved two mobile homes and two touring caravans for g+t and the keeping of horses/stables/day rooms/hardstanding/septic tank. Approved change of use for 3 caravans (at least 2 touting)/utility block/hardstanding/fencing/septic tank/keeping of horses). 2013 – Approved change of use of agricultural to residential caravan site for g+t (two caravans/amenity building/hard surfacing).						

2015 – Approved 2 mobile homes/utility block/touring caravan/stables/open paddock. 2017 – Approved mixed use of agricultural and residential caravan site (g+t). Approved change of use from agricultural land to residential caravan site (g+t). Approved new mobile with amenity block/dayroom. Approved amenity block/2 mobile homes/2 touring caravans/2 stables. Approval continued use of land for 3 caravans/ancillary buildings. 2018 – Approved change of use to residential (3 static and 2 touring caravans). Approved for access (retrospective). Approved submission of details (amenity block/2 mobile homes/2 touring caravans/2 stables). Refused stationing of two static mobile homes/shared day room/hard and soft landscaping (g+t). Refused change of use of land for 5 g+t pitches (6 static caravans and 5 day rooms and associated hard/soft landscaping). Approved stationing of one static mobile home for g+t/provision of utility building/hard and soft landscaping). Refused day room with ancillary facilities. Approved submission of details (1 static for g+t). 2019 – Approved day room. Refused variation of condition (amenity block/2 mobile homes/2 touring caravans/2 stables). Approved garage


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Suitable access onto Stilebridge lane achievable, however Stilebridge lane is not wide enough to meet requirements.	Widening of Stilebridge Ln, requiring 3rd party land.	Mitigation measures unfeasible, due to the requirement for 3rd party land. Site recommended as unsuitable.
Access to Public Transportation & Services	No bus stops within 400m. No GP, Primary School or convenience store within 800m. More than 30 minutes public transport time to Town Centre and Hospital. Actual bus time from nearest stop into town centre is less than 30 minutes, but the nearest bus stop is approximately 1km away.	New bus stops, with pedestrian access provision, and a new or diverted bus route. Also, widening of Stilebridge Ln, using 3rd party land, necessary to provide bus access.	Required mitigation measures are unfeasible due to insufficient massing, prohibitive expense and the requirement for 3rd party land.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-

Landscape Character	The Landscape Character Study identifies that the site is partially within the Beult Valley landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore. The Landscape Character Study identifies that the site is partially within the Linton Park and Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2/3 - The site has a number of plots within it and it is a mixture of grassland fields, buildings and hardstanding and there is a mature hedgerow around the whole site (not the individual plots) . The grassland within the site was recorded as other neutral grassland during the 2012 habitat survey. This highlights that the site is botanically interesting but at the time of the survey was not of sufficient quality to be considered as priority habitat/Habitats of principle importance. The survey data is now 7 years old and therefore if there has been a change in management the floristic diversity may have improved since the survey was carried out. The site has some connectivity to the surrounding there if is possible that protected species are present within the site (including reptiles and breeding birds).	Mitigation requirements will be dependent on the results of any surveys (including botanical). If the grassland is identified as a habitat of principle importance there will be a need for mitigation for the loss of the grassland and depending on the number of dwellings proposed it's unlikely that it can be done on site. Likely that any protected species mitigation required can be implemented onsite if presence of protected species considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (6.86%) / Flood Zone 3 (11.41%) / None (81.73%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to risk of flooding
Drainage	Sizable area of site within flood zone 2 and possible surface water flow path through site. Further Assessment required at planning .		0.45%

Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	Yes – Kennels and Cattery	Development would need to respect the amenity of neighbouring amenities	Assumed built into the density assumption
Neighbouring resi use?	Yes – Gypsy and Traveller Site	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Limited access to site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 040	Site Name: Land at the corner of Dean St & B2163			Parish: Coxheath (5.31%) / East Farleigh (94.69%)	
Address	Dean Street, Boughton Monchelsea			AVAILABILITY	
Landowner	Judith Wilson			Landowner Consent?	Yes
Agent				Developer interest?	No
Current Use	Trees			Availability Date	Not stated
Promoted Use(s)	Residential/ Self build			Legal Constraints?	Not stated
Site Area (Ha)	0.26	Brownfield/Greenfield	Greenfield	Nominated Capacity	
Site Description	Site is a flat parcel of land with group TPO across all of the site.				
Surrounding Uses	The site is bounded to the north by woodland, to the west by Dean Street, to the south by Heath Road and to the east by a residential property. Coxheath village is located to the east of the site.				
Planning History	1983 – Approved renewal application for retention of residential caravan for further 3 years. 1984 – Refused four detached dwellings. 1994 – Approved use of land for birdwatching. 1995 – Refused outline application for development of local needs housing with access to Heath Road. Refused outline application for development of local needs housing. 1996 – Refused outline application for the erection of a single dwelling.				

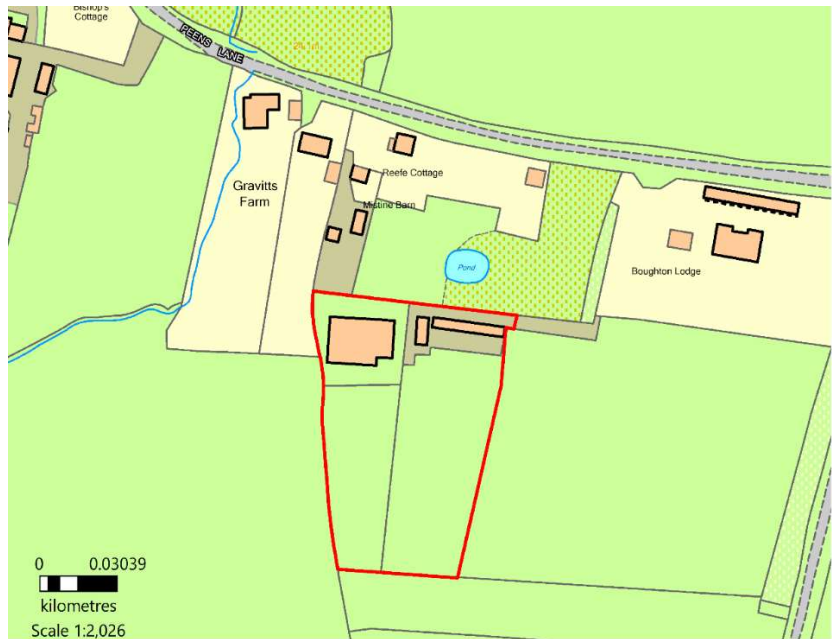


SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site access achievable.	Provision of suitable access point	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops in proximity, but too infrequent. No GP, Primary School or convenience store within 800m. more than 30 minutes public transport time to Maidstone town centre and over an hour to the Hospital.	Increased bus service frequency and provision of a bus shelter or post, with pavement access, at the bus stop on the west side of gallants lane.	Required mitigation measures are unfeasible for this site in isolation, however nearby clustered sites could potentially provide sufficient massing and the bus route could feasibly be extended towards this cluster of sites without great difficulty, if a turning point within the sites was provided. Linking sites are 005, 084, 163 & 257. recommended as suitable on sustainability grounds at this stage, dependant on mitigation being achieved with adjacent sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
Local Nature Reserves	2 - The site is an area of woodland which has been present for at least 30 years. It is within 150 m of Ancient Woodland and a Local Wildlife Site and there is connectivity to the surrounding area. Therefore it is likely that there is	Mitigation requirements will be dependent on the results of any surveys. Unlikely that mitigation can be fully retained onsite. Retention, creation and enhancement of site boundaries	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	protected species present including bats, badgers and breeding birds.	will retain and enhance connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	3	Tree should be incorporated into the design of the site.	Assumed 5% reduction in site area.
Heritage	-	-	-
Archaeology	low archaeological potential although palaeolithic handaxe found nearby	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Likely for infiltration into the underlying geology. Small site so will need to design around soakaways/crated systems.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	B2163 road	Site may need to be designed to protect user's amenity from the B2163	Assumed built into the density assumption
Neighbouring resi use?	Residential property to the east and north	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: TPO		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?

Yes	No	N/A
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Site Ref: 041	Site Name: Backland plot off Peens Lane			Parish: Boughton Monchelsea (100%)			
Address	Peens Ln, Boughton Monchelsea			AVAILABILITY			
Landowner	T J Wilson			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	
Current Use	Agricultural/ Equestrian			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Self build						
Site Area (Ha)	0.66	Brownfield/Greenfield	Greenfield				
Site Description	The site is a backland site to the rear of residential properties on Peens Ln. The site appears to be in use as part of an agricultural field.						
Surrounding Uses	There are residential properties to the north on the south side of Peens Ln. There are grassland/ agricultural fields otherwise surrounding the site.						
Planning History	1993 – Approved conversion of barn to separate dwelling with parking area and shared access. 1997 – Refused use of land for the landing and take-off of a helicopter or light air craft for purpose of crop spraying. 1998 – Approved use of land for keeping of cattle. Refused use of land for grazing of thoroughbred race mares and foals. Approved use of land as a ‘Dude Ranch’ for no more than 28 days per calendar year. Approved use of land for breeding and rearing of livestock for human consumption. Refused resubmission to change the use of land for equestrian tourist facility with static caravan accommodation. Approved use of land for breeding and keeping Phantoms. Approved use of land for grazing of thoroughbred mares and foals. Approved use of the land for American Line Dancing and Country and Western Singing for no more than 28 days in calendar year. Approved use of land for grazing of thoroughbred mares and foals. Refused change of use from agricultural to western riding tourist facility and caravan accommodation. Approved use of land for paintball war games for no more than 28 days per calendar year. Approved use of land for breeding and rearing of livestock. 1999 – Refused use of land for military tank driving course for up to 28 days per year. Approved use of land for war games involving: paintball guns; and landing and taking off by 3 no. assault helicopters and 4 no. attack helicopters. Approved use of land for military enactments for no more than 28 days per calendar year. Refused use of land for grazing and two race horses.						

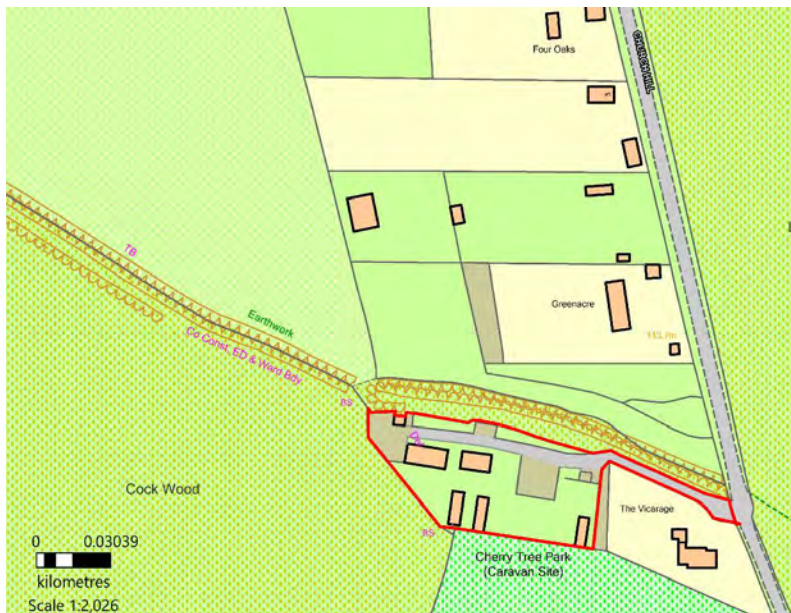
2000 – Approved keeping of Brabant Cattle for human consumption. 2001 – Approved construction of pitched roof on garage to create study/playroom. 2002 – Approved erection of external staircase to garage. Prior Approval granted for the erection of a hay/straw barn. 2015 – Refused use of annexe as a self-contained dwelling

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access would require 3rd party land. Potential to gain access via site 045, however. Peens Lane and Long Ln are of insufficient width for requirements.	Provision of suitable access point and widening of Peens Lane and Long Ln, requiring 3rd party land.	Mitigation measures unfeasible, due to the requirement for 3rd party land. Site recommended as unsuitable.
Access to Public Transportation & Services	No bus stops within 400m. No GP, Primary School or Shops within 800m. More than 30 minutes public transport time to Maidstone High Street & Hospital, partly due to complete absence of local public transport connections.	New bus route and stops. New pavement and crossing facilities. Widening of connecting roads in order to provide sufficient width for bus access.	Mitigation measures unfeasible, due to the requirement for 3rd party land and insufficient massing to achieve new bus route. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Linton Park and Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The		-

	overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - The site is a mixture of hard standing, Agricultural buildings, regularly managed grassland and a mature hedgerow along the western boundary. The access road is adjacent to a small area of woodland. The hedgerow and the adjacent woodland are likely to have the greatest ecological interest of the site and be utilised by foraging/commuting species.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	OWC likely to be present on boundary of site. Attenuation required to meet greenfield rates.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes adjacent residential	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
Other (add to list)			

CONCLUSION: Is the Site Suitable?	No: Insufficient access to the site and services
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CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 042	Site Name: Land at Cherry Tree Park		Parish: Boughton Monchelsea (90.59%) / Linton (9.43%)				
Address	, Boughton Monchelsea		AVAILABILITY				
Landowner	T J Wilson		Landowner Consent?	Yes	Legal Constraints?	No	
Agent			Developer interest?	No	Nominated Capacity	7-10 units	
Current Use	Static Caravans		Availability Date	Now	Modelled Capacity	N/A	
Promoted Use(s)	Residential/ Self build						
Site Area (Ha)	0.38	Brownfield/Greenfield					Brownfield
Site Description	The site comprises a caravan park with holiday licence. The site is accessed from Church Hill.						
Surrounding Uses	Trees are located on the northern boundary and are protected by TPO and there are also a number of trees in the north-west corner protected by TPO, with ancient woodland located to the west. To the north of the site lies a mix of development including gypsy and traveller sites, a building of worship and a primary school.						
Planning History	1991 – Refused outline application for detached house and garage. 1992 – Refused outline application for single dwelling and garage. Refused outline application for single two storey domestic dwelling and garage. 1993 – Refused outline application for construction of a nursing home. 1994 – Approved temporary use of land as a caravan site for up to three caravans for no more than 28 days a year. Approved mobile/temporary animal housing. Approved use of land for keeping of bull beef for agricultural purposes. Approved use of land for parking and storage of caravans (not for human habitation) for no more than 28 days per calendar year. Approved use of woodland as a private bird park not open to public. Refused outline application for construction of a nursing home. 1995 – Refused outline application for a dwelling. Refused outline application for local needs housing. Refused outline application to erect a single dwelling for local needs housing. 1996 – Refused outline application for erection of a dwelling. Approved temporary siting of portacabin for use as church office. Approved planting of trees and occasional se for walking. Refused use of land for storage/parking of up to 20 touring caravans.						


1997 – Refused change of use of land for garaging of 20 caravans. Approved use of land for Gypsy Horse Fair for no more than 14 days per calendar year. 1998 – Approved use of land for grazing of thoroughbred mares and foals. Refused outline application of single storey dwelling. 1999 – Approved use of land for holding craft fairs and country fairs no more than 14 days per calendar year. Approved use of land for landing and taking off of helicopter for purpose of crop spraying. 2000 – Approved change of use of land for garaging of 20 caravans. 2003 – Approved stationing of a porta-cabin for use as a church office. 2006 – Refused outline application for the erection of a retirement village comprising residential, leisure centre, community centre, nursing home, GP and shop. 2007 – Approved temporary siting of portacabin for five years. Refused outline application for erection of 4 dwellings. 2010 – Approved change of use of land to holiday caravan site for 10 static caravans. 2012 – Prior Approval Granted for construction of a reservoir for crop irrigation.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access likely to need improvement, but site has sufficient frontage to achieve.	None	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. Primary School within 800m, but no GP or convenience store. More than 30 min public transport time to Maidstone Town centre & hospital, partly due to distance to the bus stops.	New bus stop on Heath Rd, with increased service regularity on the existing route.	Mitigation possible if delivered in line with adjacent sites, but would otherwise not be.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	31%	31% of the site should be set aside as land adjacent to Ancient Woodland.	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-

Landscape Character	The Landscape Character Study identifies that the site is within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve.		-
Local Nature Reserves	2 (Due to the adjacent AW) - The site is hard standing with buildings. There is an area of Ancient Woodland adjacent to the western boundary and a woodland strip to the north. The buildings may have some bat potential but the habitat adjacent to the site has the greatest ecological interest.	Mitigation requirements will be dependent on the results of any surveys but likely that on site mitigation can be implemented. There is a requirement for at least a 15m buffer along the southern boundary - buffer size informed by survey results.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	2	Tree should be incorporated into the design of the site.	n/a
Heritage	-	-	-
Archaeology	high potential for remains of Iron Age bank and ditch boundary system associated with Boughton Iron Age Camp and Scheduled Monument. This linear earthwork is of significance and would need to be retained. High potential for Iron Age remains to survive close to the Iron Age archaeological landscape feature.	Archaeological DBA needed to clarify extent of Iron Age earthwork and inform mitigation for any development. Iron Age earthwork should be preserved in situ and may be a constraint on development	Assumed 20% deduction from developable site area.
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways likely. Ground investigation required at planning to confirm rates and storage needed.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	No		
Public Rights of Way	-	-	-

Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Townscape: The site is separated from the village boundary of Boughton Monchelsea. No pedestrian footpath into the village. Adjacent to ancient woodland and with the required buffer this would reduce the developable area of the site and thus achievability.		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 043	Site Name: Land south of Peens Lane			Parish: Boughton Monchelsea (100%)			
Address	Peens Lane, Boughton Monchelsea			AVAILABILITY			
Landowner	T J Wilson			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	2 units
Current Use	Residential			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Self build						
Site Area (Ha)	0.55	Brownfield/Greenfield	Brownfield				
Site Description	Accessed off Long Lane, this site in the countryside is a long grass field (part residential curtilage, part agricultural field), on the corner of Long Lane and Peens Lane, running along Long Lane. The site is bounded by hedgerow along the boundaries with Long Lane and Peens Lane.						
Surrounding Uses	The site is adjacent to (and part of the land of) a residential dwelling on Peens Lane. Otherwise, the surrounding uses are agricultural land/ fields.						
Planning History	1997 – Refused use of land for landing and take-off of a helicopter for purpose of crop spraying. 1998 – Refused use of land for grazing of thoroughbred race mares and foals and use of land for race horses. Approved use of land for keeping cattle. Approved use of land and a ‘Dude Ranch’ for no more than 28 days per calendar year. Approved use of land for breeding and rearing livestock for human consumption. Refused change of use of the land for equestrian tourism with static caravan accommodation. Approved use of land for breeding and keeping of Phantoms. Approved use of land for American Line Dancing and Country and Western Singing for no more than 28 days per calendar year. Refused change of use of land from agricultural to western riding tourist facility and caravan accommodation for tourists. Approved use of land for paintball war games for no more than 28 days in any calendar year. Approved use of land for breeding and rearing of livestock.						


1999 – Refused outline application for a thoroughbred stud comprising accommodation for ten mares with a dwelling. Refused use of land for military tank driving courses for up to 28 days a year. Approved use of land for war games involving: paintball guns; and landing and taking off by 3 assault helicopters and 4 attack helicopters. Approved use of land for military enactments for no more than 28 days. Refused use of land for grazing. 2000 – Approved outline application for a thoroughbred stud, boxes for 10 mares and a dwelling for stud owner/employee. Approved keeping of cattle for human consumption. Notification of agricultural permitted development for erection of a building to be used as animal housing (Planning permission required). 2001 – Approved reserved matters for thoroughbred stud, boxes for 10 no. mares and a dwelling for stud owner/employee. 2002 – Prior approval granted for erection of a hay/straw barn.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable with site frontage. Peens Lane and Long Lane are not sufficiently wide enough for requirements, however.	Widening of connecting roads, requiring 3rd party land.	Mitigation measures unfeasible, due to the requirement for 3rd party land. Site recommended as unsuitable.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or Shops within 800m. More than 30 minutes public transport time to Maidstone High Street & Hospital, partly due to complete absence of local public transport connections.	New bus route and stops. New pavement and crossing facilities. Widening of connecting roads in order to provide sufficient width for bus access.	Mitigation measures unfeasible, due to the requirement for 3rd party land and insufficient massing to achieve new bus route. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Linton Park and Farmlands landscape character area, which forms a part of the Low Weald landscape		-

	character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - A mature band of trees adjacent to an a grassland field. It is possible that the trees contain features for roosting bats and the trees are likely to provide connectivity to the wider area.	On site mitigation can be implemented if band of trees retained. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	OWC next to site 41. may likely require discharging through that site. Land ownership should first be established for connectivity		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			

CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services due to countryside location
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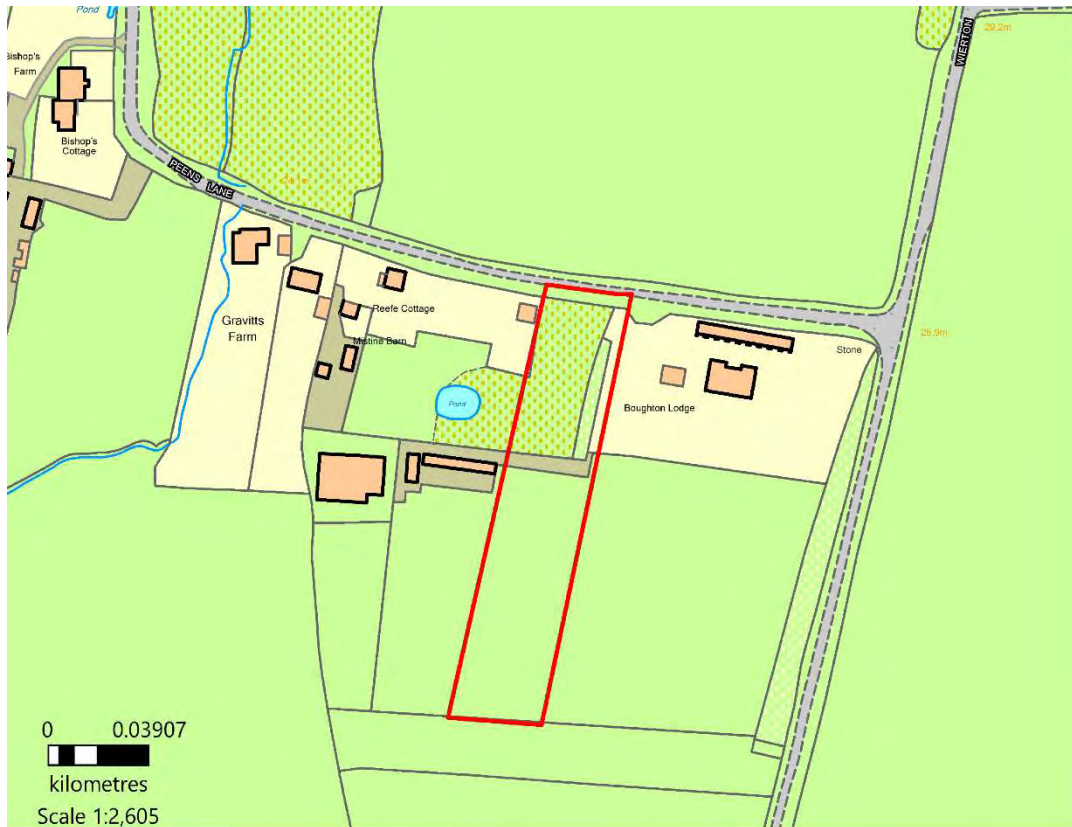
CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 044	Site Name: Land off Long Lane (west)			Parish: Boughton Monchelsea (100%)			
Address	Long Lane, Boughton Monchelsea			AVAILABILITY			
Landowner	T J Wilson			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	
Current Use	Equestrian			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Self build						
Site Area (Ha)	4.72	Brownfield/Greenfield	Greenfield				
Site Description	Site is a paddock to the west of Long Lane outside Boughton Monchelsea.						
Surrounding Uses	The site is surrounded by open fields.						
Planning History	1997 – Refused landing and take-off helicopter or light aircraft. Refused for composting grass/straw. Approved production of silage. 1998 – Approved breeding/rearing of livestock. Approval paintball war games. Refused agricultural to riding tourist facility and caravan accommodation. Approved grazing. Approved dancing/singing. Approved grazing. Approved use of land for breeding/keeping of phantoms. Refused change of use for equestrian tourism. Approved for breeding/rearing of livestock. Approved ‘dude ranch’. Approved keeping of cattle. Refused use of land for grazing. 1999 – Refused grazing land. Approved military enactments. Refused military tank driving courses. Approval for war games. 2000 – Permission required for barn. Approved keeping of cattle. permission required for building to be used for housing cattle. 2002 – Approved hay/straw barn.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable with site frontage. Long Lane and Lower Farm Road are not sufficiently wide enough for requirements, however.	Widening of connecting roads, requiring 3rd party land.	Mitigation measures unfeasible, due to the requirement for 3rd party land. Site recommended as unsuitable.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or Shops within 800m. More than 30 minutes public transport time to Maidstone High Street & Hospital, partly due to complete absence of local public transport connections.	New bus route and stops. New pavement and crossing facilities. Widening of connecting roads in order to provide sufficient width for bus access.	Mitigation measures unfeasible, due to the requirement for 3rd party land and insufficient massing to achieve new bus route. Site recommended as unsuitable.
Utilities Access	No	New link to existing network may need to be provided	Included within density assumption
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Linton Park and Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - An arable field which is surrounded by hedgerows on the Western, southern and eastern boundary. There are mature trees in the boundary on the western boundary. The hedgerows are likely to provide connectivity to the surrounding area.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for multi period archaeology associated with agrarian heritage	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	As with site 41, OWC is likely present alongside the site boundary. Attenuation and subsequent restricted discharge required.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to services		

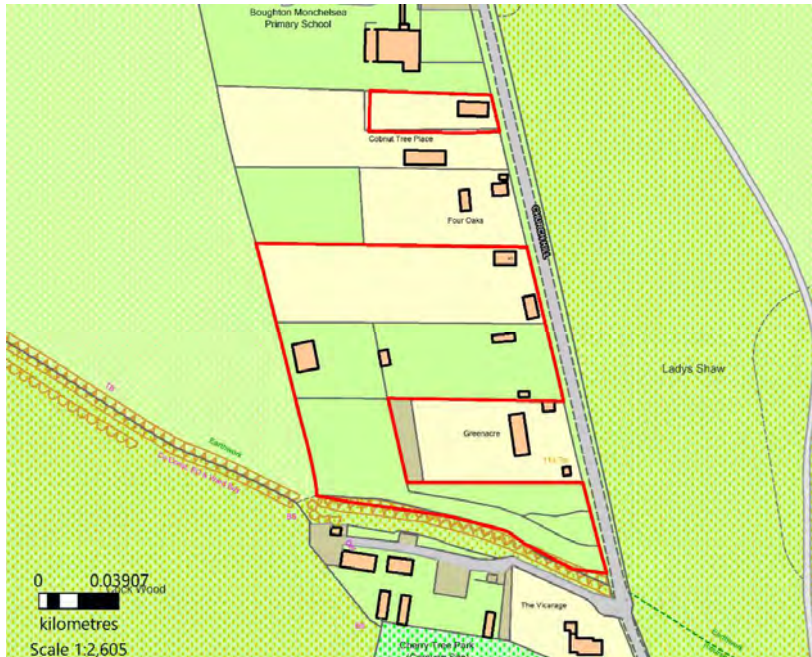
CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 045	Site Name: Land West of Boughton Lodge			Parish: Boughton Monchelsea (100%)		
Address	Peens Lane, Boughton Monchelsea			AVAILABILITY		
Landowner	T J Wilson			Landowner Consent?	Yes	Legal Constraints? No
Agent				Developer interest?	No	Nominated Capacity
Current Use	Garden Land			Availability Date	Now	Modelled Capacity N/A
Promoted Use(s)	Residential/ Self build					
Site Area (Ha)	0.58	Brownfield/Greenfield	Greenfield			
Site Description	Site is a backland site to the rear of properties on Peens Lane. There is a single non residential building in the northeastern corner of the site, with trees to the west, and grassland in the southern portion of the site.					
Surrounding Uses	There are residential properties on Peens Lane to the east and west of the northern part of the site. Otherwise the site is surrounded by open fields.					
Planning History	<p>1997 – Refused for landing/take off for helicopter/aircraft. Refused for composting grass and straw. Approved production of silage for animal consumption. 1998 – Approved breeding and rearing of livestock. Approved paintball war games. Refused for tourist facility (western riding/accommodation). Approved grazing. Approved American line dancing/country singing. Approved grazing. Approved breeding and keeping of phantoms. Refused for equestrian tourism known as a ‘dude ranch’. Approved breeding and rearing of livestock. Approval for ‘dude ranch’. Approved keeping of cattle. Refused for grazing. 1999 – Refused for grazing. Approved for enactments. Refused for military tank driving courses/meetings. Approved war games (paintball/helicopter landing and take-off). 2000 – Approved keeping of cattle. Permission required for building to be used for animal housing. 2002 – Approved hay/straw barn. 2015 – Refused use of annexe as self-contained dwelling (removal of sheds/greenhouse)</p>					

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable with site frontage. Peens Lane and Long Lane are not sufficiently wide enough for requirements, however.	Widening of connecting roads, requiring 3rd party land.	Mitigation measures unfeasible, due to the requirement for 3rd party land. Site recommended as unsuitable.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or Shops within 800m. More than 30 minutes public transport time to Maidstone High Street & Hospital, partly due to complete absence of local public transport connections.	New bus route and stops. New pavement and crossing facilities. Widening of connecting roads in order to provide sufficient width for bus access.	Mitigation measures unfeasible, due to the requirement for 3rd party land and insufficient massing to achieve new bus route. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Linton Park and Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	3 - The site is an arable field with a small woodland /grassland area to the north of the site. The area of woodland/grassland is likely to have the greatest ecological interest. Potential for protected species to	Mitigation requirements will be dependent on the results of any surveys but unlikely that on site mitigation can be implemented if the woodland/tree area is to be lost.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	be present including badgers, roosting bats and breeding birds.		
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	As with site 43,the site adjoins site 41 whereby an outfall to watercourse may have to pass through site. Ownership confirmation needed.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 046	Site Name: Land off Church Hill			Parish: Boughton Monchelsea (100%)			
Address	, Boughton Monchelsea			AVAILABILITY			
Landowner	T J Wilson			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	60 units
Current Use	Residential			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Self build						
Site Area (Ha)	1.53	Brownfield/Greenfield	Brownfield				
Site Description	Site is located to the west of Church Road and appears to be used as curtilage for Gypsy and Traveller sites to the east.						
Surrounding Uses	Linear development of Gypsy and Traveller sites located to the east. TPO are located to the west of the site and a boundary of TPO trees is located on the southern boundary. To the north of the site lies a mix of development including gypsy and traveller sites, a building of worship and the village primary school.						
Planning History	1991 – Approved change of use to amenity land. 1992 – Approved erection of cedar building for cub and scout headquarters. 1992 – Prior Approval granted for erection of a barn. 1994 – Refused use of land for storage of caravans. Approved mobile/temporary animal housing. 1994 – Approved temporary use of land as a caravan site. Approved use of land for parking and storage of caravans. Approved use of woodland as a private bird park not open to the public. Approved use of land for agricultural purposes. Approved use of land for grazing of livestock and horses and the growing of cereals. Approved temporary use of land for a sheep fair for one day’s duration. Approved use of land for holding plant sales for one day’s duration. Approved use of land as a vineyard. 1994 – Approved temporary use of land for car parking. Approved use of agricultural land for grazing of pigs. 1995 – Refused outline application for a dwelling. Prior notification granted to form access track. Refused outline application for local needs housing. Refused outline application to erect a dwelling for local needs housing. Approved use of land for playing bowls for no more than 28 days per year.						

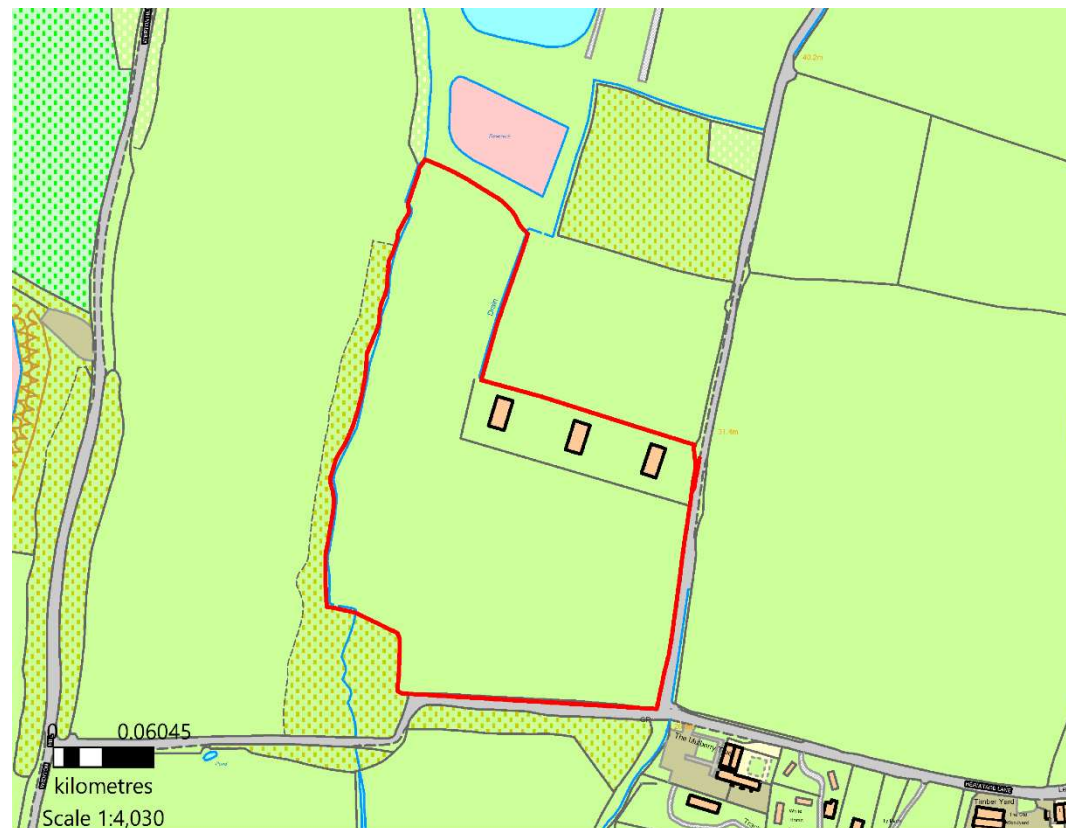
1996 – Approved planting of trees and occasional use of land for casual walking. Approved planting of trees to form Millennium Woodland. Approved change of use of agricultural land to green cemetery. Approved use of land for Red Squirrel re-establishment breeding colony. Approved planting of trees and use of land as a 'Maidstone Millennium Red Squirrel Re-establishment Colony'. Approved change of use of agricultural land to bowling green. 1997 – Refused use of land for garaging 20 caravans. Approved use of land for Gypsy Horse Fair. 1998 – Refused outline application for erection of a single storey dwelling. Refused change of use of land from agriculture to Millennium Parents Car Park 1999 – Refused outline application for erection of two storey dwelling. Approved use of land for grazing of rare breeds. Approved use of land for holding craft fairs and county fairs. Refused use of land as a dude ranch for up to 28 days a year. Approved use of land for landing and take-off of helicopter for crop spraying. 2000 – Renewal of permission for change of use of agricultural land to bowling green. Planning permission required for erection of barn for production of woodland products. Approved use of land to keep horses and cattle. Approved allowance of a further five years of change of use of agricultural land to a green cemetery (Variation of condition 1). 2001 – Refused agricultural application for a building to produce woodland products. Approved use of land for camping for up to 28 days in a calendar year. 2002 – Approved change of use of land to open air caravan parking for 50 caravans. 2005 – No objection for new accommodation comprising school hall, staff room, medical room, toilets. No objection for the provision of a parent's shelter. 2006 – Refused outline application for erection of a retirement village comprising residential, leisure, community centre, nursing home, GP surgery and shop. 2007 – Approved change of use to open air caravan parking for 50 caravans. Approved change of use of land to open air caravan parking for 50 caravans (Condition 4). Approved change of use of land to open air caravan parking for 50 caravans (Condition 5). Approved change of use of land to open air caravan parking for 50 caravans (Condition 6). Approved change of use of land to open air caravan parking for 50 caravans (Condition 8). Approved change of use of land to open air caravan parking for 50 caravans (Condition 9). Refused outline application for erection of four dwellings. Refused outline application for erection of one new dwelling with all matters reserved. 2009 – Refused change of use of land to residential and erection of one detached bungalow. 2010 – Approved retrospective application for change of use of land for stationing 1 mobile home and 1 touring caravan, stable block and utility building. Approved change of use of land from scout hut to place of religious worship. 2011 – Refused retrospective application for change of use of land for stationing caravans to residential occupation. Approved replacement of existing building with a new building to be used for religious worship. Refused retrospective application for change of use of land for stationing caravans for residential occupation. Refused retrospective application for change of use of land for stationing caravans for residential occupation. 2013 – Approved retention of breeding pens and temporary stationing of a mobile home and touring caravan. 2015 – Approved retrospective application for variation of condition 2 to allow stationing of additional mobile home. 2016 – Approved siting of permanent residential timber cabin for occupation. 2018 – Refused stationing of double unit mobile home.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site frontage sufficient to create new access.	None	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. Primary School within 800m, but no GP or convenience store. More than 30 min public transport time to Maidstone Town centre & hospital, partly due to distance to the bus stops.	New bus stop on Heath Rd, with increased service regularity on the existing route.	Mitigation feasible, particularly in line with adjacent developments.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	0.1%	0.1% of site should be set aside as land adjacent to Ancient Woodland	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve.		-
Local Nature Reserves	3 - The SW corner of the site is next to an area of Ancient Woodland. Site is a mixture of small grassland fields and buildings. The site has mature hedgerows to the North, south and East of the site and a woodland to the west. It's likely that protected/notable species are present - particularly within the site boundaries	Mitigation requirements will be dependent on the results of any surveys but likely that on site mitigation can be implemented. There is a requirement for at least a 15m buffer along the southern west corner - buffer size informed by survey results. Retention, creation and	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows	including bats, breeding birds and badgers. The buildings may be used by roosting bats.	enhancement of site boundaries will retain and enhance connectivity to the wider area.	
TPO/ Veteran Trees	3	Tree should be incorporated into the design of the site	Assumed 5% reduction in site area
Heritage	-	-	-
Archaeology	high potential for remains of Iron Age bank and ditch boundary system associated with Boughton Iron Age Camp and Scheduled Monument. This linear earthwork is of significance and would need to be retained. High potential for Iron Age remains to survive close to the Iron Age archaeological landscape feature.	Archaeological DBA needed to clarify extent of Iron Age earthwork and inform mitigation for any development. Iron Age earthwork should be preserved in situ and may be a constraint on development	Assumed 20% deduction from developable site area.
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration to underlying geology. Ground investigation required at planning to confirm infiltration rates and storage requirements.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient pedestrian access to village centre		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

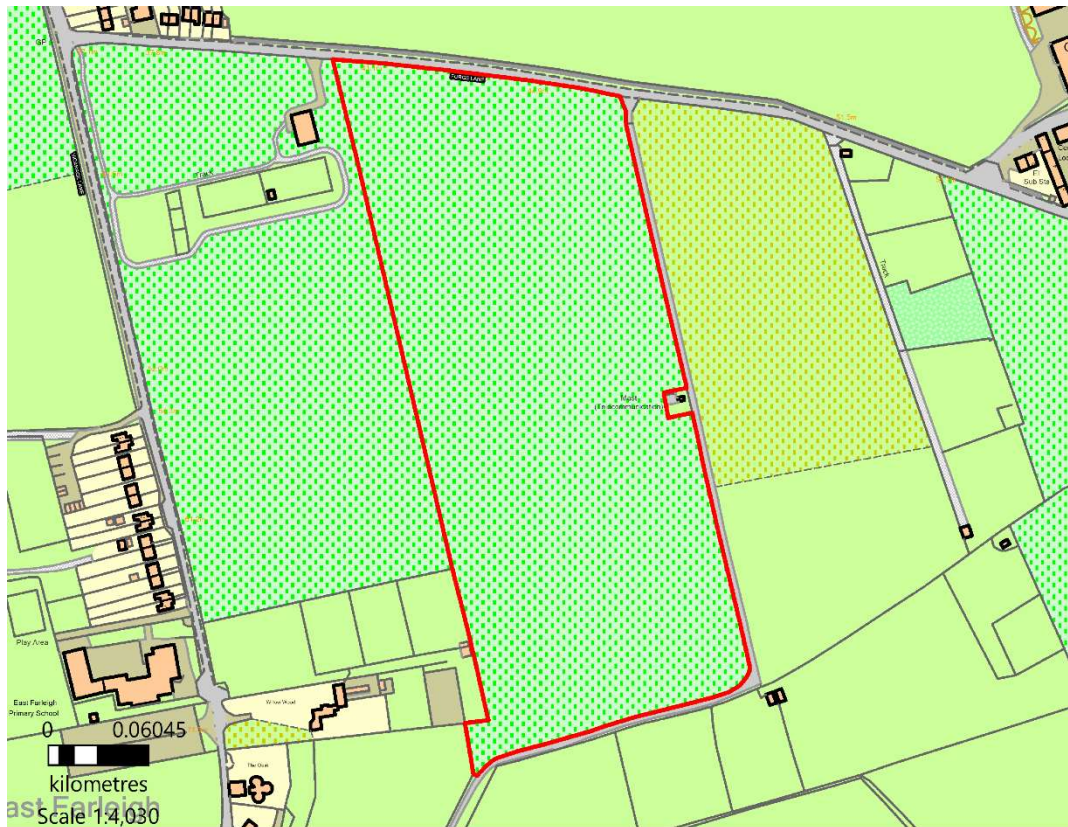
Site Ref: 047	Site Name: Land off East Hall Hill			Parish: Boughton Monchelsea (100%)	
Address	East Hall Hill, Boughton Monchelsea			AVAILABILITY	
Landowner	Fergus Wilson			Landowner Consent?	
Agent				Developer interest?	Yes
Current Use	Agricultural			Availability Date	Now
Promoted Use(s)	Residential/ Self build			Legal Constraints?	No
Site Area (Ha)	4.31	Brownfield/Greenfield	Greenfield	Nominated Capacity	7 units
Site Description	The site is an L-shaped grassland field. It is bordered on its southern and western sites by trees running along country lanes			Modelled Capacity	N/A
Surrounding Uses	The site encloses a small agricultural field in its north-eastern corner. There is a wood and a pond to the north of the site. There is a small wood adjacent to the southwestern corner of the site. Otherwise the site is enclosed by open fields.				
Planning History	2009 – Prior Approval Refused for erection of 4 barns to store hay bales. Prior Approval Refused for erection of 3 barns. Prior Approval Granted for erection of 3 barns. Planning Permission Required for prior notification of the erection of a cattle barn.				



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access to the site achievable within site frontage, however East Hall Hill and Hermitage Ln are of insufficient width for requirements.	Widening of connecting roads, requiring 3rd party land.	Mitigation measures unfeasible, due to the requirement for 3rd party land. Site recommended as unsuitable.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or Shops within 800m. More than 30 minutes public transport time to Maidstone High Street & Hospital, partly due to complete absence of local public transport connections.	New bus route and stops. New pavement and crossing facilities. Widening of connecting roads in order to provide sufficient width for bus access.	Mitigation measures unfeasible, due to the requirement for 3rd party land and the site is of insufficient scale to achieve new bus route. Site recommended as unsuitable.
Utilities Access	No	New link to existing network may need to be provided	Included within density assumption
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	3%	3% of site should be set aside as land adjacent to Ancient Woodland	
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Linton Park and Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	3 - Area of Ancient Woodland adjacent to the SW of the site. There are mature areas of woodland to the southern, western and northern	Mitigation requirements will be dependent on the results of any surveys but likely that on site mitigation can be implemented. There is a	-
Local Wildlife Sites			

Special Area of Conservation	boundaries. The site is an arable field with 3 structures to the NE of the site. The site boundaries are likely to have the greatest ecological interest of the site and be suitable for roosting bats, breeding birds and badgers. The field may be used by ground nesting birds and hares	requirement for at least a 15m buffer along the southern west corner - buffer size informed by survey results. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Portion of the site is identified to be in a surface water flood risk area. Development should ideally be situated outside zones of highest risk.		0.01%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A


Site Ref: 048	Site Name: Land south of Forge Lane			Parish: East Farleigh (100%)		
Address	Forge Lane, East Farleigh			AVAILABILITY		
Landowner	Judith Wilson			Landowner Consent?	Yes	Legal Constraints? No
Agent				Developer interest?	Yes	Nominated Capacity
Current Use	Agricultural			Availability Date	Now	Modelled Capacity N/A
Promoted Use(s)	Residential/ Self build					
Site Area (Ha)	6.26	Brownfield/Greenfield	Greenfield			
Site Description	This site is currently in agricultural use as an orchard. The site is accessed off Forge Lane. The land slopes gently down towards Forge Lane and Lower Road, forming part of the Medway Valley.					
Surrounding Uses	The site is directly surrounded on all sides by agricultural land. There are a small number of residential properties and a primary school within close proximity to the site.					
Planning History	1984 – Approved extension to form double garage with living accommodation over and stable block extension. 2004 – Refused formation of new access and erection of agricultural building and hardstanding. Prior Approval Refused for erection of agricultural building and hardstanding. 2005 – Prior Approval Granted for erection of an agricultural building. 2007 – Refused erection of a single storey extension. Approved single storey extension. 2011 – Approved erection of an agricultural building. 2016 – Approved provision of new access road and Bellmouth to allow vehicles to collect produce from barn/orchard (part retrospective).					

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage for access to the site to be achieved. Insufficient width at East Farleigh bridge, which is the direct route to the Rail Station Tonbridge Rd, London Rd, M20 and the Hospital, as well as larger employment areas. Impossible to provide safe pedestrian provision across the bridge to key facilities such as the rail station.	Provision of a second bridge at East Farleigh.	Required mitigation is unfeasible in the context of this development. Site recommended as unsuitable on access grounds.
Access to Public Transportation & Services	No bus stops in 400m. Bus route within 400m of some of the site, but not all of it. Lack of pavements to connect the site to the bus route, and no space to provide pavements without 3rd party land. No convenience store, GP or Primary School in 800m. Within 30 minutes public transport time of Maidstone High Street and within 1 hour of the Hospital.	New bus stops, with a bus diversion or new route. New pavements and crossing facilities, requiring 3rd party land to deliver.	Mitigation measures unfeasible, due to the requirement for 3rd party land. Adjacent proposed sites could increase the potential for new bus connections and remove the need for 3rd party land to provide connectivity. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-

Local Nature Reserves	4 - An intensively managed orchard which has been present for at least 10 years. There are hedgerows along the northern and western boundaries and these may provide some connectivity to the wider area. However typically intensively managed orchards do not provide optimum habitat for biodiversity.	Mitigation requirements will be dependent on the results of any surveys. Very likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential for post medieval or later agrarian heritage remains.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Likely for infiltration into the underlying geology. Will need to design around soakaways/crated systems.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
KCC Minerals Safeguarding Area	Yes	Site may not be available until minerals extraction has been completed.	
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 049	Site Name: Land south of B2163			Parish: Boughton Monchelsea (99.98%) / Linton (0.02%)			
Address	, Boughton Monchelsea			AVAILABILITY			
Landowner	T J Wilson			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	Yes	Nominated Capacity	
Current Use	Coppice			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Self build						
Site Area (Ha)	4.33	Brownfield/Greenfield	Greenfield				
Site Description	The site is coppiced TPO woodland to the south of Heath Road.						
Surrounding Uses	Boughton Monchelsea Primary School, a scout hut and a number of Gypsy and Traveller sites front Church Hill to the east of the site. Adjacent to the north of the site is the B2163 Heath Road with linear development and a recreation ground on the north of this road. To the west of the site is residential garden land and agricultural land.						
Planning History	1979 – Amended layout for extension of garage and playroom. 1980 – Approved games room and garage extensions. 1981 – Approved relocation of access. 1989 – Refused outline application for 2 houses. 1991 – Approved change of use to amenity land. Refused outline application for erection of 9 garages. 1992 – Refused outline application for erection of 9 garages. 1994 – Approved mobile/temporary animal housing. Approved temporary use of land as a caravan site for up to 3 caravans. Approved use of land for parking and storage of caravans. Approved use of land for keeping bull beef for agricultural purposes. Approved use of woodland as private bird park not open to the public. Approved temporary use of land for a sheep fair. Approved use of land for holding plant sales. Approved used of land as a vineyard. Approved temporary use of land for car parking. Approved use of agricultural land for grazing of pigs. 1995 – Prior Approval Granted to form an access track. 1995 – Refused outline application for erection of a nursing home. 1996 – Approved planting of trees and use of land for casual walking. Approved use of land for creation of Maidstone Millennium squirrel re-establishment colony. Approved change of use of agricultural land to green cemetery. Approved planting of trees to form Maidstone Millennium Woodland.						

1997 – Refused change of use of land for garaging of 20 caravans. Approved use of land for a Gypsy Horse Fair. 1998 – Approved use of land for grazing of thoroughbred mares and foals. Refused use of land for holding craft and country fairs. 1999 – Approved use of land for grazing of rare breeds. Refused outline application for erection of free range poultry house. Approved construction of pitched roof to existing house to include living accommodation. Approved use of land for holding craft fairs and country fairs. Refused outline application for erection of petrol filling station. Refused change of use of land from agriculture to residential and erection of garden tool store. Approved use of land for landing and taking off of helicopter for crop spraying. 2000 – Approved allow further 5 years for change of use of agricultural to green cemetery (Variation of Condition 1). Planning Permission required for erection of a barn for production of woodland products. Approved use of land to keep horses and cattle. Refused change of use of land from agriculture to open caravan storage. 2001 – Approved use of land for camping up to 28 days per calendar year. 2002 – Approved change of use of land to open air caravan parking for 50 caravans. 2003 – No objection for new accommodation comprising a school hall, staff room, medical room, toilets. 2005 – No objection new accommodation comprising a school hall, staff room, medical room, toilets. No objection to provision of a parent’s shelter. 2006 – Refused outline application for erection of retirement village comprising residential, leisure, community centre, nursing home, GP and shop. 2007 – Refused outline application for erection of 4 dwellings. 2010 – Approved retrospective application for change of use of land for stationing 1 mobile home and 1 touring caravan. 2011 – Refused retrospective application for change of use of land stationing caravans for residential occupation. 2012 – Prior Approval Granted for construction of reservoir for crop irrigation. 2018 – Refused stationing of an additional mobile home.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site has sufficient frontage to provide access.	None	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but service is infrequent. More frequent services can be found approximately 800m away. 1 Primary School within 800m. No GP or Shop within 800m. Approximately 30 minutes public transport time to town centre (just above), but more than 30 minutes to hospital.	Increased service regularity on existing route.	Mitigation feasible only if delivered in line with adjacent sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-

Ancient Woodland	6% of site within 15m of ancient woodland.	6% of site should be set aside as land adjacent to Ancient Woodland	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve.		-
Local Nature Reserves	2 - an area of woodland which has been present since at least the 1960s. An area of Ancient woodland is present along the southern boundary. It's expected that protected species are present including badgers, bats, reptiles and breeding birds.	Very Unlikely that onsite mitigation can be implemented.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	3	Tree should be incorporated into the design of the site	Assumed 5% reduction in site area
Heritage	-	-	-
Archaeology	high potential for remains of Iron Age bank and ditch boundary system associated with Boughton Iron Age Camp and Scheduled Monument. This linear earthwork is of significance and would need to be retained. High potential for Iron Age remains to survive close to the Iron Age archaeological landscape feature.	Archaeological DBA needed to clarify extent of Iron Age earthwork and inform mitigation for any development. Iron Age earthwork should be preserved in situ and may be a constraint on development	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways.		

Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Site is a TPO coppice woodland		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 051	Site Name: Pinkhorn Farm			Parish: Headcorn (100%)	
Address	Tattlebury Rd, Headcorn			AVAILABILITY	
Landowner	Pent Ltd			Landowner Consent?	Yes
Agent	Courtley Planning Consultants Ltd			Developer interest?	Yes
Current Use	Farm			Availability Date	Now
Promoted Use(s)	Resi & Office			Legal Constraints?	No
Site Area (Ha)	9.19	Brownfield/Greenfield	Greenfield	Nominated Capacity	100 units, 6,000m2 B1
Site Description	Site contains the Pinhorn farm, on Tattlebury Lane, north of Headcorn. The site itself is agricultural surrounding a central farmhouse & buildings, with a small number of sheds on hardstanding in the east of the site. Site is generally tree-lined around the perimeter.				
Surrounding Uses	Surrounding uses are generally agricultural/ grassland fields, however there is a small industrial complex to the west across Maidstone Rd.				
Planning History	<p>1981 – Approved conversion of barn to dwelling. 1989 – Approved ancillary domestic building. Approved single storey attached building. 2000 – Approved link extension. 2008 – Refused for tractor and machinery unit. 2009 – Approved new building for livestock. 2011 – Approved new farm building for cattle. 2013 – Approved new building for farm office/biomass units/pellet store. Approved extension/reconstruction of link to pool/erection of replacement entrance lobby and porch/wall and gates. 2016 – Approved change of use of agricultural building to dwellings. 2017 – Approved replacement residential annex. Approved agricultural building to residential dwelling. Approved submission to discharge conditions (replacement residential annex). 2018 – Approved submission to discharge conditions (agricultural building to residential dwelling). Refused for change of use of agricultural building to dwellings</p>				



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site has sufficient frontage to provide access. Access onto Tattlebury Rd would be ideal, to avoid adding an extra junction onto Maidstone Rd, however Tattlebury Rd would need widening. Site frontage may be sufficient to achieve this, otherwise access onto Maidstone Road would be necessary.	Investigation of potential for access onto Tattlebury Rd, including widening the southern section of the road (on approach to Maidstone Road). Preferable, but not mandatory.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stop within 400m, with a regular service. No GP, convenience stores or Primary School within 800m. Approximately 35 min public transport time to central Maidstone, more than 1 hour to the Hospital.	New pavements along the Maidstone Rd or the Tattlebury Rd, to connect the site to the existing pavements east of the junction with Tattlebury Rd. A new controlled crossing facility to enable access to bus stops on the opposite side of Maidstone Rd.	Required mitigation feasible. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	The Low Weald (100%)		Impact of spreading Headcorn into this area may constitute an unacceptable landscape impact.
Landscape Character	The Landscape Character Study identifies that the site is within the Headcorn Pasturelands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - An arable/grassland field surrounded by mature woodlands. There are 4 ponds with the site surrounded by vegetation and several more ponds within the surrounding area. The site has a number of buildings within the site. There is an area of woodland adjacent to	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention,	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	the southern boundary. the site has potential to be used by protected species including breeding birds, roosting bats, Great Crested Newts and badgers	creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	The site contains River Terrace Gravels and Pinkhorn Farm is identifiable on the Tithe Map. Maltmans just to the east of the site is a designated historic farm complex of 18th century or earlier date. Remains of prehistoric or later, especially post medieval agrarian heritage, may survive on site. The current farm complex of Pinkhorn could be of local heritage importance although not designated as it too is identifiable on the Tithe Map.	Archaeological DBA and archaeological building assessment would be needed to guide application. Geoarchaeological assessment would also be appropriate to inform mitigation.	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (2.21%) / Flood Zone 3 (5.97%) / None (91.83%)	Development should be directed to the areas of lowest flood risk.	Due to size of site, no deduction from developable area.
Drainage	0.7 ha of site is within flood zone 2 followed by an additional 2.9 ha of possible surface water flow route. Appropriate planning required to locate development outside of these areas.		0.09%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-

Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Potential impact on Townscape & Landscape.		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 054	Site Name: Field on Dairy Lane		Parish: Marden (100%)	
Address	Dairy Lane, Chainhurst		AVAILABILITY	
Landowner	Jane Carter		Landowner Consent?	Yes
Agent			Developer interest?	No
Current Use	Equestrian grazing		Legal Constraints?	No
Promoted Use(s)	Mix of B1 & Resi		Nominated Capacity	
Site Area (Ha)	3.51	Brownfield/Greenfield Greenfield	Modelled Capacity	N/A
Site Description	The site is a pair of grassland fields within Dairy Lane, immediately north of Chainhurst.			
Surrounding Uses	The site wraps around a detached property in the north-west of the site. To the east of the site there is			
Planning History	1997 – Approval for retention of engineering works to form a pond/earth mounding (retrospective). 2002 – Approval for change of use of amenity land to garden land. 2013 – Approval for change of use of land for keeping of horses. 2017 – Approval for lawful development certificate for extension. 2018 – Approval for extension.			


0 0.04906
kilometres
Scale 1:3,271

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Dairy Lane is of insufficient width to meet requirements.	Widening of Dairy Lane, requiring 3rd party land.	Required mitigation measures unfeasible due to the requirement for 3rd party land. recommended as unsuitable.
Access to Public Transportation & Services	No bus stops within 400m. No GP, Primary School or convenience stores within 800m. More than 30 minutes public transport time to town centre and over 1 hour to hospital.	Diverting of the existing bus route around Dairy Lane, requiring widening of Dairy Ln (using 3rd party land). Provision of pavements and crossings for safe access to the public transport facilities. Increased regularity of the bus service.	Required mitigation measures unfeasible due to the requirement for 3rd party land and the insufficient scale to enable increased service frequency. recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	3 - 2 grassland fields surrounded by hedgerows. There is a woodland adjacent to the eastern boundary. There are a number of ponds within the surrounding area and Great crested newts have been recorded within the area. There is potential for	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	protected species to be present including bats, breeding birds and great crested newts.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	It is likely that an existing ditch is present however mapping does not indicate this. Therefore a assessment is needed to determine how to best manage surface water.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?

Yes	No	N/A
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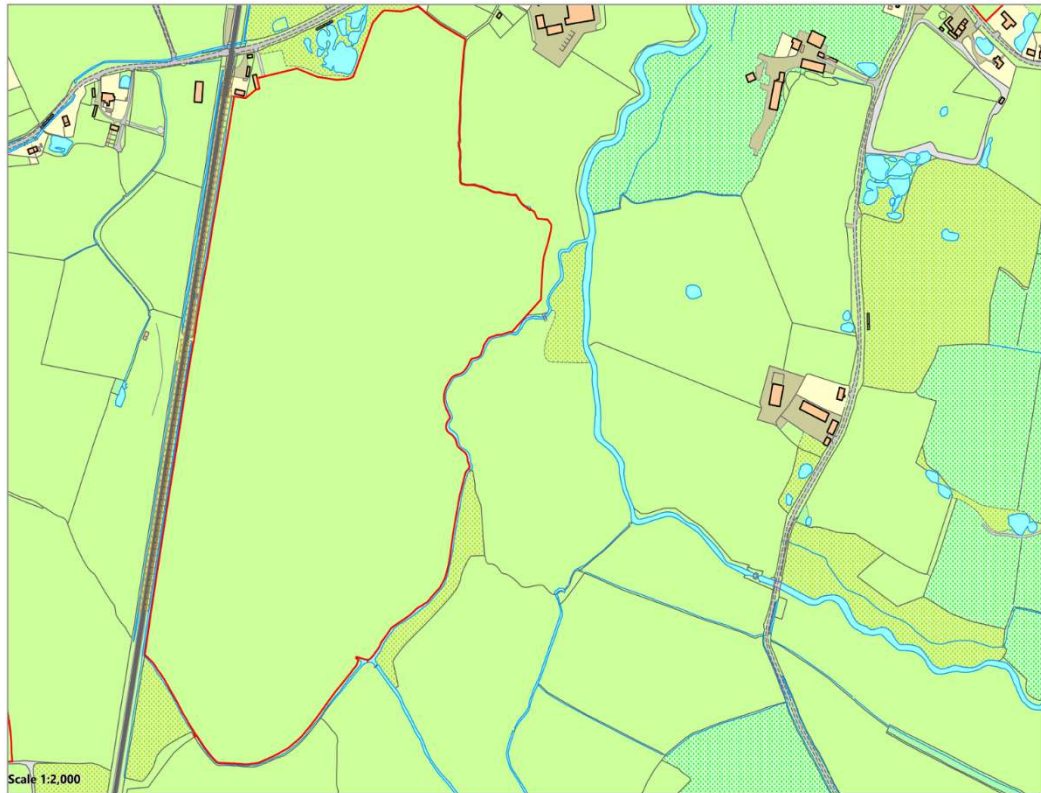
Site Ref: 061	Site Name: Land at Kettle Lane			Parish: East Farleigh (99.62%) / West Farleigh (0.38%)			
Address	Kettle Lane, East farleigh			AVAILABILITY			
Landowner	Roy Lawrence, Lawrence Builders			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	Yes	Nominated Capacity	5 units
Current Use	Undeveloped Land			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.17	Brownfield/Greenfield	Greenfield				
Site Description	Cleared plot of land with two trees remaining on site, directly surrounded by small number of residential properties/rear gardens to the north, east and south of the site. The site has access onto Kettle Lane – a single track lane with 60mph speed limit. The site slopes gently down towards Lower Road (north), as the Medway Valley sloped down towards the River Medway.						
Surrounding Uses	The site is directly surrounded by small number of residential properties/rear gardens to the north, east and south of the site. To the west of the site, on the opposite side of Kettle Lane are agricultural fields. Slightly beyond the immediately adjacent uses are predominantly agricultural fields and a small cluster of residential properties on St Helens Lane, to the north of the site.						
Planning History	1969 – Approved farm manager dwelling. 1982 – Refused new bungalow/garage. 1983 – Approved extension. 1993 – Refused bungalow and garage. 2006 – Approved removal of garages and store/Conversion of barn to annex. Refused 2 detached houses. 2016 – Approved conversion of garage into habitable space (includes extension)						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Insufficient width at East Farleigh bridge, which is the direct route to the Rail Station Tonbridge Rd, London Rd, M20 and the Hospital, as well as larger employment areas. Impossible to provide safe pedestrian provision across the bridge to key facilities such as the rail station. Insufficient width for requirements on Kettle Ln.	Provision of a new bridge across the Medway. Widening of Kettle Ln, requiring 3rd party land.	Site recommended as unsuitable due to the prohibitive cost of mitigation and the requirement for 3rd party land to provide suitable access to the primary highways network.
Access to Public Transportation & Services	Within 400m of bus stops, but the service is too infrequent for requirements. No GP, Primary School or Shop within 800m. Less than 30 minutes public transport time to Maidstone high street, but more than 30 minutes to Hospital.	Provision of pavements and crossing point to access bus stops. Increased bus service regularity. Widening of Kettle Ln in order to provide sufficient pavement width and vehicular access, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land and being of insufficient scale to achieve minimum mitigation required.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-

Local Nature Reserves	2 - Small woodland copse which has been present for at least 30 years and has some connectivity to the surrounding area. Protected species likely to be present including breeding birds, bats and badgers.	Very Unlikely that onsite mitigation can be implemented.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for multi period remains but especially associated with post medieval and later agrarian heritage ,including remains associated with Boundary Cottage and St Helens.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; confirmation of ground conditions required.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-

Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 059	Site Name: Fellinpits Beltring			Parish: Yalding			
Address	Gravelley Lane, Beltring			AVAILABILITY			
Landowner	Whetsted Contractors			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Whetsted Contractors			Developer interest?	No	Nominated Capacity	-
Current Use	Agriculture			Availability Date	Now	Modelled Capacity	748 units
Promoted Use(s)	Residential						
Site Area (Ha)	39.45	Brownfield/Greenfield	Greenfield				
Site Description	The site is a large agricultural field, bounded by hedgerow on all sides. The railway line runs along the western boundary of the site.						
Surrounding Uses	Predominantly agricultural uses, with an occasional farm/agricultural building or residential property.						
Planning History	1977 – Approval for details of farm manager’s dwelling. 1979 – Refused for renewal of permission for farm manager’s dwelling. 1989 – Refused for house and parking. 2000 – Refused for change of use from allotment to residential (g+t). 2015 – Approval for day room (g+t) (retrospective).						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing site access point falls outside the site area (3rd party land), however it is in existing use as access to the site.	Provision of suitable access point, requiring 3rd party land.	The requirement of 3rd party land would usually make the recommendation that it is unsuitable. However, in this instance, the amount of 3rd party land required is very small when compared to the scale of the site and the apparent current access permission
Access to Public Transportation & Services	Close proximity to a Rail Station. No GP, Primary School or Shop within 800m. Less than 30 minutes public transport time to Maidstone town centre, 4 minutes on the train to Paddock Wood. More than 30 minutes public transport to Hospital.	Improvement to pavement provision, for access to the railway station.	Required mitigation feasible. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	No obvious connection	Utilities connection will need to be secured.	Included within density assumption.
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Teise Valley landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology comments not yet received		
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	Potential for multiperiod activity with cropmarks of trackway and enclosures on site, River Terrace Gravels post medieval farming heritage and WWII structures	Pre-determination DBA needed with provision for preservation and protection of WWII pillbox	-
AQMA	-	-	-
Flood Risk	Flood Zone 3 (100%)	Development will be required to pass the Exceptions test	This site is unsuitable due to flood risk.
Drainage	Entire site within flood zone 3. Therefore, consideration should be needed as to strategy approach taken.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			

Conditions required to make site Suitable	Provision of suitable access point, requiring 3rd party land. Improvement to pavement provision, for access to the railway station. Utilities connection will need to be secured. Development will be required to pass the Exceptions test
Exceptional Circumstances?	-
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.
CONCLUSION: Is the Site Achievable?	Yes

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	Yes


Site Ref: 062	Site Name: Land rear of 243-245 Queens Rd			Parish: Unparished (100%)		
Address	Queens Rd, Maidstone			AVAILABILITY		
Landowner	Fergus Wilson			Landowner Consent?	Yes	Legal Constraints? No
Agent				Developer interest?	No	Nominated Capacity
Current Use	Garden Land			Availability Date	Now	Modelled Capacity N/A
Promoted Use(s)	Residential/ self build					
Site Area (Ha)	1.92	Brownfield/Greenfield	Brownfield			
Site Description	Consists of 2 gardens to the rear of residential properties on the north side of Queens Rd.					
Surrounding Uses	The site occupies the rear gardens of the middle two of a 4 unit terrace of houses. The site is otherwise completely surrounded by other residential rear gardens on Queens Rd and Langham Grove.					
Planning History	1984 – Approved formation of vehicular access and hardstanding. 2004 – Approved erection of rear conservatory. 2005 – Approved formation of crossover onto a classified road.					



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site landlocked (no frontage onto the highways network).	Provision of suitable access point, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
Access to Public Transportation & Services	Bus stops within 400m, with regular services. Primary School and shops within 800m, but nearest GP is approximately 804m away (point awarded, for balance). Less than 30 minutes public transport time to Hospital and High Street.	None	None. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	Urban		-
Local Nature Reserves	3 - Residential gardens with mature trees - has some connectivity the surrounding area and there is some potential for protected species to be present (particularly if buildings will be demolished for access).	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation can be retained onsite if presence of protected species (if present) considered at design stage.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-

Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration dependent on site layout as it is a relatively small area.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to the site		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 063	Site Name: Land rear of 10-15 Caring Lane			Parish: Thurnham (100%)			
Address	10-15 Caring Lane, Bearstead			AVAILABILITY			
Landowner	L Drinkwater			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	5 units
Current Use	Equestrian grazing			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.38	Brownfield/Greenfield	Greenfield				
Site Description	The site is a grassland field to the rear of residential properties on Caring Lane, east of Bearstead. There is one building on the site, which appears to be a disused pastoral building. Access to the site is from a track to Caring Lane.						
Surrounding Uses	The site is one half of a pair of paddocks, with it's "twin" directly to the east. To the north and south of the site are agricultural/ grassland fields. The residential properties on Caring and First Lanes are to the east and west of the pair of paddocks.						
Planning History	1981 – Approved extension to dining room/kitchen. 1989 – Approved alterations/extension. 1993 – Approved side extension. 1995 – Approved extension and alterations. Approved conservatory to rear. 1996 – Approved extension and alterations to existing roof. 1997 – Approved for side extension. 1998 – Approved stable block/removal of nursery/Nissan hut/change of use of field shelter to hay store. Refused for side extension and provision of 3 dormer windows and rear conservatory extension. 1999 – Approved rear and side extensions. Approved front and side extension/new facing. 2005 – Approved single storey extension. 2012 – Approved single storey extension. 2016 – Approved stables/tack room/hay barn/field shelter/change of use of agricultural land to equestrian use. 2017 – Approved side and rear extension. 2019 – Approved rear garden annexe. Refused 5 detached houses						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	The existing access lane needs widening in order to achieve standards.	Widening of existing access, requiring 3rd party land. (Access itself is 3rd party land)	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
Access to Public Transportation & Services	Bus stops within 400m, with regular services. No GP, shops or Primary Schools within 800m. Less than 30min public transport time to Maidstone town centre, but more than 30 minutes to Hospital.	Provision of pavements to connect to public transport facilities.	Required mitigation feasible. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Len Valley (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Study identifies that the site is within the Langley Heath Undulating Farmlands landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - Regularly grazed/mown Grassland field with a stable/shed within it and mature trees along the southern boundary and a hedgerow to the north of the field. Site will provide some connectivity along	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	the site boundaries and may be used protected species including reptiles, GCN and breeding birds,	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Ground investigation required to confirm infiltration rates on site.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	- Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to the site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 065	Site Name: The Finches Caravan Park			Parish: Broomfield and Kingswood (100%)			
Address	Chartway Street, Kingswood			AVAILABILITY			
Landowner	Robert Schroeder			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	12 units
Current Use	Caravan Site			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	2.01	Brownfield/Greenfield	Brownfield				
Site Description	Caravan site north of Chartway St. Site is approximately 2/3 pitches for leisure caravans, 1/3 a garden.						
Surrounding Uses	Field/ scrub to the north and east; golf course and a single residential property to the south, single detached residential unit to the west.						
Planning History	1989 – Refused outline application for 5 timber chalets for self-catering holiday use. Refused change of use from agricultural to storage of caravans. 1990 – Refused change of use of former chestnut coppice to caravan storage area. 2005 – Refused change of use of land and existing barn to touring caravan and camping sites with amenity building. 2006 – Approved change of use of land and existing barn to touring caravan and caravan and camping site with amenity building (resubmission). 2006 – Refused erection of new detached house and garage. Approved change of use of land and existing barn to touring caravan and camping site with amenity building. 2007 – Refused temporary permission for erection of mobile home for 3 years. 2009 - Approved erection of farm shop to serve plant nursery. Approved increase in the number of permitted caravan pitches from 10 to 20. Approved application to increase number of permitted tents from 10 to 20. 2010 – Approved stationing of a mobile home for full time site warden. Approved retrospective application for change of use of land to residential for stationing 1 mobile home. 2011 – Approved change of use of land to mixed use as a horticultural nursery						

The map shows the site location relative to Chartway Street and surrounding land. The caravan site is highlighted with a red boundary. Labels on the map include 'The Finches (Caravan Site)', 'Chartway Street', 'Street Farm', 'Blue House Cottages', 'Duff House', 'Shed', and 'Barn'. A scale bar at the bottom left indicates a distance of 0.03989 kilometres, with a scale of 1:2,659.

	with farm shop and café. Approved retrospective application for erection of stable block and shed and proposed erection of utility/day room.	
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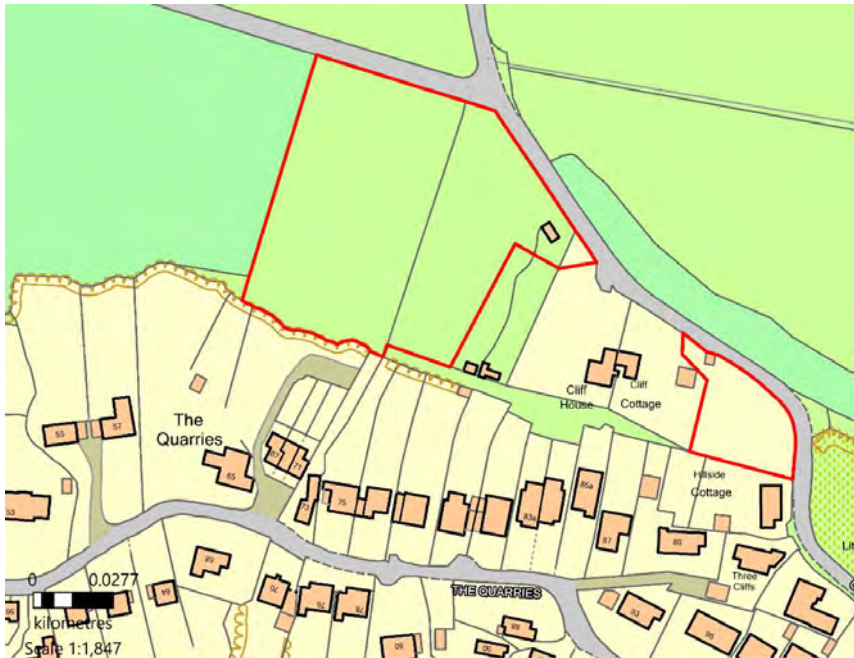
2012 – Refused change of use of land to site 20 holiday let log cabins. Approved change of use of land for storing 10 caravans. 2014 – Refused change of use of land to a site for 20 log cabins for holiday/lettings. 2016 – Refused retrospective application for replacement of gypsy mobile home with a single storey detached dwelling. 2017 – Approved change of use of land for display and sale of caravans. 2019 – Approved extension to existing amenity/storage building to serve camping area.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access.	None	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but service is less than 2 per hour. No Primary School, Shop or GP within 800m. More than 30 minutes public transport to town centre and Hospital.	Increased bus service regularity and provision of a footway and crossing to reach the bus stops.	Site recommended as unsuitable due to insufficient massing or scale to provide increased bus services.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	16%	16% of site should be set aside as land adjacent to Ancient Woodland	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Kingswood Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character		-

	type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		
Local Nature Reserves	2 - The site is a mixture of mown grassland, buildings, hard standing, woodland and hedgerows along the southern boundary. The Site is adjacent to an area of Ancient Woodland. The hedgerows/woodland provides connectivity to the surrounding area. There is potential for protected species to be present particularly within the woodland/hedgerows including bats and breeding birds.	Mitigation requirements will be dependent on the results of any surveys but possible that on site mitigation can be implemented if considered at the design stage. There is a requirement for at least a 15m buffer along the northern boundary - buffer size informed by survey results. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	some potential for archaeology associated with The Blue House to the south, a 15th century or earlier small holding.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration likely on site. Any infiltrating feature should appropriately be distanced from dwellings for any risk of washout.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-

Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

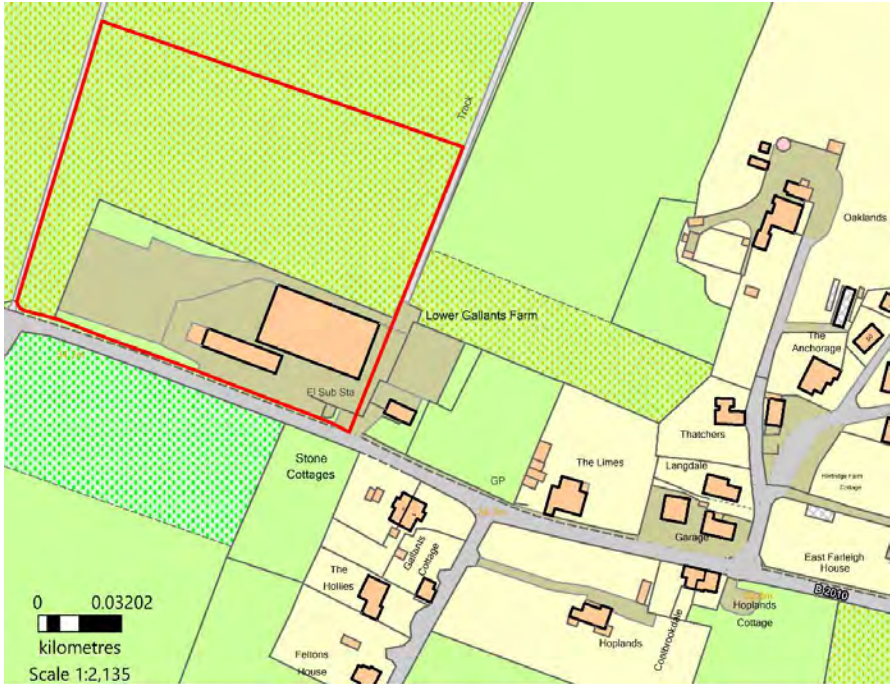
Site Ref: 067	Site Name: Land of Cliff House & Cliff Cottage		Parish: Boughton Monchelsea (100%)			
Address	Cliff Hill, Boughton Monchelsea		AVAILABILITY			
Landowner			Landowner Consent?	Yes	Legal Constraints?	No
Agent			Developer interest?	No	Nominated Capacity	12-16 units
Current Use	Quarry infill, garden, fieldGreenfield		Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential					
Site Area (Ha)	0.86	Brownfield/Greenfield				
Site Description	The site is maintained grass land. The site is well screened from Cliff Hill Road by existing hedgerows and trees. To the south and west the site is screened by hedgerows. There are no boundary treatments to separate the site from residential properties to the east.					
Surrounding Uses	Site borders residential properties to the east and south. To the west is a former quarry and to the north is agricultural fields.					
Planning History	1978 – Refused erection of a house. 1981 – Approved extension of dwelling and improvements to property. 1986 – Refused erection of dwelling. 1989 – Approved erection of detached garage with children’s play room over. Approved listed building consent for garage with children’s play room over. Approved second storey extension and detached garage. 1991 – Approved erection of conservatory. Approved listed building consent for erection of a conservatory. 1995 – Refused listed building consent for conversion of existing building to one dwelling with extension/garage. Refused conversion of existing building to dwelling with extension/garage. 1996 – Approved erection of replacement garage. Approved conversion of workshop to dwelling. Approved listed building consent for conversion of workshop to dwelling. Refused change of use of land from agricultural to keeping of horses and erection of an 8 box stable. 1997 – Approved change of use of former quarry land to residential curtilage and erection of fencing. 2000 – Approved erection of single storey side extension. 2002 – Refused erection of a single storey side extension. Refused outline application for erection of a dwelling. 2005 – Approved erection of single storey extension. Approved listed building consent for erection of single storey extension. 2006 – Approved erection of a rear extension and loft conversion. 2008 – Approved loft conversion. 2012 – Approved erection of a double garage. 2014 – Approved listed building consent for internal alterations. 2017 – Approved single storey detached annexe. 2018 – Approved proposed outbuilding					

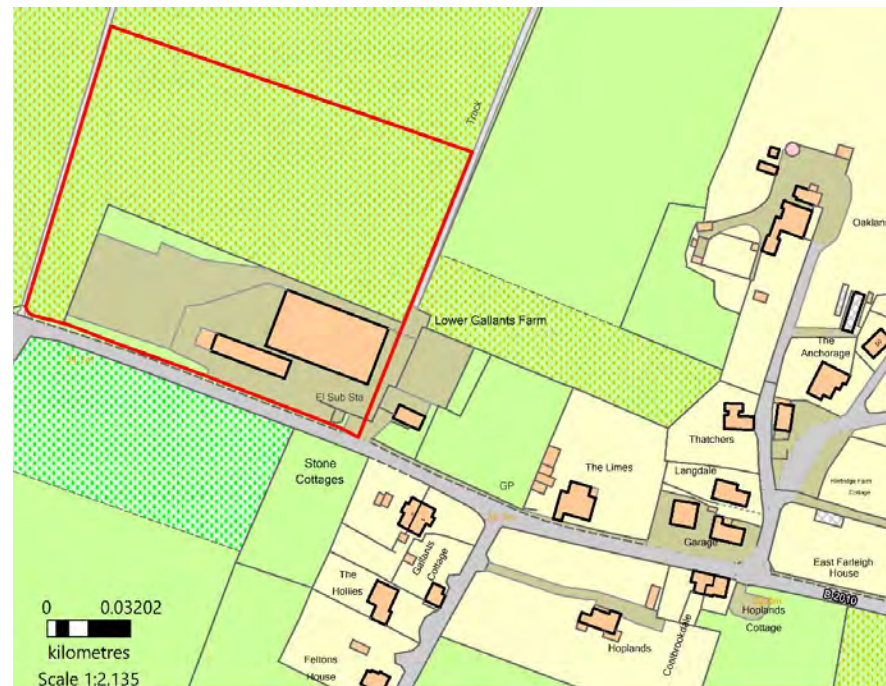
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Cliff Hill not sufficiently wide enough for requirements.	Widening of Cliff Hill, requiring 3rd party land.	Site is unsuitable if considered alone, due to the requirement for 3rd party land to provide suitable access to the primary highways network. However, adjacent sites 270 and 115 could provide sufficient access improvements or new routes. Recommended as su
Access to Public Transportation & Services	No bus stops within 400m. No GP, Primary School or shop within 800m. Approximately30 minutes to town centre, but more than 30 minutes to hospital.	New bus routes to serve the site, with new bus stops, pavements and crossings to access and provision of suitably wide roads (this requiring 3rd party land if taken in isolation, but could be provided through adjacent proposed sites.)	Site is unsuitable if considered alone, due to the requirement for 3rd party land to provide suitable access to the primary highways network and an insufficient scale of development to feasible achieve a new bus route.. However, adjacent sites 270 and 115 could provide sufficient scale and land to enable the necessary mitigation. Recommended as suitable but dependant on adjacent sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Loose Valley (100%)		Development has potential to significantly affect the Loose Valley landscape and contribute to the appearance of coalescence between Maidstone and Boughton Monchelsea.
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		

Local Nature Reserves	3; 3 verging on 2 - West Site: Grazed/regularly cut grassland field with a mature hedgerow along the southern boundary and regularly managed hedgerows along the north of the site. To the west of the site the field is rough grassland/scrub. Some potential for protected species to be present particularly within the site boundaries - including breeding birds and foraging bats. East Site: Small site with a mixture of grassland and scrub and There is a mature hedgerow to the south of the site. The site is adjacent to a area of woodland. Potential for protected species to be present including reptiles and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	some potential for archaeological remains associated with post medieval or earlier quarrying including structural and cultural remains.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration on site. The site area is relatively small and therefore consideration should be given to placement of such features.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to services and landscape harm		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 068	Site Name: MAP Depot and Adjacent Land			Parish: East Farleigh (100%)		
Address	Lower Road, East Farleigh			AVAILABILITY		
Landowner	Mr A. Corbishley			Landowner Consent?	Yes	Legal Constraints?
Agent	Peter Court Associates			Developer interest?	No	Nominated Capacity
Current Use	Warehousing and undeveloped land			Availability Date	Within 5 years	Modelled Capacity
Promoted Use(s)	Residential					N/A
Site Area (Ha)	1.59	Brownfield/Greenfield	Mixed			
Site Description	The site is accessed directly off Lower Road (B2010) and comprises two currently occupied metal warehouse units, hardstanding area for vehicle parking and grass/shrub area behind. The site is bounded by trees. The land slopes gently away from Lower Road, down towards the River Medway.					
Surrounding Uses	To the north and west of the site are fields/ agricultural land. Directly to the east of the site is another smaller employment unit/office, with hardstanding to the rear. To the south of the site, on the opposite side of Lower Road are agricultural fields and one or two residential cottages on the corner with Gallants Lane.					
Planning History	1969 – Approved new office accommodation. 1977 – Approved extension to hop picking machine shed. 1983 – Approved replacement hop drying oast. 1993 – Approved change of use of farm buildings to centre of operations for business. 2002 – Approved removal of existing buildings and fuel storage tank/erection of extension. Approved temporary portable office whilst permanent office is being built. 2004 – Approved temporary portable office. 2006 – Approved change of use from marquee tent and furniture hire company to 5 light industrial units.					



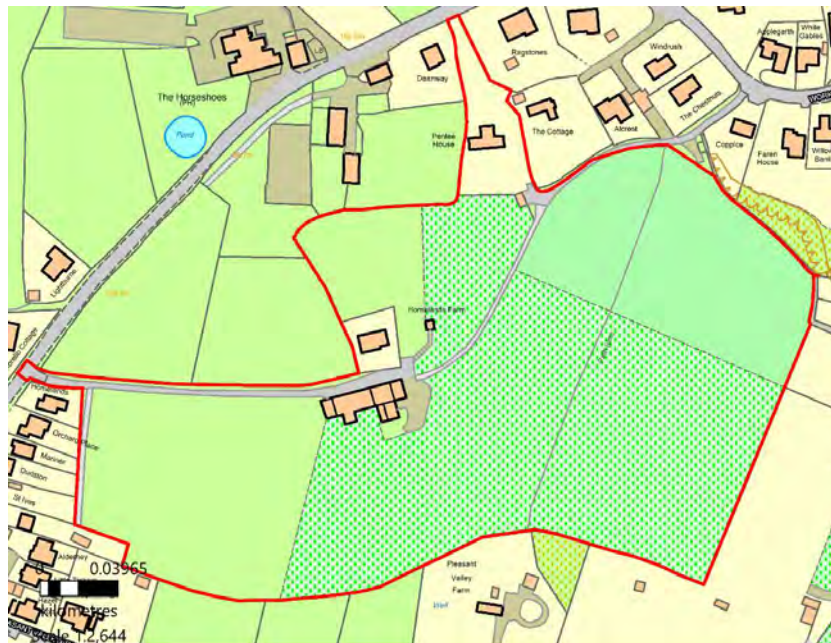
2007 – Approved amendments to application (change of use from marquee tent/furniture hire company to 5 light industrial units) and (removal of existing buildings and fuel storage tank/erection of extension). Approved removal of existing buildings and fuel storage tank/erection of extension (amendment). Approved amendments to application (change of use from marquee tent/furniture hire company to 5 light industrial units) and (removal of existing buildings and fuel storage tank/erection of extension). Approved application (change of use from marquee tent/furniture hire company to 5 light industrial units) and (removal of existing buildings and fuel storage tank/erection of extension). Approved change of use from marquee, tent and furniture hire company to 5 light industrial units (submission of details). Approved change of use from marquee, tent and furniture hire company to 5 light industrial units (submission of details). 2008 – Approved amendments to application (change of use from marquee tent/furniture hire company to 5 light industrial units) and (removal of existing buildings and fuel storage tank/erection of extension). 2009 – Approved photovoltaic system. 2012 – Approved retrospective installation of PV solar panels. 2017 – Approved extension comprising B1 offices and storage/distribution

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Insufficient width at East Farleigh bridge, which is the direct route to the Rail Station Tonbridge Rd, London Rd, M20 and the Hospital, as well as larger employment areas. Impossible to provide safe pedestrian provision across the bridge to key facilities such as the rail station.	Provision of a new bridge across the Medway.	Required mitigation is unfeasible in the context of this development. Site recommended as unsuitable on access grounds.
Access to Public Transportation & Services	Bus stop within 400m, but the service regularity is insufficient. Also lacking in pavements or the space for pavements on the south side of the road. No GP, Primary School or convenience store within 800m. Ranging from 20 minutes to 1 hr public transport time to town and to the Hospital, however connections to public transport routes to the hospital within an hour are inaccessible for pedestrians (require crossing the bridge).	Increased bus service regularity. New pavement and crossing point of B2010 to provide safe facility for pedestrians heading to the site from Maidstone. This requiring 3rd party land.	Required mitigation is unfeasible due to the requirement for 3rd party land. Site recommended as unsuitable on sustainability grounds.
Utilities Access	-	-	-

Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Medway Valley (100%)		Development has potential to significantly affect the Medway Valley landscape.
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 verging on 2 - the southern part of the site is hard standing and agricultural buildings. The northern part of the site is rough grassland. There is a mature hedgerow along the Northern section of the Eastern boundary. The site is surrounded by woodland on the Northern and Western Boundaries. There is potential for protected species to be present within the Northern Section of the site including reptiles, bats and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation can be retained onsite if presence of protected species (if present) considered at design stage - but is likely that off site mitigation is required. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	very high potential for Roman remains associated with East Farleigh Roman villa. A Roman cremation and further Roman remains have been located on the site itself.	Archaeological DBA and fieldwork will be required as predetermination to any detailed application. Extent and significance of Roman remains may be a constraint on development.	Assumed 20% deduction from the developable site area.
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; confirmation of ground conditions required.		

Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
KCC Minerals Safeguarding Area	Yes	Site may need to be safeguarded until minerals extraction has taken place.	
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and landscape harm		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 069	Site Name: Land at Homelands Farm			Parish: East Farleigh (100%)			
Address	Homelands Farm, Dean Street, East Farleigh			AVAILABILITY			
Landowner	Mr Goodsell			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields			Developer interest?	No	Nominated Capacity	167
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	5.59	Brownfield/Greenfield	Greenfield				
Site Description	Old Orchards, farmstead						
Surrounding Uses	Residential and agricultural and paddocks						
Planning History	1975 – Refused detached bungalow. 1976 – Refused outline application for a dwelling. 1977 – Refused extension to existing house to form new dwelling. 1978 – Refused outline application for one dwelling. 1978 – Refused outline application for one house. Refused provision of two bedrooms. Approved conversion of roof space to two bedrooms. 1979 – Approved extension to bungalow. Approved single storey extension. Approved first floor extension for two bedrooms. 1980 – Refused two dwellings with access. 1981 – Refused bungalow for assistance in management of smallholding. 1986 – Refused outline application for erection of one detached dwelling. 1988 – Refused outline application for erection of a dwelling. Approved vehicular access and garage. 1989 – Approved erection of first floor extension. Approved siting of a mobile home. Approved erection of four bedroom dwelling. Approved two storey extension and porch. 1992 – Approved erection of a garage. Approved two storey rear extension. 1993 – Approved first floor side extension. 1997 – Approved demolition of existing extension and erection of new two storey extension. 2000 – Approved demolition of existing bay window. Approved demolition of existing garage and erection of two story extension. Approved erection of triple garage with potting shed. Approved demolition of existing bay window and erection of conservatory. Refused extension to existing building. 2002 – Approved erection of side conservatory. 2003 – Refused outline application for a bungalow. Approved single storey extension to include loft conversion. Approved erection of two storey side extension.						


2007 – Approved erection of 2, two storey extensions. Approved erection of single storey side and rear extension. 2008 – Approved erection of a single storey ground floor extension. 2010 – Approved erection of a double garage with storage accommodation above. Approved installation of a tennis court. 2012 – Refused outline application with all matters reserved for erection of 3 detached dwellings. 2013 – Approved two storey and single storey extensions. 2014 – Approved proposed two storey side extension. 2015 – Approved two storey rear extension. 2018 – Refused erection of a dwelling.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access point is of insufficient width, but the site has enough frontage to improve.	Provision of a suitable access point, through widening and otherwise improving the existing access using available site frontage.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m of some of the site. Service is less than 2 per hour. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre.	Provision of further bus stops and increased service frequency.	Required mitigation unfeasible due to insufficient number of units to support increased bus service frequency. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands		-

	landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	4 - Two grassland fields which are surrounded by hedgerows with mature trees, there is a ditch running along the western boundary of the western field. There is some connectivity to the surrounding area but the ecological interest of the site is largely limited to the field boundaries. Potential for protected species include bats, breeding birds and GCN. Ground nesting birds may nesting within the grassland field.	Mitigation requirements will be dependent on the results of any surveys. Unlikely that mitigation can be fully implemented on site. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	site has potential for multi period remains especially post medieval and later. A wood here was known at Gibbet Wood and is located south of a junction of roads and it is possible that a gallows was located somewhere close to the current road. There are indications on the early OS maps that the site has been subject to local quarrying and possible industrial activity as well as small holdings within the woodland. High potential for evidence of post medieval and later social history.	Archaeological DBA required to inform planning application of social history of site and the significance of remnants, including current buildings and structures on site.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; confirmation of ground conditions required.		
Contamination/ Pollution	1: (The Horseshoes)	Development will need to ensure that the site is remediated prior to development.	No change to the developable area.
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.

Public Rights of Way	Yes	PROW access should be retained and improved through the design of any future development.	Included within density assumption.
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	- Assumed no change in developable land.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient pedestrian access to services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A


Site Ref: 070	Site Name: Land adjacent to Willow Wood			Parish: East Farleigh (100%)			
Address	Vicarage Lane, East Farleigh			AVAILABILITY			
Landowner	Mrs D Alexander			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields			Developer interest?	Yes	Nominated Capacity	
Current Use	Garden Land			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.82	Brownfield/Greenfield	Brownfield				
Site Description	This site is residential garden/paddock directly north of Willow Wood residential property. The site is currently grass land, with fenced off paddock areas. The land is gently sloping downwards towards Vicarage Lane and Lower Road. Access is directly onto Vicarage Lane.						
Surrounding Uses	Directly to the south is the residential property, Willow Wood. To the north, east and further south is agricultural land, currently used for growing. To the east of the site is a primary school, a recreation ground and a small row of properties.						
Planning History	1984 – Approved extension to form double garage with living accommodation over and stable block extension. 2004 – Refused for prior approval for agricultural building and hardstanding. Refused formation of new access and erection of agricultural building and hardstanding. 2005 – Approved agricultural building and base. 2007 – Approved single story extension. Refused for single storey extension. 2011 – Approved agricultural building. 2016 – Approved new access road and Bellmouth						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Parts of vicarage lane are too narrow for requirements - 3rd party land required to resolve. Site 48 could provide access, however it has been recommended as unsuitable. Insufficient width at East Farleigh bridge, which is the direct route to the Rail Station Tonbridge Rd, London Rd, M20 and the Hospital, as well as larger employment areas. Impossible to provide safe pedestrian provision across the bridge to key facilities such as the rail station.	Widening of Vicarage Lane, requiring 3rd party land, or access through site 48. Provision of a new bridge across the Medway.	Required mitigation is unfeasible in the context of this development. Site recommended as unsuitable on access grounds.
Access to Public Transportation & Services	No bus stops within 400m. No GP, Primary School or convenience store within 800m. Approximately 30 minutes public transport time to town centre and 1 hour to hospital, but no safe pedestrian access to public transport.	New bus stops, with a bus diversion or new route. New pavements and crossing facilities, requiring 3rd party land to deliver.	Mitigation measures unfeasible, due to the requirement for 3rd party land. Adjacent proposed sites could increase the potential for new bus connections and remove the need for 3rd party land to provide connectivity. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is		-

	considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - A grassland field surrounded by mature hedgerows with farm buildings and trees within the centre of the site. There is good connectivity to the surrounding area and site boundaries may be utilised by protected/notable species including reptiles, breeding birds and bats. Buildings may be used by roosting bats.	Mitigation requirements will be dependent on the results of any surveys. Very likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; confirmation of ground conditions required.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	- Assumed no change in developable land.
KCC Minerals Safeguarding Area	Yes	Site may need to be safeguarded until minerals extraction has taken place.	
CONCLUSION: Is the Site Suitable?	No: Insufficient access to services		

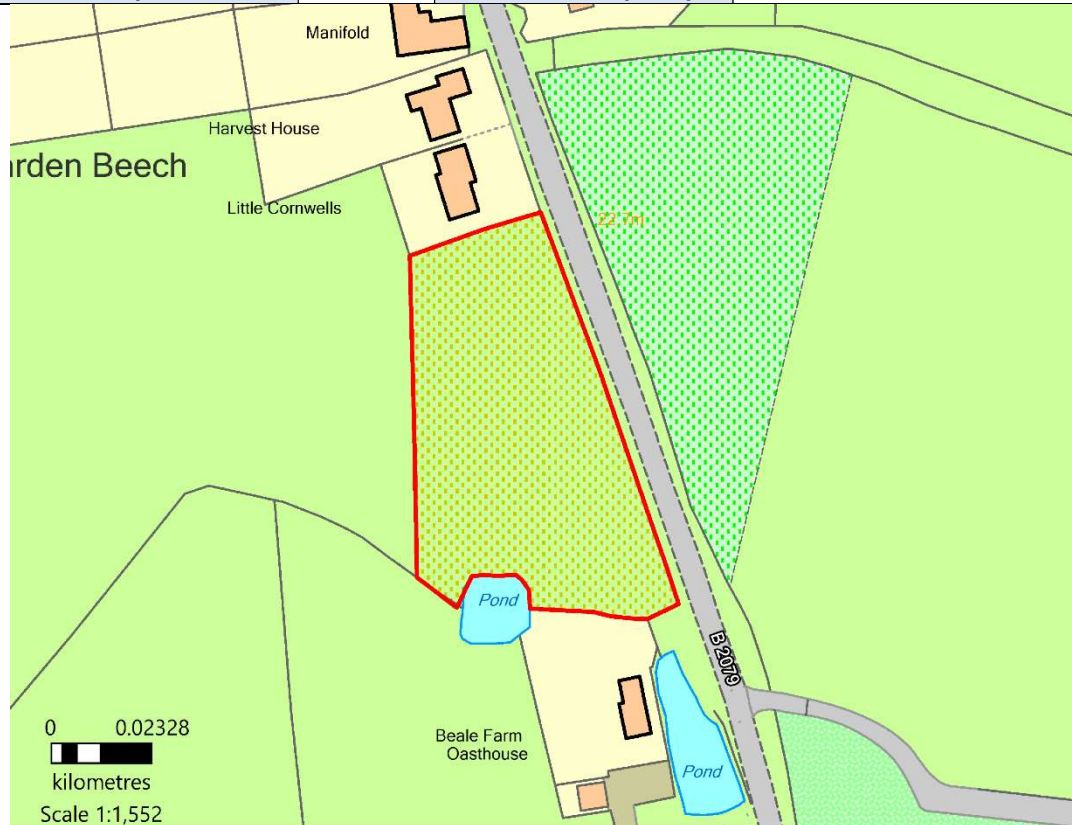
CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 072	Site Name: 31, 33 & 34 Garden Close			Parish: Unparished (100%)			
Address	31, 33 & 34 Garden Close, Maidstone			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Chailey Homes Ltd			Developer interest?	Yes	Nominated Capacity	4 units
Current Use	Residential			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.47	Brownfield/Greenfield	Brownfield				
Site Description	Site includes a pair of semi-detached properties, and the garden of a neighbouring property. All the houses are located at the end of a cul de sac, Garden Close.						
Surrounding Uses	The site is flanked by the other cul-de-sac properties to the west. The back garden of 1 Hubble Drive forms the southern boundary, beyond a footpath. The Senacre wood forms the east and northern boundary of the site.						
Planning History	1975 – Approved single storey extension. 1983 – Approved Kitchen extension. 2002 – Approved erection of single-story rear and side extension and alteration to Garage roof.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access suitable, but the 9 units is the maximum that Garden Close could support, as a "minor access road".	None	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m, unless pedestrian access can be provided through the footpath to the south and east. If so, then there are stops within 400m, with a regular service. No GP or Primary School within 800m walking distance, but there are shops within that proximity. Less than 30 minutes public transport time to the town centre and less than an hour to the hospital.	Pedestrian access to the footpath connecting Willington Street to Graveney Road.	Required mitigation is feasible. Recommendation that this site is suitable on sustainability grounds at this stage..
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	35%	35% of site should be set aside as land adjacent to Ancient Woodland	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	Site is within the Maidstone urban area.	-	-
Local Nature Reserves	1 - The site is two houses, garden areas and an small woodland area to the west of the site. Site is adjacent to an area of Ancient Woodland and therefore the woodland acts as a buffer between the existing residential area and the area of Ancient	Mitigation requirements will be dependent on the results of any surveys but due to size of the site there is a reduced possibility that on site mitigation can be implemented. There is a requirement for at least a 15m buffer along	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	woodland. There is good connectivity to the site via the adjacent AW. Potential for protected species to be present including roosting bats (buildings and trees), badgers and breeding birds.	the northern boundary - buffer size informed by survey results.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Portion of site within shown to be within surface water flood risk. This should be considered further along with infiltrating features because of site size.		0.04%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	- Assumed no change in developable land.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY:	No: Insufficient capacity to overcome demolition and constraints		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	Yes	No

Site Ref: 074	Site Name: Land to the south of Little Cornwells			Parish: Marden (100%)			
Address	Goudhurst Rd, Marden			AVAILABILITY			
Landowner	Stuart Shaw			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	6 units
Current Use	Garden/ former orchard			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.38	Brownfield/Greenfield	Brownfield				
Site Description	Site is a scrub field west of Goudhurst Rd, south of Marden. The site appears to be quite overgrown, with numerous trees on the site.						
Surrounding Uses	There are residential properties along Goudhurst Rd to the north and south of the site. There is grassland opposite to the east, and agricultural fields to the west of the site.						
Planning History	1996 – Refused relocation of existing packhouse and coldstore to serve existing small holding. Approved conversion of barn/stable and oasthouse to a total of 3 dwellings. 2007 – Refused erection of single storey rear extension. 2008 – Approved erection of single storey extension. 2015 – Approved conversion of existing 2 storey garage into habitable accommodation. 2017 – Approved non material amendment for removal of double garage door.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required, but sufficient frontage to achieve .	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Multiple bus stops in proximity, but the service is too infrequent. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and more than 1 hour to the hospital.	Provision of increased bus service frequency.	Required mitigation unfeasible due to insufficient number of units to support increased bus service frequency. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2 - An area of scrub/mature trees (possibly ex orchard) and mature hedgerows. Good connectivity to the surrounding area and potential for protected species to be present including reptiles, badgers, GCN, bats and Breeding birds	Mitigation requirements will be dependent on the results of any surveys but unlikely that mitigation can be retained onsite. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Confirmation of outfall needed. From mapping, it is possible a watercourse exists at the eastern boundary of the site.		0.08%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	- Assumed no change in developable land.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 075	Site Name: Land north of Wheelers Lane			Parish: Linton (100%)	
Address	Wheelers Ln, Linton Hill, Linton			AVAILABILITY	
Landowner	M Butcher			Landowner Consent?	Yes
Agent	Bloomfields			Developer interest?	Yes
Current Use	Agricultural			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	1.1	Brownfield/Greenfield	Greenfield	Nominated Capacity	13 units
Site Description	Site is an agricultural field on Wheeler's Ln, west of Linton Hill.			Modelled Capacity	N/A
Surrounding Uses	There are agricultural fields surrounding the site to the north and west, and the back gardens of Cornwallis Avenue form the eastern boundary. Directly across Wheeler's Ln is a residential/ agricultural smallholding, with other agricultural uses surrounding that.				
Planning History	1994 – Approved agricultural permitted development for extension to fruit store. 2003 – Approved two storey extension. 2007 – Approved detached garage				

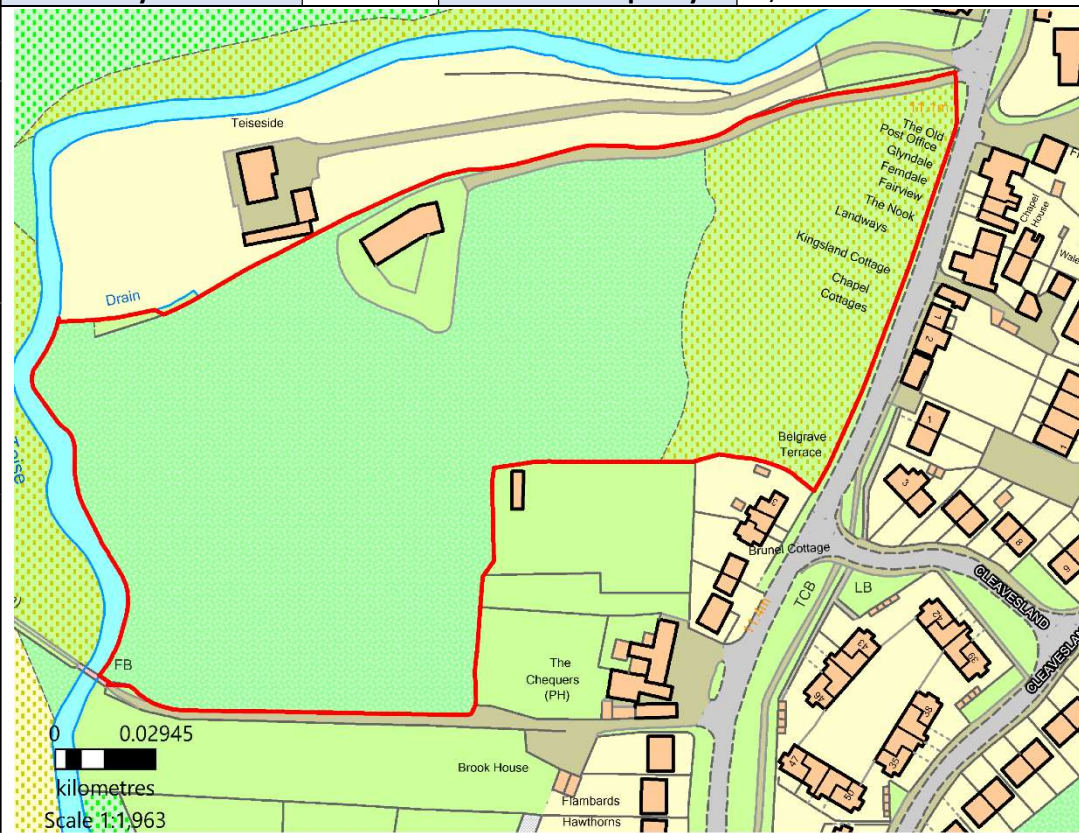


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Whealers Lane becomes too narrow for requirements west of Cornwallis Avenue.	Widening of Wheelers Lane, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
Access to Public Transportation & Services	No bus stops or routes within 400m (approximately 480m to bus stop). No GP, Primary School or shop within 800m. Less than 30 minutes public transport time to Maidstone high street and approximately 1hr to Hospital.	Despite bus stops not being within 400m walk, the total door to door journey via walk and bus to Maidstone High Street is less than 30 minutes and the bus service is 2+ per hour, therefore a diverted / new bus route would not be a proportionate mitigation	Site recommended as unsuitable due to the need for 3rd party land to achieve minimum mitigation required.
Utilities Access	Yes, adjoining resi	None	Assumed to be included within density assumption
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Yalding Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - Intensively managed orchard therefore the majority of the site is unlikely to be of huge ecological interest. There are hedgerows along the southern and western boundary which has	Mitigation requirements will be dependent on the results of any surveys. Very likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	potential to be used by foraging bats and nesting birds.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Roadside ditch appears from mapping to be outside of site. Attenuation and restricted discharge required.		0.02%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Access to the site and PT access		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 077	Site Name: Teaside Nurseries			Parish: Yalding (100%)	
Address	Lees Rd, Laddingford			AVAILABILITY	
Landowner	Lesley-Jane Wells, Fleur Hunter			Landowner Consent?	Yes
Agent	Sigma Planning Services			Developer interest?	Yes
Current Use	former Nursery			Availability Date	Now
Promoted Use(s)	Mixed/ resi/ business/ leisure			Legal Constraints?	No
Site Area (Ha)	2.69	Brownfield/Greenfield	Part Brownfield	Nominated Capacity	
Site Description	Field west off Laddingford Rd, immediately north of the Laddingford some shepherds hut being constructed to the rear, which is a former nursery site. Most of the land is cut grass with sporadic trees, but there are some overgrown areas. There is some taxi parking, and one former commercial building on the site.			Modelled Capacity	N/A
Surrounding Uses	The site occupies land to the rear of residential properties on Laddingford Rd, and the Chequers Inn pub. There is an employment use to the north, between this site and the River Teise. The River forms the western site boundary. There is residential across Laddingford Rd.				
Planning History	1982 – Refused residential development. 1985 – Refused outline application for terraced houses with garages, 2 bungalows, 4 detached houses, 2 semi-detached houses and estate road. 1987 – Refused outline application for construction of 9 dwellings. 1994 – Refused agricultural storage shed. 1998 – Approved change of use of existing packing shed to mixed use. 2000 – Approved demolition of existing dwelling and erection of replacement dwelling.				

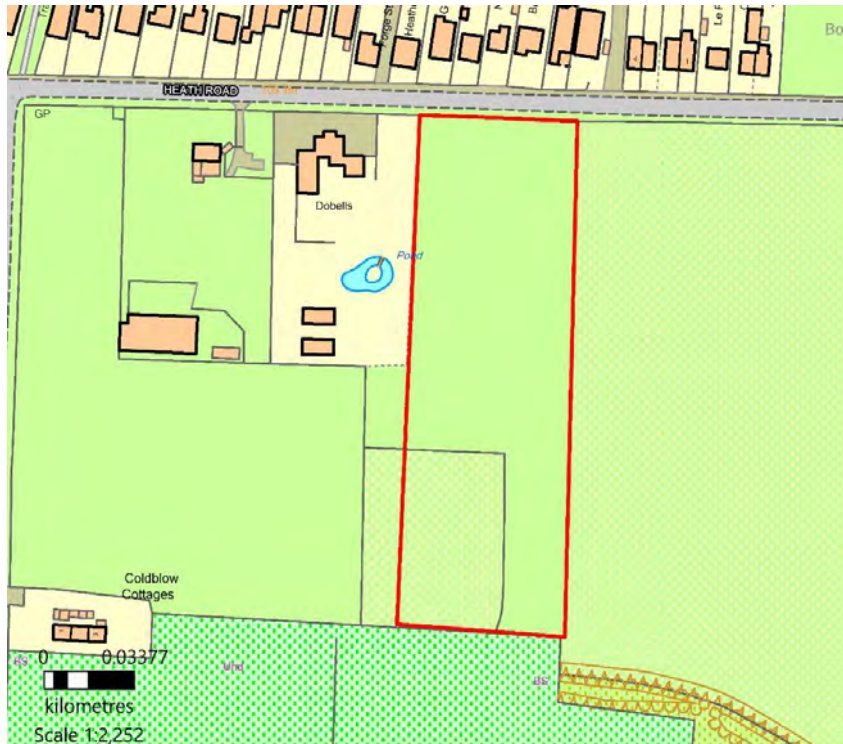


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access should be achievable, however the parking across the road creates a problem. If a new junction was to be introduced for access, the parking opposite would need to be removed (Highway Code rule 243 - you must not park within 10 meters or opposite a junction). The parking also generates a narrow stretch of road, which prevents two way traffic.	Provision of a suitable access point, without contravening Rule 243 or moving parking.	Some impact on site capacity, but the required mitigation is feasible. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Close to bus stops, but insufficient service regularity. No GP in 800m. More than 30 min public transport time to town centre areas and more than 1 hour to Hospital.	Provision of increased bus service frequency.	Required mitigation unfeasible due to insufficient number of units to support increased bus service frequency. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Laddingford Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	2/3 - mown Grassland field with areas of woodland/scrub, mature trees and modern agricultural buildings. The site is adjacent to a woodland and has	Mitigation requirements will be dependent on the results of any surveys.	-
Local Wildlife Sites			

Special Area of Conservation	connectivity to the surrounding area - protected species are likely to be present including reptiles, badgers, breeding birds and bats.	Very likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (24.26%) / Flood Zone 3 (75.74%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to high risk of flooding
Drainage	All of the site within Floodzone 2. Development of the site is likely to be difficult.		1.00%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	Yes Pub to the southeast	Site may need to be designed to protect user's amenity from adjacent pub	Assumed built into the density assumption
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			

CONCLUSION: Is the Site Suitable?	No: Insufficient access to services
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CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A


Site Ref: 079	Site Name: Land south of Heath Road			Parish: Boughton Monchelsea (100%)			
Address	Heath Road, Boughton Monchelsea			AVAILABILITY			
Landowner	Mrs Trudy Glenister			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields			Developer interest?	Yes	Nominated Capacity	10
Current Use	Residential curtilage			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential, Specialist housing, Educational						
Site Area (Ha)	1.13	Brownfield/Greenfield	Greenfield				
Site Description	Residential curtilage – (Appeal dismissed for residential use (ref: 99/0374) – 22/02/2000) Site is open maintained grassland in the northern half of the site. Woodland in the southern half of the site						
Surrounding Uses	Sporadic residential development to the west of the site to the south of Heath Road with residential development in the form of ribbon development to the north of Heath Road. TPO woodland to the east. Agricultural fields to the south.						
Planning History	1979 – Approved extension of garage and playroom. 1980 – Approved extension of Games room and Garage. 1981 – Approved relocation of access. 1989 – Refused application for two houses. 1991 – Refused outline application for erection of Nine Garages. 1992 – Refused outline application for the erection of Nine Garages. 1994 – Approved proposed use of agricultural land for grazing pigs. Approved use of woodland as a private bird park. 1996 – Approved use for creation of 'Maidstone Millennium Red Squirrel Re-establishment Breeding Colony'. 1999 – Refused change of use from Agriculture to Residential and erection of garden tool store. Approved construction of pitched roof to existing house to include living accommodation and construction of two dormer windows. Refused outline application for the erection of a free-range poultry house. Approved Use of land for the grazing of rare breeds of poultry. 2000 – Refused change of use from agriculture to open caravan storage. 2006 – Refused outline application for the erection of retirement village. 2017 – Approved change of use of land to cattery.						

SUITABILITY

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required, but site has sufficient frontage to achieve standards.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but service is infrequent. More frequent services can be found approximately 800m away. 1 Primary School within 800m. No GP or Shop within 800m. Approximately 30 minutes public transport time to town centre (just above), but more than 30 minutes to hospital.	Increased service regularity on existing route.	Mitigation feasible if delivered in line with adjacent sites, less plausible is viewed in isolation.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	5%	5% of the site should be set aside as land adjacent to Ancient Woodland.	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve.		-
Local Nature Reserves	2 - A grassland field and woodland area. The site is directly next to a woodland and has connectivity to an area of Ancient Woodland. It's expected that protected species are present including badgers, bats, reptiles and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Unlikely that mitigation can be fully retained onsite but will depend on proposed design. Retention, creation and enhancement of site boundaries will	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows		retain and enhance connectivity to the wider area.	
TPO/ Veteran Trees	2	Any potential development will need to retain protected trees.	Due to size of site, no deduction from developable area.
Heritage	-	-	-
Archaeology	high potential for remains of Iron Age bank and ditch boundary system associated with Boughton Iron Age Camp and Scheduled Monument. This linear earthwork is of significance and would need to be retained. High potential for Iron Age remains to survive close to the Iron Age archaeological landscape feature.	Archaeological DBA needed to clarify extent of Iron Age earthwork and inform mitigation for any development. Iron Age earthwork should be preserved in situ and may be a constraint on development	Assumed 20% deduction from site area
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways. Ground investigation required to confirm rates of infiltration. Relatively small site therefore positining of soakaways will need to be considered.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Environmental impacts – TPOs and Ancient Woodland		

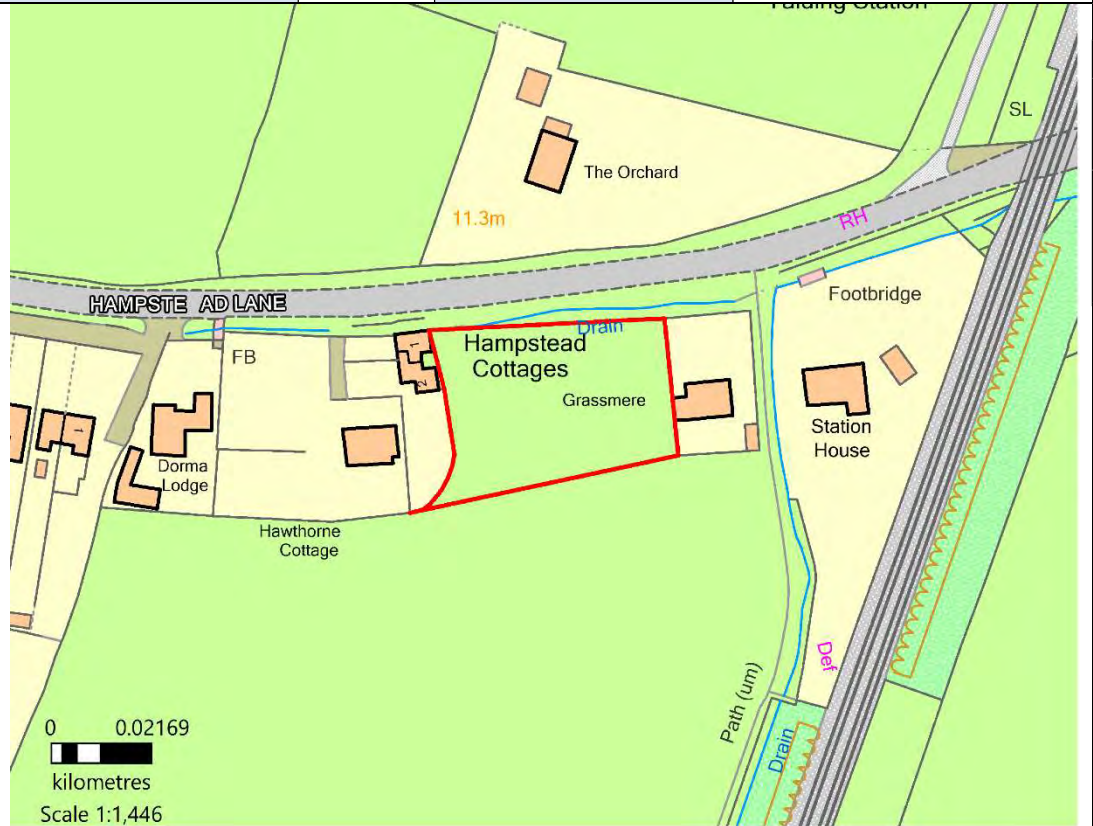
CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 082	Site Name: Land Rear of Firenze			Parish: Ulcombe (100%)			
Address	Headcorn Road, Ulcombe			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Wealden Land Ltd			Developer interest?	Yes	Nominated Capacity	125
Current Use	Grassland field			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	4.61	Brownfield/Greenfield	Greenfield				
Site Description	Grassland site to the read of properties on Headcorn Rd. Site is bounded by hedgerows mixed with trees.						
Surrounding Uses	The site surrounds residential uses, and the local primary school to the east, but is generally agricultural to the rear.						
Planning History	1959 – Approved cricket pavilion. 1980 – Refused change of use of amenity area to private garden. 1983 – Approved access, driveway and parking. 1986 – Approved first floor extension. 1994 – Approved formation of vehicular access. Approved outline application for erection of detached dwelling. 1996 – Approved erection of a detached four bedroomed house. 1998 – Approved erection of a bus shelter. 2000 – Approved erection of front porch. 2001 – Refused change of use of land to residential garden. Approved erection of veranda extension to sports pavilion. Approved creation of a swimming pool. 2002 – Approved change of use of land from agriculture to residential. 2003 – Approved single storey extension for new garage, cloakroom, study, entrance hall. 2005 – Approved resubmission of first floor rear extension. Approved erection of front porch, single storey extension and loft conversion. 2006 – Approved rear conservatory. 2010 – Refused outline application for construction of 4 two storey semi-detached houses with parking. 2011 – Approved outline application with reserved matters for residential development of two semi-detached houses and one detached house. 2016 – Approved construction of detached house and pair of semi-detached houses. 2017 – Approved car port to side of dwelling.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Road widths insufficient to achieve standards at several sections to the north and south of the site, on the routes towards Headcorn and the A20.	Widening of pinch points and narrow sections along Headcorn & Ulcombe Road, to provide northern connectivity to the A20 at minimum.	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
Access to Public Transportation & Services	Bus stops within 400m, but service is irregular. Primary School within 800m, but no GP or Shop. More than 30 minutes public transport time to town centre and Hospital.	Provision of increased bus service regularity & pedestrian infrastructure improvements (pavements & crossings to connect to the bus stops)	Required mitigation unfeasible due to insufficient number of units to support increased bus service frequency. Site recommended as unsuitable.
Utilities Access	-	-	-
-	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Ulcombe Mixed Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - The site is two grassland fields - the small field to the east is divided by a hedgerow/occasional tree. The western boundary of the field to the left is a ditch and with a mature hedgerow /trees. There are mature trees along the eastern boundary which is adjacent to the road. Ground nesting birds may be present - particularly within the larger field. The field boundaries provide good connectivity to the surrounding area and there is potential	Mitigation requirements will be dependent on the results of any surveys. Very likely that mitigation can be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

	for protected species to be present including foraging bats and breeding birds.	boundaries will retain and enhance connectivity to the wider area.	
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	some potential for prehistoric remains and for post medieval agrarian heritage remains.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Adjacent watercourse. Appropriate setback needed with development		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	Yes	PROW access should be retained and improved through the design of any future development.	Included within density assumption.
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

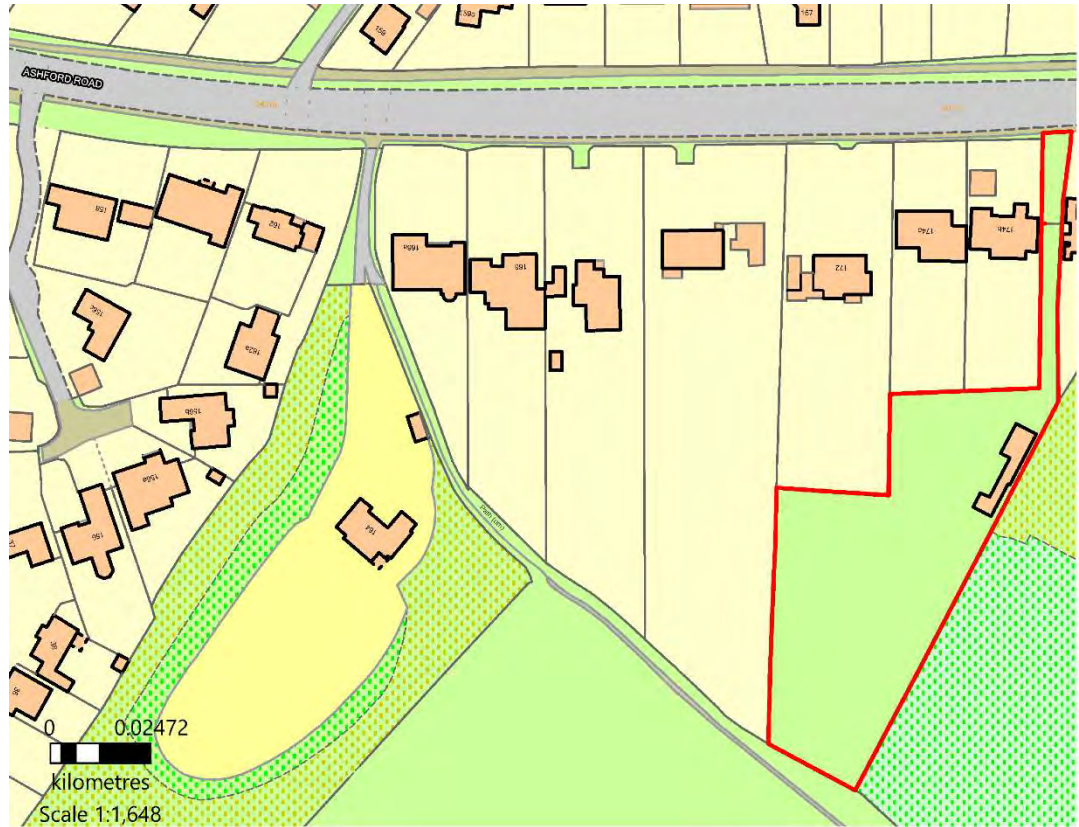
Site Ref: 087	Site Name: Milsted's Field (part)			Parish: Nettlestead (100%)	
Address	Hampstead Lane, Yalding			AVAILABILITY	
Landowner	St Modwens Properties Plc			Landowner Consent?	No
Agent	Braeside Developments Ltd			Developer interest?	Yes
Current Use	Agriculture			Availability Date	2023
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	0.16	Brownfield/Greenfield	Greenfield	Nominated Capacity	5 units
Site Description	Site comprises a parcel of land on the northern edge of Milsted's Farm. The site is a greenfield agricultural site.				
Surrounding Uses	The site is bounded to the north by Hamstead Lane, to the east by a residential property, to the south by agricultural fields and to the west by residential properties.				
Planning History	1985 – Approved single storey side extension. 1986 – Approved two storey side extension. 1991 – Approved listed building consent to strip existing roof tiles. Approved erection of a conservatory. Approved listed building consent to add a link and a conservatory. 1995 – Approved demolition of existing extension and erection of replacement extension. 1997 – Approved erection of a conservatory. 2012 – Approved erection of residential development for up to 19 dwellings. 2016 – Approved reserved matters for erection of 16 residential units. 2017 – Approved reserved matters for erection of 16 residential units. 2018 – Approved reserved matters for erection of a total of 16 residential units.				
					

SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto Hampstead Lane.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds.
Access to Public Transportation & Services	Rail station, with regular services, just over 400m from the rear of the site, but within 400m of approximately half. Lacking a suitable pedestrian route to the rail station (lack of pavements, lack of step free access to platform 2). Within half an hour, by train, of Tonbridge High Street and Tunbridge Wells Hospital.	Suitable pedestrian infrastructure and step free access at Yalding station, in order to enable the short public transport journey time to key services.	Provision of the pavement connection appears feasible, but suitable road width will need confirming. Step free access to the station would require providing an entrance to the west side of the track for direct access to the rail station, using 3rd party land, or a lift at the bridge over the platforms. Without these improvements, users with limited mobility cannot use the station for two way journeys and therefore the site cannot be considered to have an accessible public transport service. Due to the need for 3rd party land or to build a lift (the costs of which are disproportionate to the scale of this site), the recommendation is that this site is unsuitable on sustainability grounds.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	Yes, within Green Belt	Substantial weight is given to any harm to the Green Belt	Site is unsuitable due to location within the Green Belt.
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Nettlestead Green Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered		-

	to be Poor, and the sensitivity to be Low, with an overall recommendation to Improve.		
Local Nature Reserves	3 - Small grassland field with an area of scrub along the northern boundary and residential properties to the west and east. Reptiles and GCN have been recorded within the surrounding so may utilise the scrub area as there is connectivity to the surrounding area.	Due to size it's unlikely that Mitigation requirements can be retained onsite if presence of protected species identified. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 3 (100%)	Development should be directed to the areas of lowest flood risk.	The site is entirely within Flood Zone 3
Drainage	Watercourse adjacent to site which is likiely the cause of flood risk to entire site. Given the small area (0.16 ha) unlikely to be suitable for development given the constraints.		1.00%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Site 100% within the Green Belt and 100% within Flood Zone 3		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a


Site Ref: 088	Site Name: Land South of Ashford Road			Parish: Bearsted (100%)			
Address	Ashford Road, Bearsted			AVAILABILITY			
Landowner	Gerrid Mark Heath			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Landowners son			Developer interest?	No	Nominated Capacity	7 units
Current Use	Allotment, storage area			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.4	Brownfield/Greenfield	Greenfield				
Site Description	The current use of the site is allotment/storage area. The site is off Ashford Road.						
Surrounding Uses	Ashford Road is to the north of the site, with residential to the east and west. To the south of the site is fields.						
Planning History	1975 – Approved double garage and porch. 1978 – Approved extension to lounge and bedroom. 1980 – Approved garage extension. Refused outline application for 17 detached private houses. 1982 – Refused outline application of single detached dwelling. 1985 – Refused residential development. 1986 – Refused 62 person flats, 3 family flats, 2 wardens dwellings and resident meeting room. 1988 – Approved two storey extension. 1993 – Approved demolition of existing double garage and construction of single storey side extension. 2004 – Refused retrospective application for change of use of land for winter storage of touring caravan. 2005 – Approved erection of a conservatory. 2006 – Approved erection of a two storey front extension. 2011 - Refused demolition of a dwelling and erection of 6 detached dwellings 2013 – Approved erection of rear extension. 2014 – Approved demolition of existing garage and workshop erection of extension for annex accommodation. Refused demolition of existing garage and workshop and erection of two storey extension.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access track not wide enough for requirements.	Widening of access track, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
Access to Public Transportation & Services	Bus stops within 400m, but the service is less than 2 per hour. A GP and shops within 800m, but no Primary School. Less than half an hour public transport time to Maidstone High Street and less than an hour to Maidstone hospital.	Increased bus service provision ideal, but the times to Maidstone High Street and Hospital are sufficient to achieve the baseline sustainability needed at this stage.	Site recommended on sustainability grounds as suitable at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Len Valley (91.74%) / None (8.26%)		Development would have an unacceptable impact on the Len Valley LLV.
Landscape Character	The Landscape Character Study identifies that the site is partially within the Langley Heath Undulating Farmlands landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - Grassland field with several trees and buildings (possibly garden sheds). The site has good connectivity to the surrounding area and reptiles, GCN and bats have been recorded within the surrounding area and could be present within the site.	Mitigation requirements will be dependent on the results of any surveys. But due to size it's unlikely that mitigation can be retained onsite. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows			
TPO/ Veteran Trees	3	Tree should be incorporated into the design of the site	Assumed 5% reduction in site area
Heritage	-	-	-
Archaeology	low potential for multi period archaeology associated with use of the river valley where the Lilk feeds into the Len.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Small site area therefore, soakaways will need to be suitably positioned. Infiltration tests should be used to confirm rates and attenuation requirements. May be difficult to achieve greenfield rates depending on site layout, infiltration rates and storage.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring residential use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Access to the site and landscape		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?


Yes	No	n/a
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Site Ref: 090	Site Name: Land adjacent to Bridgehurst Oast			Parish: Marden (100%)			
Address	Howland Road, Marden			AVAILABILITY			
Landowner	S Townshend			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bridgehurst Holdings Ltd			Developer interest?	Yes	Nominated Capacity	40 units
Current Use	Pasture land			Availability Date	now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.1	Brownfield/Greenfield	Greenfield				
Site Description	Generally level grassed field.						
Surrounding Uses	Railway line to north, tree/hedge line along SE boundary with field beyond, Howland Rd to SW, small group of houses with GII LB to west.						
Planning History	1974 – Approved conversion of oasthouse and barn into dwelling. 1982 – Approved demolition of outbuilding and construction of new. 1988 – Approved erection of a garage. 2001 – Approved erection of extension to outbuilding. 2011 – Approved change of use of agricultural land to residential use. 2014 – Approved two storey extension and lobby to existing Oast House.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required, but site has sufficient frontage to achieve standards.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP or Primary School within 800m. Shops available just within 800m of the front of the development, but not for all of it. More than 30 minutes public transport time to Maidstone (or Ashford) high street and hospital.	Provision of a new bus route, with bus stops. Bus operators require a minimum road width of 6.2m, which would require removal of parking at a section of Howland Road to the west of the site.	Required mitigation unfeasible due to insufficient number of units to support a new bus service bus service. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	3 - It is a grassland field surrounded by mature hedges/trees and there is good connectivity to the site from the surrounding area as it is adjacent to the railway. There is potential for protected species to be present including ground nesting birds, reptiles and bats.	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation could be retained onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows		boundaries will retain and enhance connectivity to the wider area.	
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Although mapping has not picked up ditches/watercourses, there may be some present. Further investigation is however required.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	Yes	Site may need to be designed to protect user's amenity from railway line	Assumed built into the density assumption
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Public transport access		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 091	Site Name: Teston Field			Parish: Teston (100%)		
Address	Teston Lane, Teston			AVAILABILITY		
Landowner	Mrs Elizabeth See Yue Catlow			Landowner Consent?	Yes	Legal Constraints? No
Agent				Developer interest?	No	Nominated Capacity
Current Use	Pasture land, acre woodland			Availability Date	now	Modelled Capacity N/A
Promoted Use(s)	Residential					
Site Area (Ha)	4.3	Brownfield/Greenfield	Greenfield			
Site Description	Steeply sloping site south of the A26 containing vacant land north of the railway line.					
Surrounding Uses	To the south is the Medway rail line, across Teston Ln to the east is vacant land, the rail line is to the south of the site, and across from that Teston Bridge Country Park. To the west of the site lies Teston House, a retirement home. Across the A26 to the north is the village of Teston.					
Planning History	1975 – Approved conversion of existing house into flatlets and erection of new block of flatlets. 1976 – Approved use of land as public open space. 1979 – Refused erection of bungalow. 1983 - Refused outline Application for residential development for retired persons. 1993 - Approved certificate of Lawful use for use of land for grazing. Approved Use of land for the keeping of horses and the erection of single storey building. 1997 – Approved formation of riding arena for private use 1998 - No Objection infilling of land. 2004 – Refused change of use of land from agricultural to equestrian.					


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required, but site has sufficient frontage to achieve standards onto Teston Lane or the Tonbridge Road (A26).	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but the service is too irregular. No Shop, GP or Primary School within 800m. Less than 30 minutes public transport time to Town Centre and Hospital.	Increased bus service regularity.	Required mitigation feasible due to the number of proposed units. This may change if deliverable number of units is lower than expected. Site recommended as suitable.
Utilities Access	Adjacent care home	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Teston Valley Side landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	2 - The site is two grassland fields with an area of scrub to the north and between the two fields. There are mature trees along the northern and southern boundaries. The ARCH project recorded the grassland site as other Neutral Grassland which at the time of the survey was not assessed as a habitat of principle importance however the site was	Mitigation requirements will be dependent on the results of any surveys (including botanical). If the grassland is identified as a habitat of principle importance there will be a need for mitigation for the loss of the grassland and depending on the number of dwellings proposed it's unlikely that it can be done on site. Possible that protected species mitigation	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows	surveyed out of season so it is possible that the botanical interest is higher than assessed during the ARCH Survey. There is good connectivity to the site as it is adjacent to the railway line. There is potential for protected species to be present including breeding birds, reptiles and bats. The fields may be used by ground nesting birds.	can be implemented onsite if presence of protected species considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for multiperiod remains although lies within c.500m of Teston Roman Villa complex and is close to some River Terrace Gravels with early prehistoric potential	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (10.47%) / None (89.53%)	Development should be directed to areas of lowest flood risk	Site is unsuitable due to high risk of flooding
Drainage	Existing surface water sewer within 3 metres of site. Therefore attenuated discharge is the likely approach. Portion of site (0.6 ha) within Flood Zone 2 therefore development and any attenuation should be located outside of this risk.		0.15%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Landscape impact		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 092	Site Name: Land adjoining Cleavesland and St Marys Close			Parish: Yalding (100%)	
Address	Claygate Road, Laddingford			AVAILABILITY	
Landowner	William Jenner			Landowner Consent?	Yes
Agent				Developer interest?	No
Current Use	Horse grazing			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	2.5	Brownfield/Greenfield	Greenfield	Nominated Capacity	250 units
Site Description	The site is a large area of meadows, paddocks, and scrubland to the east of Claygate Rd in Laddingford.			Modelled Capacity	N/A
Surrounding Uses	There are residential uses to the west and northwest of the site, with farmland to the east. There is a single detached residence to the south of the site, and a church across Claygate Rd.				
Planning History	1980 - Approved single storey extension. 1985 - Approved details of 9 detached houses and garages. Approved outline application for residential development on land currently used as a transport depot. 2002 - Approved erection of front porch and two storey side extension. 2003 – Approved erection of conservatory.				

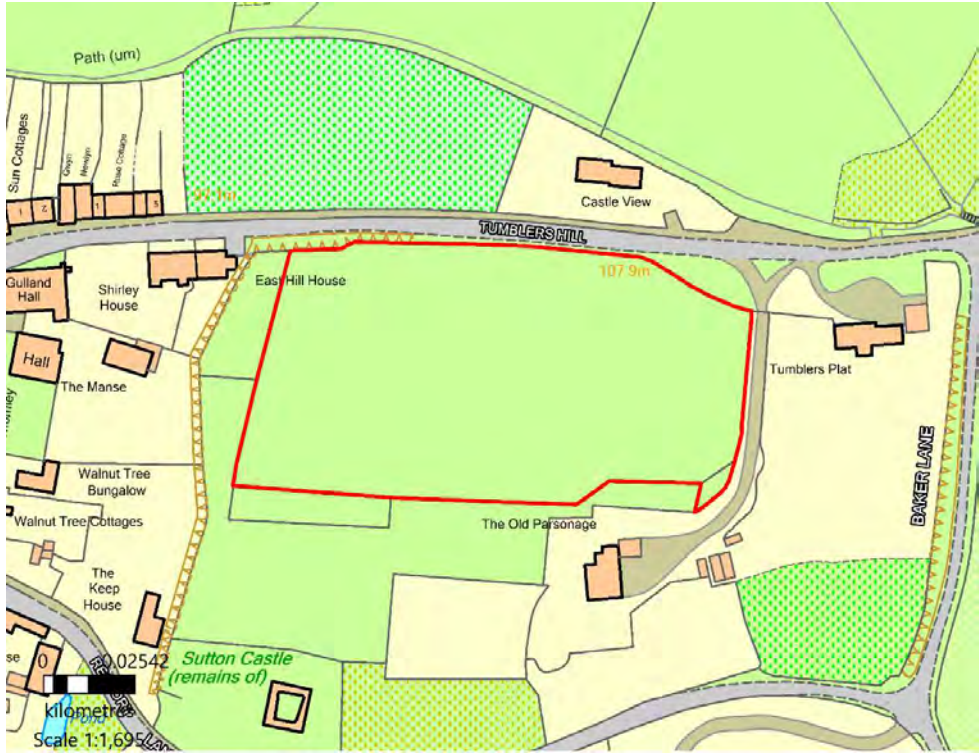


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto Claygate Road	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but the service is of insufficient regularity. A primary school is within 800m, but it is a C of E school so not necessarily suitable for all children. No convenience store or GP within 800m. Over 30 minutes to Maidstone town centre by public transport, approximately an hour to the Hospital.	Enhancements to the bus service to achieve the required regularity.	Required mitigation not feasible for this site in isolation, however it may be achievable if delivered in collaboration sites in Yalding. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Laddingford Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	2 - It is a grassland field with scrub throughout it and it has been like it for at least 10 years. There is good connectivity to the surrounding area and there are ponds within the surrounding area. It's likely that protected species including reptiles, breeding birds and foraging bats are present.	Mitigation requirements will be dependent on the results of any surveys.	-
Local Wildlife Sites		Due to habitat on site it's unlikely that onsite mitigation can be fully implemented. Retention, creation and enhancement of site boundaries	
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows		will retain and enhance connectivity to the wider area.	
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (1.97%) / Flood Zone 3 (98.03%)	Development should be directed to areas of lowest flood risk	Site is unsuitable due to high risk of flooding
Drainage	Entire site within flood zone 2. Development type should be considered.		1.00%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Site is unsuitable due to flood risk		

CONCLUSION Is the Site...

Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 094	Site Name: Land on the south side of Tumblers Hill			Parish: Sutton Valence (100%)			
Address	Tumblers Hill, Sutton Valence			AVAILABILITY			
Landowner	Felicity Gresser			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	5 units
Current Use	Field, temporary grazing			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/self build						
Site Area (Ha)	0.9	Brownfield/Greenfield	Greenfield				
Site Description	Scrub/ overgrown field on the eastern edge of Sutton Valence. Site has some tree screening along its northern edge, and thick woodland to the south. The site sits on the crest of a ridge coming from the Greensand Ridge, meaning the site slopes down north to south, and also to the east and west from it's centre.						
Surrounding Uses	Detached residential and scrub land to the north across Tumblers Hill. There are two detached residential buildings to the south-east of the site, with their access road forming the site's eastern boundary. To the east is a large country house. To the West is the village of Sutton Valence in the form of residential properties on Tumbler's Hill.						
Planning History	1994 - Approved conversion of barn to single dwelling. 1998 – Approved agricultural prior notification for one polytunnel and one glasshouse. 1999 - Refused erection of 1st floor extension with minor external alterations. 2002 – Refused change of use of land from agriculture to residential garden area and erection of 4 bay garage and workshop building on that land. 2003 – Approved change of use of outbuilding to holiday cottage with alterations. Approved erection of detached garage, store and workshop. 2004 – Approved removal and installation of windows. 2006 – Approved rebuilding of overhead lines. 2017 - Approved removal of conditions 8 and 9 of application.						

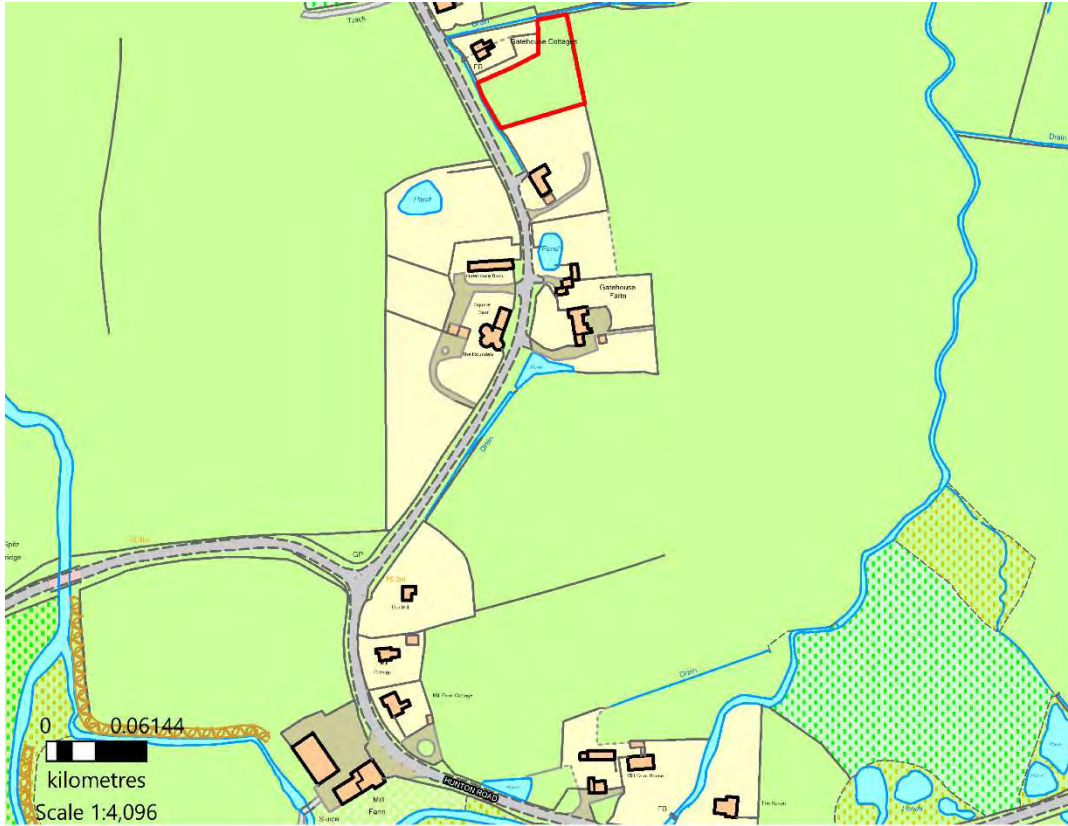
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site appears to have sufficient frontage to provide access without 3rd party land. Highway boundary search was inconclusive, but suggested this should not be a constraint.	Provision of a suitable access point.	None, unless 3rd party land is required. If 3rd party land is required, then recommendation becomes that this site is unsuitable on access grounds.
Access to Public Transportation & Services	No bus stops or route within 400m. No GP, Shops or Primary School s within 800m. Over 30 minutes to Maidstone town centre and over 1 hour to the hospital by public transport.	Increased bus service regularity.	Required mitigation unfeasible due to insufficient units to achieve increased bus service regularity. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Greensand Ridge (100%)		Site considered to be unsuitable due to landscape impact.
Landscape Character	The Landscape Character Study identifies that the site is within the Sutton Valence Greensand Ridge landscape character area, which forms a part of the Greensand Ridge landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - A grassland field and there is woodland to the south and there are mature hedgerows/trees to the north and east. The grassland appears to be regularly cut/managed. A badger sett has been recorded to the east of the site therefore it is possible that badgers are	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation could be retained onsite if presence of protected species (if present) considered at design stage.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	present within the site. Potential for other protected species to be present include breeding birds and bats.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	<p>The site is recommended to be included within the Sutton Valence Conservation Area according to the draft CA Appraisal and Management Plan (2020). The site is understood to have been within Sutton Castle (grade II listed and Scheduled Monument, refs: 1186956, 1013537) outer bailey and barbican (see: https://www.english-heritage.org.uk/visit/places/sutton-valence-castle/history/), and therefore particularly sensitive historically and archaeologically. Development anywhere on the site likely to result in considerable harm.</p> <p>The site contributes to the rural setting and definition of Sutton Valence village and conservation area. Development would erode these aspects and therefore likely to cause harm.</p> <p>Numerous listed buildings immediately to the west, including Shirley House (grade II listed, 1344326). The Old Parsonage, outside the site on the SE corner is likely to be a non-designated heritage asset.</p>		Development has the potential to cause unacceptable harm to local heritage.
Archaeology	high potential for remains associated with Sutton Valence Castle and Scheduled Monument. Site is located within the possible bailey area of castle and as such very sensitive. Very high potential for sensitive medieval and later remains	Prior to allocation, this proposal should be discussed with Historic England. Development here may not be feasible given the potential impact on the significance of Scheduled Monument of Sutton Valence Castle. Pre-allocation assessment essential as well as consultation with Historic England	Potentially unsuitable.
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration likely on site. Confirmation required through ground investigations/ infiltration testing. Smaller site area therefore locating of these infiltrating features should be considered.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.

Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: The site is relatively unconstrained, landscape impact on the Greensand Ridge, Heritage and PT access		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

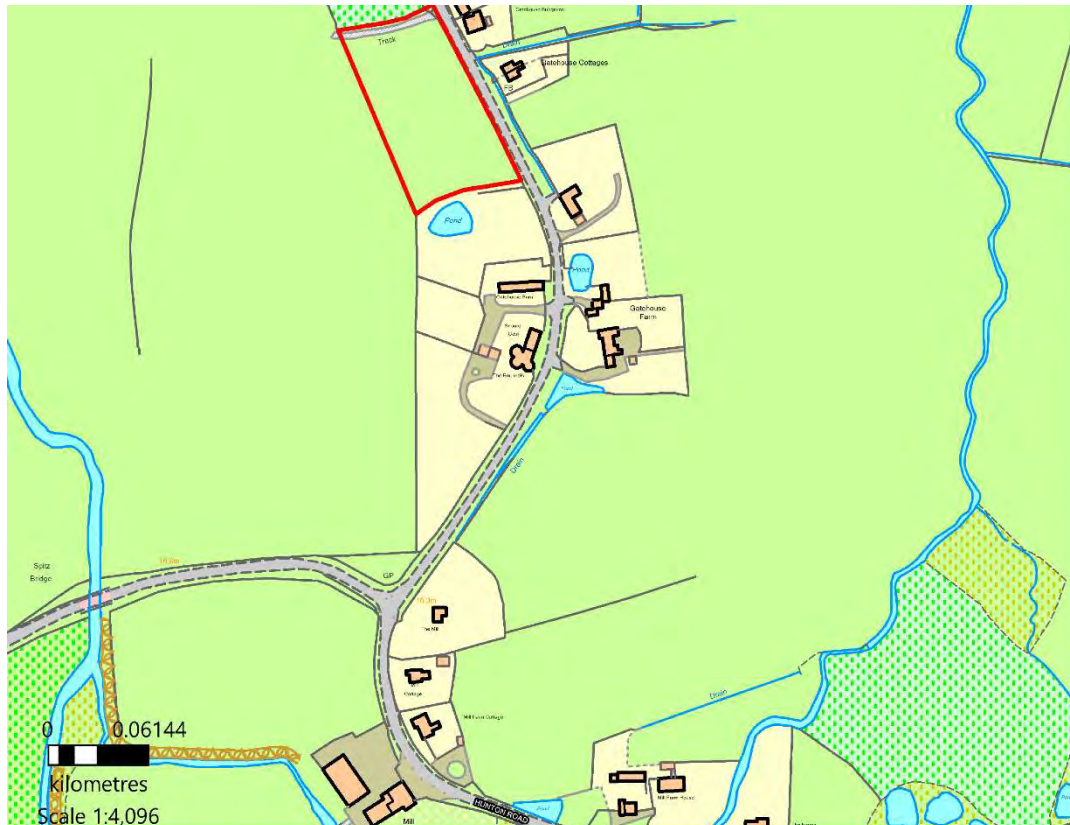
Site Ref: 096	Site Name: Land east of Hunton Rd		Parish: Marden (100%)	
Address	Hunton Rd, Marden		AVAILABILITY	
Landowner	Mr R Day		Landowner Consent?	Yes
Agent	BTF Partnership		Developer interest?	No
Current Use	Agriculture		Availability Date	Now
Promoted Use(s)	Residential		Legal Constraints?	No
Site Area (Ha)	0.2	Brownfield/Greenfield	Nominated Capacity	7 units
Site Description	The site is part of an agricultural field on Hunton Rd north of Marden.		Modelled Capacity	N/A
Surrounding Uses	There are residential uses to the north and south, and agricultural uses to the east, and west across Hunton Rd.			
Planning History	No Planning History			



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage available to achieve suitable access.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. A route within 400m, but the service is not frequent enough for requirements. No School , GP or Shop within 800m. More than 30 minutes public transport time to Town centre and more than 1 hour to Hospital.	Provision of new bus stops and pedestrian facilities connecting to them, as well as increased service regularity.	Required mitigation unfeasible due to insufficient units to achieve increased bus service regularity. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - Small area of arable field with hedgerows along the north and southern boundary and mature trees on the western boundary. Trees may have some potential to be used by roosting bats.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows	-	-	-
TPO/ Veteran Trees			

Heritage	-	-	-
Archaeology	potential for remains associated with 15th century or earlier agrarian activity associated with Gatehouse Farmhouse	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (31.1%) / Flood Zone 3 (68.9%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to high risk of flooding
Drainage	Entire site within Flood Zone 3. May be difficult to develop this site.		1.00%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Site has insufficient accessibility and flood risk		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a


Site Ref: 097	Site Name: Land west of Hunton Rd			Parish: Marden (100%)			
Address	Hunton Rd, Marden			AVAILABILITY			
Landowner	Mr R Day			Landowner Consent?	Yes	Legal Constraints?	No
Agent	BTF Partnership			Developer interest?	No	Nominated Capacity	10 units
Current Use	Agriculture			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.7	Brownfield/Greenfield	Greenfield				
Site Description	Part of large arable field						
Surrounding Uses	Gardens to north and south, houses to east, wider arable to west						
Planning History	1988 – Approval for change of use from part agricultural land to one storey garage. 1992 – Refused conversion of redundant agricultural building to a single dwelling. 1995 – Refused two storey detached building for use as offices and parking. 2003 – Approval for detached carport						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage available to achieve suitable access.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. A route within 400m, but the service is not frequent enough for requirements. No School , GP or Shop within 800m. More than 30 minutes public transport time to Town centre and more than 1 hour to Hospital.	Provision of new bus stops and pedestrian facilities connecting to them, as well as increased service regularity.	Required mitigation unfeasible due to insufficient units to achieve increased bus service regularity. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is partially within the Teise Valley landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve. The Landscape Character Study identifies that the site is partially within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve. The Landscape Character Study identifies that the site is partially within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - Small area of arable field with hedgerows along the Northern, eastern and southern boundary.	Retention, creation and enhancement of site boundaries	-
Local Wildlife Sites			

Special Area of Conservation		will retain and enhance connectivity to the wider area.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for remains associated with 15th century or earlier agrarian activity associated with Gatehouse Farmhouse	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (34.95%) / Flood Zone 3 (14.89%) / None (50.16%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to high risk of flooding
Drainage	Half of the site within flood zone 2. In addition outfall from site is uncertain. This would need to be established.		0.50%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Poor connectivity with Marden or other settlement (PT access) and out of character with sporadic development		

CONCLUSION Is the Site...

Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 099	Site Name: Mill Place Barn			Parish: Yalding (100%)			
Address	Symonds Lane, Yalding			AVAILABILITY			
Landowner	Mr D V Wood & Mrs J Wood			Landowner Consent?	Yes	Legal Constraints?	Yes
Agent				Developer interest?	No	Nominated Capacity	2 units
Current Use	Garden			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.2	Brownfield/Greenfield	Mixed				
Site Description	Single large detached residential unit with large front and back garden.						
Surrounding Uses	Part of a small residential estate in the grounds of Mill Place. Site has farmland to the rear, and residential uses n either side and across the access road.						
Planning History	1980 – Approved brick built garage and workshop. 1981 - Approved temporary siting of two mobile homes whilst converting oast. Approved conversion of oast house into two dwellings. Approved outline application for conversion of existing oasts into dwellings as amended. 1982 - Approved conversion of barns into two dwellings. 1983 - Refused conversion of stable and tack room into dwelling. Approved Alterations to external steps to form a covered entrance. 1984 – Refused change of use of building into craft workshop. 1985 - Approved retention of use of barn and approval of replacement car parking area. Approved change of use into workshop for jeweller minor alterations and new access to Symonds Lane. Approved conversion to dwelling. 1986 - Approved new chimney. 1987 - Refused conversion and extension of existing building to residential studio workshop. Refused siting of mobile home whilst building works are carried out. 1988 - Approved conversion of barn into one dwelling. 1990 – Approved alterations and extension to existing tack room. 1991 – Approved listed building consent for the demolition of existing wall and erection of new wall. Approved erection of brick wall listed dwelling. Approved rebuilding and extensions to existing tackroom to form a dwelling. 1992 – Refused removal of condition 07 of retention of construction access. 2009 - Approved application for listed building consent for the erection of 2 dormer windows, 2 bedrooms, bathroom and insertion of staircase. 2010 - Approved erection of a two storey rear extension, single storey side extension and front porch. Refused Non-material Amendment.						

2011 – Approved amendment for the use of face brick instead of weatherboarding to part of the front elevation. 2016 - Approved listed building consent for alterations and extension to Cart Barn to form ancillary living accommodation 2017 - Approved alterations and extension to Cart Barn to form ancillary living accommodation. 2019 - Approved listed building consent for alterations and extension.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Symonds Lane is of insufficient width for requirements. Despite very low proposed numbers, the lane already provides access to a number of residences and the road would need to meet the Kent Design Guide specifications for a "Lane". The requirement for a 1.2m footpath on at least one side would require 3rd party land to provide.	Widening of Symonds Lane, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.
Access to Public Transportation & Services	No bus stops or routes within 400m. No Primary School , GP or Shop within 800m. more than 30 minutes public transport time to town centre and more than one hour to Hospital.	New / re-routed bus route to run along Symonds Lane. This would require widening of Symonds Lane to provide bus access, requiring 3rd party land.	Required mitigation unfeasible due to the requirement for 3rd party land and the disproportionate costs of increased bus service provision.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Laddingford Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition		-

	of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		
Local Nature Reserves	3 - Well managed grassland field/garden with mature trees and buildings in the east of the site and mature hedgerows around the site boundary. The site has potential for protected species to be present including roosting bats in the buildings and mature trees. Site has good connectivity to the surrounding area and the hedgerows may be used for commuting/foraging by species including reptiles.	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species (if present) and existing habitats considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	Mill Place Farm is considered to be of 16th century or earlier date and associated remains may survive in the nearby area. Mill Place Farm and Mill Place Barn are designated historic buildings.	consideration of designated heritage assets and their settings needed. DBA and early archaeological fieldwork advisable	-
AQMA	-	-	-
Flood Risk	Flood Zone 3 (100%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to high risk of flooding
Drainage	100% of site within flood zone 3. Development is likely to be difficult.		1.00
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-

Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Site is not suitable as it has insufficient access to local facilities and within Flood Zone 3		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 100	Site Name: Mill Place Farmhouse, Symonds Lane			Parish: Yalding (100%)	
Address	Symonds Lane, Yalding			AVAILABILITY	
Landowner	Mr & Mrs C M Findlay			Landowner Consent?	Yes
Agent				Developer interest?	No
Current Use	Landscaped field			Availability Date	Now
Promoted Use(s)	Residential/ self build			Legal Constraints?	Yes
Site Area (Ha)	0.8	Brownfield/Greenfield	Greenfield	Nominated Capacity	2 cottages
Site Description	Grassland (managed), some trees around the edges.				
Surrounding Uses	Farm buildings to the immediate east of the site, a PROW runs along the western edge. The site is surrounded by neatly landscaped grassland to the north-west, and Mill Place itself is opposite the site across Symonds Ln. A formal garden lies beyond a small wood to the north of the site.				
Planning History	<p>1992 - Approved change of use of land for educational and scientific research together with public gardens. Approved variation of conditions 1 2 3 & 6 of planning. Approved erection of shelter to house agricultural machinery. Refused siting of a mobile home formation of hardstanding and construction of cesspit. 1993 - Refused change of use from agriculture to a mixed use of horse grazing and stationing of caravans. Approved erection of timber storage, polytunnel and installation of irrigation storage tank. Approved further details of landscaping pursuant to outline planning permission. Approved revised details of external appearance of store/messroom building. 1994 - Approved submission of details pursuant to outline planning permission. 1995 - Refused retrospective application for the erection of a single storey building to house agricultural machinery. 1996 - Refused removal of condition 13 of Planning Permission which states that visitors to the centre shall only have access to the parking area, except they pay. 1997- Approved carrying out of the development permitted without compliance with condition 13 in order to allow the use of the car park by walkers of the nearby woodland. 2000 - Refused removal of condition 2 of appeal decision from application.</p>				



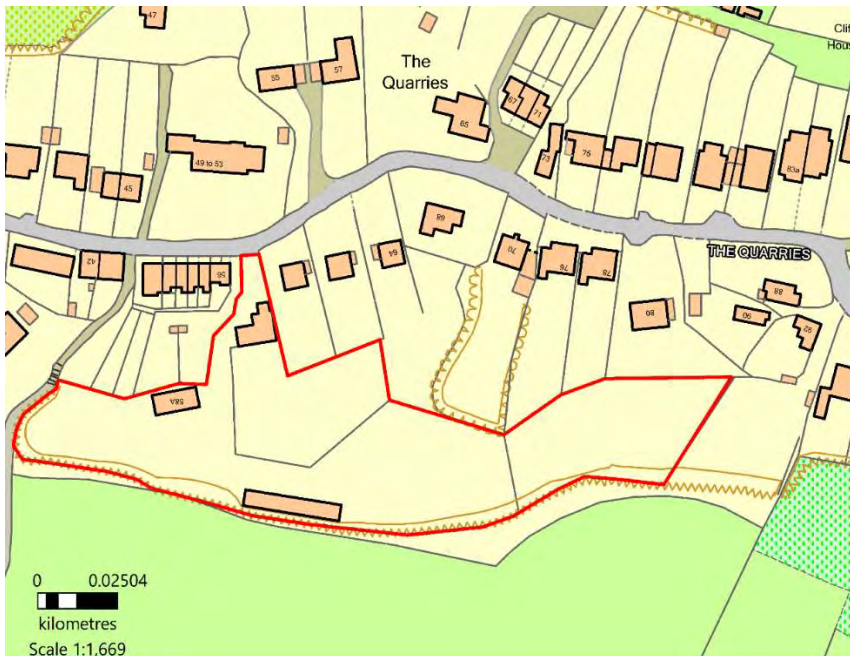
2001 - Approved Application for the removal of condition 02 of appeal decision to allow for an extension of the residential area. Refused removal of existing hut and replacement with a larger construction for residential use. Approved erection of 1 re-locatable building for use as office. 2002 - Approved erection of a new staff mess room located in the service Yard. Refused erection of 1 no. three bed bungalow. 2003 - Approved erection of single storey extension and loft. 2004 - Refused erection of single storey dwelling and garage. Refused erection of single storey dwellinghouses and double garage as a replacement for the existing mobile home. 2010 - Approved discharge the Section 106 agreement dated 11th June 1992. 2015 - Refused retention of existing storage steel building and temporary mobile home. 2016- Approved changes to the elevational treatment of the visitor centre to include a balcony, dormer and roof lights. Approved retrospective application for retention of existing storage building. 2018 - Approved retrospective change of use of existing organic garden centre (D1 use) to a mix of D1 and D2 uses.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Symonds Lane is of insufficient width for requirements. Despite very low proposed numbers, the lane already provides access to a number of residences and the road would need to meet the Kent Design Guide specifications for a "Lane". The requirement for a 1.2m footpath on at least one side would require 3rd party land to provide.	Widening of Symonds Lane, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.
Access to Public Transportation & Services	No bus stops or routes within 400m. No Primary School , GP or Shop within 800m. more than 30 minutes public transport time to town centre and more than one hour to Hospital.	New / re-routed bus route to run along Symonds Lane. This would require widening of Symonds Lane to provide bus access, requiring 3rd party land.	Required mitigation unfeasible due to the requirement for 3rd party land and the disproportionate costs of increased bus service provision.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-

MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Laddingford Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	2/3 - The site is a mixture of grassland and scrub which has been present for at least 10 years. There is an area of woodland to the north of the site.	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation can be implemented onsite if presence of protected species (if present) and existing habitats considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	Mill Place Farm is considered to be of 16th century or earlier date and associated remains may survive in the nearby area. Mill Place Farm and Mill Place Barn are designated historic buildings.	consideration of designated heritage assets and their settings needed. DBA and early archaeological fieldwork advisable	-
AQMA	-	-	-
Flood Risk	Flood Zone 3 (100%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to high risk of flooding
Drainage	100% of site within flood zone 3. Development is likely to be difficult.		1.00%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.

Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes (partial)	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: The site is unsuitable as it has insufficient access and because it is within Flood Zone 3		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 103	Site Name: 58 The Quarries			Parish: Boughton Monchelsea (100%)			
Address	58 The Quarries, Boughton Monchelsea			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	J P Perkins			Developer interest?	No	Nominated Capacity	8-10 units
Current Use	House & garden			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.8	Brownfield/Greenfield	Brownfield				
Site Description	Site is a residential plot and the back land adjacent to several other residential rear gardens to the south of The Quarries.						
Surrounding Uses	Residential gardens to the north of the site, agricultural land beyond a wooded boundary to the south. The western site boundary is formed by properties which are set back from the Quarries, and to the east by a large residential garden.						
Planning History	1975 – Approved dwelling. Approved details for dwelling and garage. 1976 – Approved dwelling. Approved house. 1977 – Approved dwelling. Approved two stables and hay barn. Approved house and garage. 1980 – Approved erection of base and garage. 1987 – Approved convert and extend existing store to internal cloakroom. Refused two dwellings. 1988 – Refused for 2 storey extension. Refused erection of 2 dwellings. 1989 – Refused temporary stationing of 2 portacabins and temporary use of stable block for office purposes of occupant of dwelling. 1992 – Approved 2 storey side extension. Approved 2 storey side extension. 1997 – Approved for demolition of existing garage and erection of new garage to accommodate 2 cars garden tractor equipment and storage. 1999 – Approved demolition of former vehicle repair shop and erection of 2 detached houses with integral garages and new access. 2000 – Approved conversion of detached garage/workshop for residential accommodation ancillary to the use of 58 The Quarries. Refused change of use of part of existing stable buildings and part existing garage to business use (within B1). Approved single storey rear extension. 2001 – Approved 2 detached houses with attached garages and access onto The Quarries. 2004 – Refused for erection of 1 dwelling (outline).						

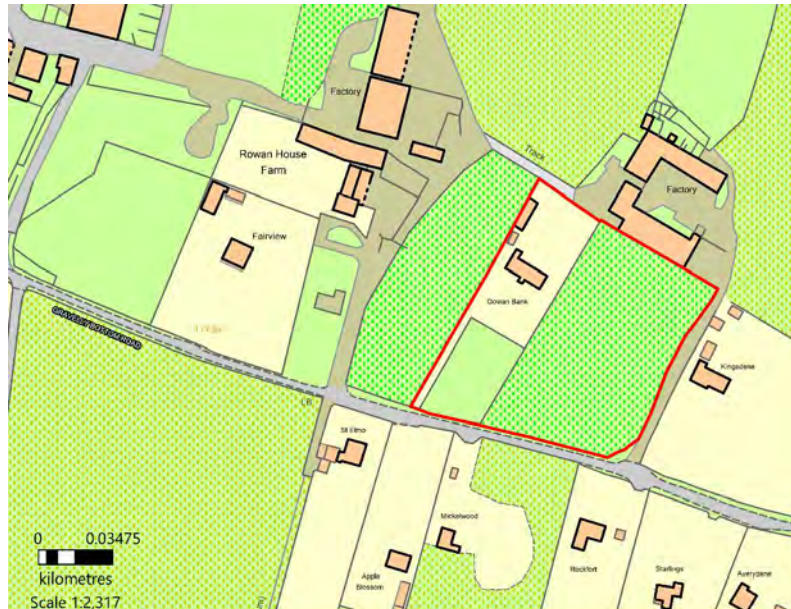
2006 – Approved 2 side extension and alterations and additions to front of property to form new bay window and porch incorporating WC. 2008 – Refused outline permission for erection of dwelling. 2011 – Approval for 2 storey extension. 2014 – Approved 2 storey extension. 2015 – Approved submission of details (2 storey side extension). Approved 2 storey side extension. 2018 – Approved demolition of chicken sheds and associated structures, the erection of 85 dwellings, together with associated access, parking, landscaping and drainage. 2019 – Approved submission of details (Approval for demolition of chicken sheds and associated structures, the erection of 85 dwellings, together with associated access, parking, landscaping and drainage). Approved Non-Material Amendment (Approval for demolition of chicken sheds and associated structures, the erection of 85 dwellings, together with associated access, parking, landscaping and drainage). Approved submission of details (Approval for demolition of chicken sheds and associated structures, the erection of 85 dwellings, together with associated access, parking, landscaping and drainage). Approved submission of details (Approval for demolition of chicken sheds and associated structures, the erection of 85 dwellings, together with associated access, parking, landscaping and drainage). Refused 2 self-contained detached dwellings. Approved submission of details (Approval for demolition of chicken sheds and associated structures, the erection of 85 dwellings, together with associated access, parking, landscaping and drainage)

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	The Quarries and the existing site access are both too narrow for requirements.	Provision of a suitable access point and widening of The Quarries, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or Shop within 800m. More than 30 minutes public transport time to Maidstone high street and hospital.	Provision of a new or diverted bus route and new bus stops, as well as the necessary pavement improvements to reach them.	Required mitigation unfeasible due to the insufficient site scale to provide new or extended bus services. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-

MBLP Landscapes of Local Value	Loose Valley (100%)		-
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2/3 - the site is a mixture of hard standing, buildings and grassland with mature trees along the southern boundaries. The site has good connectivity to the surrounding area. Potential for protected species including reptiles, breeding birds and bats.	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for archaeology associated with post medieval or earlier quarrying including structures and cultural material	Archaeological DBA needed to clarify nature and extent of quarrying and potential for archaeological remains.	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (0.4%) / Flood Zone 3 (1.87%) / None (97.73%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to high risk of flooding
Drainage	Small portion of site within flood zone 2 and surface water flooding. Development should be situated far enough from owc boundary		0.04%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-

Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Site is not accessible to nearby services and PT access		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

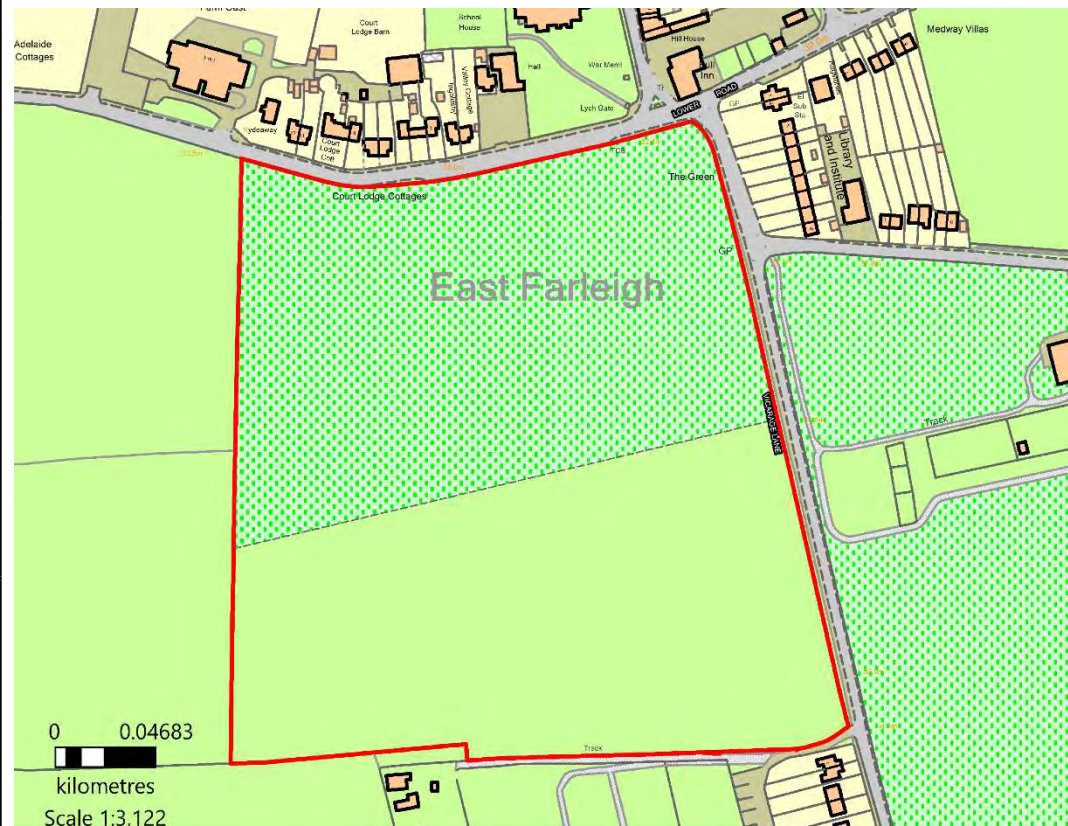
Site Ref: 104	Site Name: Gowan Park			Parish: Broomfield and Kingswood (100%)			
Address	Gravelly Bottom Rd, Kingswood			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Keith Cox			Developer interest?	Yes	Nominated Capacity	20 units
Current Use	Housing/ agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ self build						
Site Area (Ha)	1.0	Brownfield/Greenfield	Mixed				
Site Description	The site consists of a mix of residential and agricultural land						
Surrounding Uses	There is a gypsy and traveller site to the south, with housing also to the south. There is employment to the north and north west of the site. Surrounding the site is agricultural land.						
Planning History	1975 – Refused farmworkers cottage (outline). 1981 – Refused 3 bungalow with garages (outline). 1983 – Refused change of use to industry and storage and retention of existing commercial uses. 1984 – Refused change of use from former village hall site and car park to use as caravan hire site and change of use from scrub woodland to caravan storage. 1986 – Approved change of use of part of redundant farm building to workshop and store for fencing manufacturing. 1987 – Approved demolition of pig pens and erection of new panel fence and change of use of redundant farm buildings to making and storage of fencing and garden sheds. 1993 – Refused temporary change of use from B1 and B2 to B8. 1994 – Refused certificate of lawful development for existing use of the premises for builder’s storage. 1997 – Approved front car port extension to detached garage together with front porch/conservatory extension to house. Approved change of use of building and adjacent yard to the manufacture and storage of gates and garden furniture. 1998 – Approved single storey extension						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Gravelly Bottom Road is of insufficient width for requirements.	Widening of Gravelly Bottom Road, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or Shop within 800m. More than 30 minutes public transport time to Maidstone high street and more than 1 hour to hospital.	Provision of a new or diverted bus route and new bus stops, as well as the necessary pavement improvements to reach them.	Required mitigation unfeasible due to the insufficient site scale to provide new or extended bus services. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Kingswood Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
Local Nature Reserves	3 - Two parcels of land. An arable field/nursery and a residential building and garden which is divided by a mature hedgerow. There are trees along the northern boundary of the residential area and the southern boundary of the arable field/nursery. The site has potential for protected species to be present including reptiles, breeding birds and bats.	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	1	Any potential development will need to retain protected trees.	Due to size of site, no deduction from developable area.
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways is likely on site. Ground investigation required to confirm soakage rates.		0.14%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Access to the site and PT access		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 105	Site Name: Land at junction of Vicarage Rd & Lower Rd			Parish: East Farleigh (100%)	
Address	junction of Vicarage Rd & Lower Rd, East Farleigh			AVAILABILITY	
Landowner	Paulina Batiste, Marinada Ltd			Landowner Consent?	Yes
Agent	Prime Build Consultants Ltd			Developer interest?	No
Current Use	Agricultural			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	6.8	Brownfield/Greenfield	Greenfield	Nominated Capacity	60 units
Site Description	The site is currently in agricultural use, as an orchard and for growing crops. The site slopes on a gentle gradient down towards Lower Road and offers views across the Medway Valley. The site is currently accessed via Vicarage Lane.				
Surrounding Uses	To the north/north east of the site, around the junction of Lower Road and Vicarage Lane, are a number of residential properties and a few community facilities including a pub, a church and the Women's Institute Hall. To the east of the site, on the opposite side of Vicarage Lane, are agricultural fields/orchards. There are also fields directly to the east of the site. To the south of the site are a row of residential properties with garages en bloc to the rear and allotments. At the end of the row of residential properties, further along Vicarage lane is a primary school.				
Planning History	1981 – Refused residential development and village green				

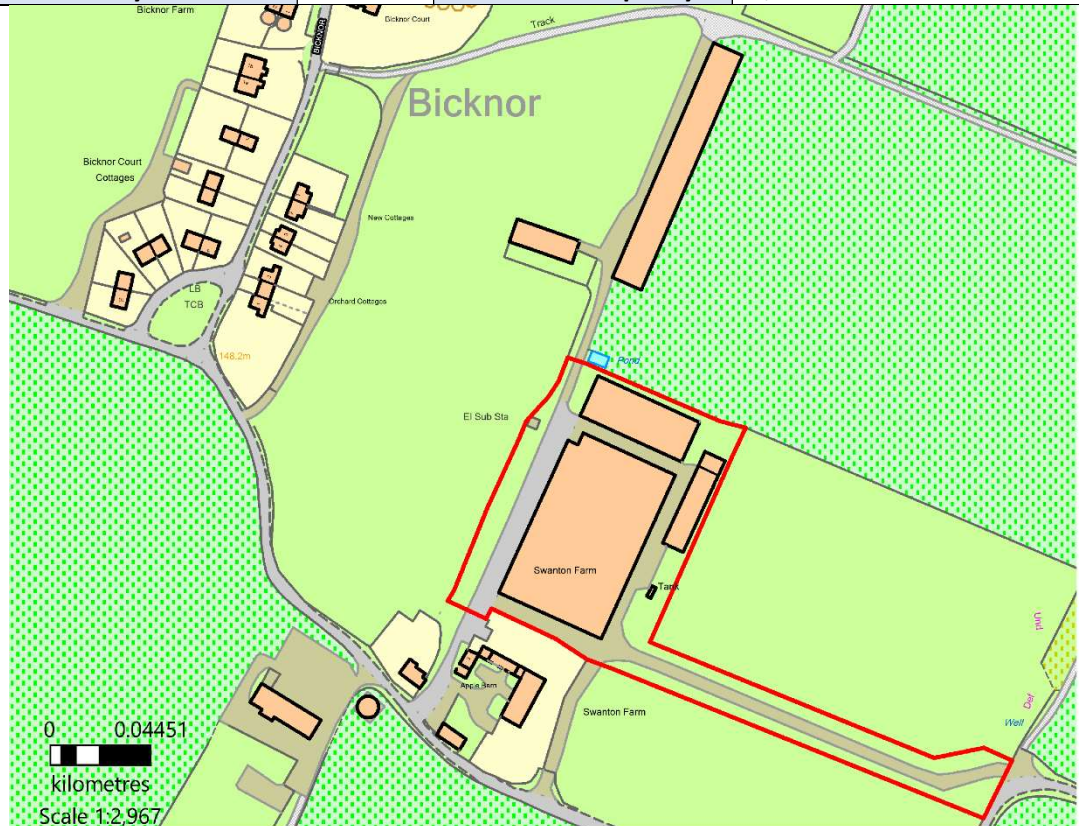


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Insufficient width at East Farleigh bridge, which is the direct route to the Rail Station Tonbridge Rd, London Rd, M20 and the Hospital, as well as larger employment areas. Impossible to provide safe pedestrian provision across the bridge to key facilities such as the rail station.	Provision of a second bridge at East Farleigh.	Required mitigation is unfeasible in the context of this development.
Access to Public Transportation & Services	Bus stops within 400m, but service is too infrequent. No GP, Shop or Primary School within 800m. Less than 30 minutes public transport time to Maidstone high street. Theoretically, less than an hour public transport time to the hospital, but there is a lack of safe routes to the public transport facilities required.	Increased bus service regularity and a new crossing point.	Mitigation not feasible for this site in isolation, but achievable collectively with nearby site proposals (which have been recommended as unsuitable).
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Medway Valley (0.76%) / None (99.24%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-

Local Nature Reserves	4 - intensive orchard and Arable field with hedgerows/mature trees along the eastern, western and southern boundary. Site boundaries may provide connectivity to the surrounding area. Potential for protected species include breeding birds and foraging/commuting bats	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	None (100%)0East Farleigh, Lower Road	Any development would need to be in keeping with the character of the conservation area.	
Archaeology	low archaeological potential for post medieval or later agrarian heritage remains.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways is likely on site. Ground investigation required to confirm soakage rates.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-

Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: PT access		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

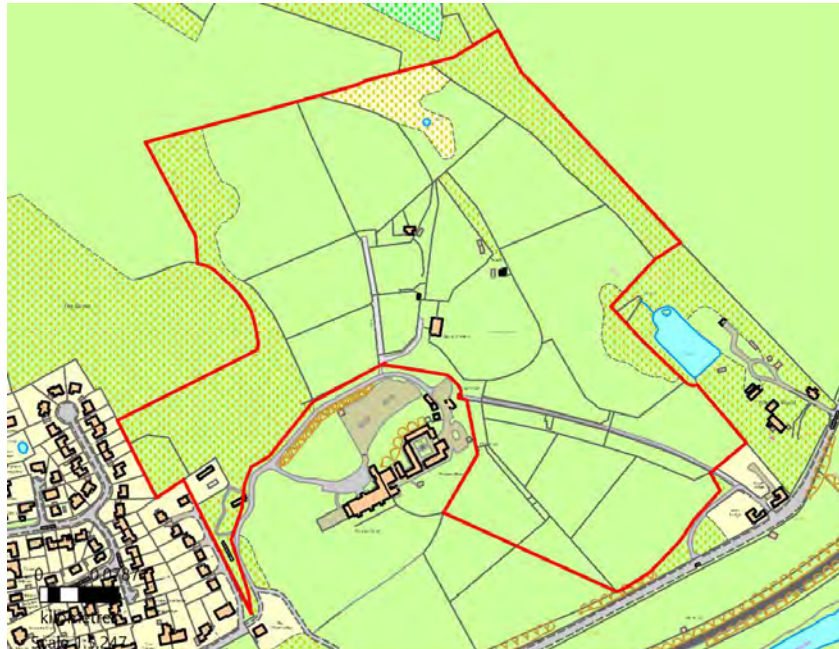
Site Ref: 106	Site Name: Swanton Farm			Parish: Bicknor (100%)			
Address	, Bredgar			AVAILABILITY			
Landowner	Paulina Batiste, Marinada Ltd			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Prime Build Consultants Ltd			Developer interest?	No	Nominated Capacity	10 units
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.3	Brownfield/Greenfield	Brownfield				
Site Description	The site comprises vacant disused agricultural buildings. Access to the site is to the east.						
Surrounding Uses	The site is surrounded by agricultural land. There are residential uses to the north east.						
Planning History	1974 - Refused erection of a controlled atmosphere store and covered way. 1984 - Approved construction of two steel framed storage buildings. 2002 - Approved change of use of the existing barn to three dwellings and change of use of existing stores/farm office to use as a self-catering tourist unit. 2006 - Refused retrospective planning permission for the erection of timber fencing in excess of 2m in height.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site accessed via a single track road, of insufficient width for requirements.	Widening of access track, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Shop or Primary School within 800m. No access to public transport.	Provision of new bus routes, along with the necessary pedestrian infrastructure. In order to provide sufficiently wide roads for bus routes, many of the surrounding roads will need to be widened, requiring large amounts of third party land.	Required mitigation unfeasible due to the requirement for 3rd party land and the disproportionate costs of increased bus service provision.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	Kent Downs (100%)	Site unsuitable if a supply of sites is available elsewhere.	Unsuitable due to AONB location.
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Bicknor and Hazel Street Orchards landscape character area, which forms a part of the Dry Valleys and Downs landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
Local Nature Reserves	4 - Farm/industrial buildings with a mature hedgerow along the western boundary. Potential for protected species includes breeding birds and foraging / commuting bats.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	some potential for archaeology associated with Bicknor Cottages identifiable on 1st Ed OS map.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways is likely on site. Ground investigation required to confirm soakage rates.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Access to the site and PT access. The site is in the AONB		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 110	Site Name: Land at Barham Court			Parish: Barming (14.7%) / Teston (85.3%)			
Address	, Teston			AVAILABILITY			
Landowner	Michael Older			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	No	Nominated Capacity	125 units
Current Use	Undeveloped/ Recreational			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Recreation						
Site Area (Ha)	17.8	Brownfield/Greenfield	Greenfield				
Site Description	Site contains a number of land parcels surrounding Barham Court, west of Teston village. The land west of Woodlands Close is a mature woodland, hen moving clockwise, there is a paddock, a cricket ground, and another paddock. The site is set on a slope from north to south towards the A26, as part of the Medway river valley.						
Surrounding Uses	The site surrounds Barham Court, which along with the site, are located to the north of the A26. There are large detached houses to the southeastern corner of the site, and agricultural land more widely to the east and north. The Grove, a mature wooded area extends from the site to the north-west, and forms a part of the edge of Teston Village. The site touches Woodlands Close to the west, a residential street.						
Planning History	1982 - Approved conversion of house and ancillary buildings to form 8 additional dwellings. 1984 - Approved change of use of main house to multi-occupation residence and conversion of kitchen and stable blocks. 1986 - Approved partial demolition, repair and modification of existing stables and residential flats. Refused side bedroom extension as validated. Approved conversion of existing stables and residential flats to form 27 sheltered units and one warden flat. 1988 - Approved conversion of main house to offices, new access and car parking. Approved side rear extension for porch/utility. Approved front porch way. 1988 - Approved conversion of country house to office accommodation. Approved demolition of the two cottages and ancillary domestic buildings and erection of single detached dwelling. 1989 - Approved loft conversion and internal alterations. Approved outline application for the use of land as a 9-hole golf course with associated club house and parking. 1992 - Approved new pitch roof over existing porch with modifications.						



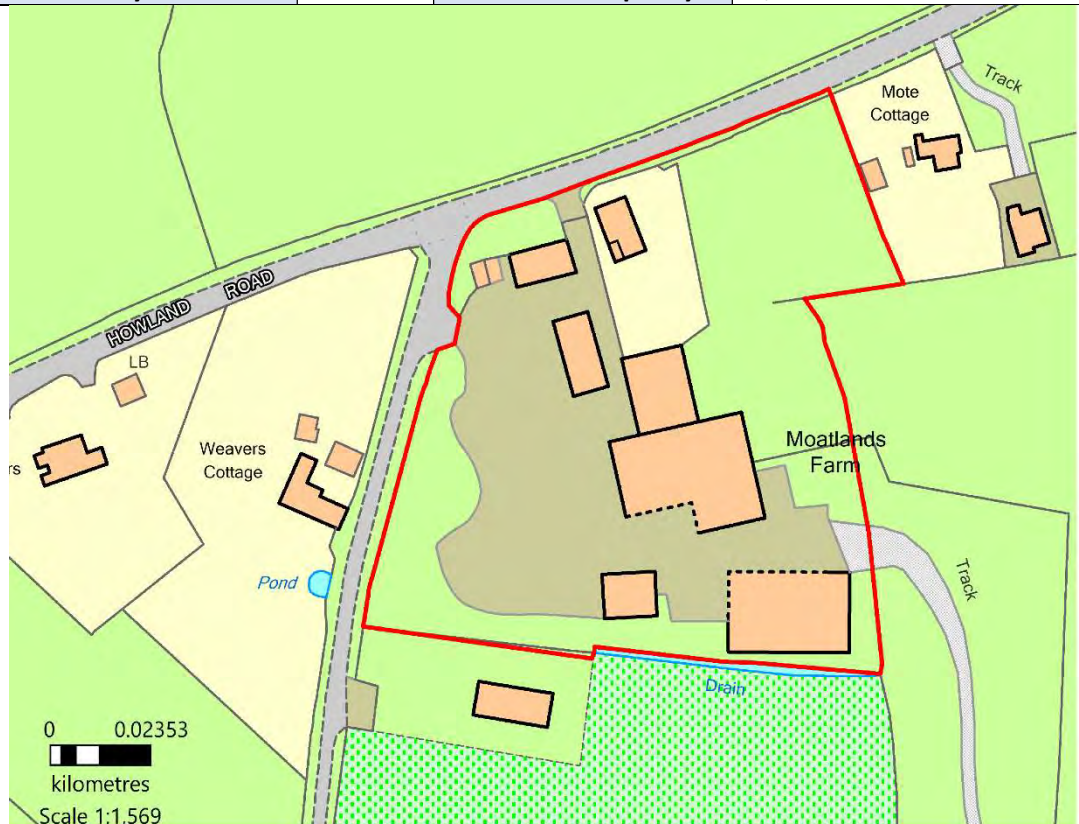
1993 - Refused infilling of two voids within Barming Quarry with inert fill. 1994 – Approved front porch and alterations to garage utility room and lounge to add pitched roofs. 1996 - Approved detached double garage as shown on drawing nos. 1998 - Approved erection of entrance porch to front elevation. 1999 - Refused erection of lean-to conservatory as shown on un-numbered A3 size plan detailing site plans, floor plan and elevational details. Approved listed building consent application to remove unused and defective chimney stack. 2000 -Approved infilling of lightwell and the installation of window. Approved listed building consent for the infilling of the lightwell. Approved change of use to mixed use of premises for class B1 offices and business meetings, seminars and private functions. 2004 - Approved retrospective application for the retention of the terrace area. 2005 - Approved erection of a single storey rear extension. Approved erection of a new entrance. Approved listed building consent for the erection of a porch. Approved continuation of use as a mixed use of premises for class B1 offices and business meetings, seminars and private functions. 2011 - Refused change of use of the land for the keeping of horses and the stationing of a caravan for the purpose of providing a weather proof place for storage and mixing food for the horses. 2014 - Approved demolition of existing cricket clubhouse and replacement with new cricket clubhouse.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Woodlands Close and existing Barham Court access are too narrow for requirements. Parking on Church Street also restricts available carriageway width..	Option 1: Access via Woodlands Close, using site frontage. Requiring widening of Woodlands Close, using 3rd party land. Option 2: Access via the existing gateway access point to Barham Court. This would require 3rd party land and removal of the gateway to	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.
Access to Public Transportation & Services	Bus stops within 400m, but not within that distance of the whole site. No GP or Primary School within 800m, but there is a shop within 800m. Less than 30 minutes public transport time to Hospital and Maidstone High Street.	Diverting or extending the bus route to more near the site, potentially, however the time to town centre and hospital via public transport are sufficient to qualify this site at this stage.	None. Site recommended as suitable on sustainability grounds.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	8% of the site within 15m.	8% of the site should be set aside as land adjacent to Ancient Woodland.	N/A

Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is partially within the Teston Valley Side landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve. The Landscape Character Study identifies that the site is partially within the Oaken Wood landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
Local Nature Reserves	1 - The site is a mixture of woodland, mature trees, grassland and buildings. the woodland to the east of the site has been identified as Ancient Woodland. A IWS is directly adjacent to the site in the NE corner. The ARCH project recorded the majority of the grassland (not the cricket pitch) within the site as other Neutral Grassland which at the time of the survey was not assessed as a habitat of principle importance however the site was surveyed out of season so it is possible that the botanical interest is higher than assessed during the ARCH Survey. Potential for protected species include bats, breeding birds and dormouse.	Mitigation requirements will be dependent on the results of any surveys (including botanical). If the grassland is identified as a habitat of principle importance there will be a need for mitigation for the loss of the grassland and depending on the number of dwellings proposed it's unlikely that it can be done on site. Possible that mitigation can be implemented onsite if presence of protected species (if present) and existing habitats considered at design stage. There is a requirement for at least a 15m buffer along the eastern boundary - buffer size informed by survey results.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	32	Trees should be incorporated into the design of the site.	N/A
Heritage	None (100%) 0 Teston & Teston Conservation Area	Any development would need to be in keeping with the character of the conservation area.	
Archaeology	potential for multi period remains, especially associated with a possible earlier church of 12th century date, replaced by the current St Pauls Church in the 19th century; remains associated with	Archaeological and Archaeological Landscape Assessments required to inform any detailed design to ensure scheme sympathetic to Barham Court	-

	a medieval settlement; and remains associated with the post medieval Barham Court and its landscaped, designed parkland. Site contains archaeological garden and parkland features including avenues, walkways and designed planting.	and to highlight potential for medieval remains towards south west corner of site.	
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration likely across the site. Ground conditions to be confirmed including infiltration testing to determine soakaway type.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Access to the site is not suitable		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 111	Site Name: Moatlands Farm			Parish: Marden (100%)			
Address	Howland Rd, Marden			AVAILABILITY			
Landowner	PJ Burke Propoerties Ltd			Landowner Consent?	Yes	Legal Constraints?	No
Agent	MD Associates			Developer interest?	No	Nominated Capacity	10 units
Current Use	Agrigultural			Availability Date	2023	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.2	Brownfield/Greenfield	Brownfield				
Site Description	Farmstead with various buildings						
Surrounding Uses	Houses, fields, G&T sites						
Planning History	1972 -Refused conversion of barn into farmhouse. 1978 - Refused one colt bungalow. 1981 - Refused conversion of barn to dwelling house. Refused use of building and adjacent land as plant hire contractors' depot. 2005 - Approved listed building consent for the demolition of existing rear extension and erection of a two storey rear extension plus internal alterations. Approved demolition of existing extension and erection of a two storey. 2016- Approved demolition of existing kennel building to side of property and front porch. Construction of new single storey side extension. Approved listed Building Consent for demolition of existing kennel. 2018 - Approved change of use of land for the siting of 5 mobile homes and 5 touring caravans and cesspits.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access available.	None	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to Maidstone High St and more than 1 hour to Hospital.	Provision of new bus routes, along with the necessary pedestrian infrastructure. In order to provide sufficiently wide roads for bus routes, car parking to the west along Howland Road would need to be removed / moved.	Required mitigation unfeasible due to the insufficient site scale to provide new or extended bus services. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	3 - the site is a mixture of modern agricultural buildings, residential buildings, grassland, hard standing and scrub. The site has potential protected species to be present including reptile, roosting bats and breeding bats.	Mitigation requirements will be dependent on the results of any surveys. Possible that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	Site lies adjacent to Moat Cottage, a designated heritage asset of 16th century or earlier date and within the site is post medieval complex of Moat Farm. There is potential for remains of post medieval or earlier date.	Assessment of impact on setting of Moat Cottages and Archaeological DBA on potential for moated site.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	No watercourses picked up on mapping but that does not mean there is not any. Further investigation needed to confirm.		0.03%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: poor public transport access (no connectivity to village services)		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 113		Site Name: Detling Quarry		Parish: Detling (100%)	
Address		Hermitage Lane, Detling		AVAILABILITY	
Landowner		FGS Agri Ltd		Landowner Consent?	Yes
Agent		Eclipse House		Developer interest?	N/A
Current Use		Quarry		Availability Date	Now
Promoted Use(s)		Gypsy and traveller		Legal Constraints?	No
Site Area (Ha)		3.49	Brownfield/Greenfield	Nominated Capacity	9 pitches
Site Description		Lime Quarry within open countryside, the designated Kent Downs AONB, and Special Landscape Area.			
Surrounding Uses		Site surrounded by wooded landscape. To the south of the site is Detling village and the A249 dual carriageway			
Planning History		1967 – Refused winning and working of chalk. 1976 – Refused single storey agricultural dwelling. 1977 – Refused mining and working of chalk. 1980 – No objection landscaping and restoration scheme. 1985 – Approval for temporary shelter for chalk storage and re-sting of night watchmans caravan. 2000 – Part Permitted/Part Refused use of building as a single dwelling. 2004 – No objection to vary condition (allow temporary continued presence of residential caravan at quarry). 2005 – Refused change of use to a mixed use of residential and business use to include 1 caravan and retention of 3 outbuildings. 2010 – Approved new vehicle access and gates with temporary change of use for parking			

Track	
The Larches	
HERMITAGE LANE (Track)	
Workings (dis)	
Pond	
0 0.03548	
kilometres	
Scale: 1:2,366	

SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Hermitage Lane and Pilgrims Way are of insufficient width for requirements.	Widening of Hermitage Lane and Pilgrims Way, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.
Access to Public Transportation & Services	No bus stops within 400m. No GP, Shop or Primary School within 800m. More than an hour by public transport to Maidstone High Street and Hospital.	Provision of a new bus route and a stop within 400m of the site. This would need to be on Pilgrims Way or Harple Lane, and would require widening of one or both of them, using 3rd party land.	Required mitigation unfeasible due to the insufficient site scale to provide new or extended bus services and a need for 3rd party land to achieve the pavement alternative. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	Kent Downs (100%)		Development in AONB generally unsuitable if there are alternative suitable locations to accommodate growth
Ancient Woodland	2%	2% of site should be set aside as land adjacent to Ancient Woodland	N/A
Sites of Special Scientific Interest	67.9285	-	Site is probably unsuitable on ecological grounds.
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is partially within the Boxley Scarp landscape character area, which forms a part of the Chalk Scarp Landscapes landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve. The Landscape Character Study identifies that the site is partially within the Bredhurst and Stockbury Downs landscape character area, which forms a part of the Dry Valleys and Downs landscape character type. The overall condition of the area is considered to be Poor, and the sensitivity to be Moderate, with an overall recommendation to Restore and Improve.		-

Local Nature Reserves	1 - The site is within the Wouldham to Delting Escarpment SSSI and adjacent to the North Downs Woodlands SAC. The site is a mixture of bare ground, industrial buildings, woodland and grassland/scrub. Potential for protected species include reptiles, breeding birds, foraging/commuting bats. Due to the location and the presence of bare ground there is potential for notable/rare plants and invertebrates to be present.	Due to location it would be exceptionally difficult to mitigate impact.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1	Tree should be incorporated into the design of the site.	N/A
Heritage	-	-	-
Archaeology	high potential for sensitive archaeological remains associated with postmediaeval and later industrial remains and with 20th century military remains. Detling Quarry is identifiable as an industrial site on the 1st Ed OS map with limekiln(s) and other structures, which may survive on site and be substantial structures. Also on the site is a WWI "strong point"; one of a pair with the other to the west across Harple Lane and the Larches. These were part of the WWI defensive network and may still contain earthworks and cultural material. These tend to be of high significance where they survive.	Archaeological DBA and Historic Landscape Assessment needed to clarify the nature, extent and significance of the industrial buildings and of the military site. The sensitivity of the archaeology may be a constraint on development.	Assumed 20% deduction from the developable site area.
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways likely on site. Investigation is needed as to soakage rates etc..		
Contamination/ Pollution	4: (off Hermitage Lane (Track) x4)	Development will need to ensure that the site is remediated prior to development.	No change to the developable area.
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-

Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to the site and services. Site is 100% in AONB		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

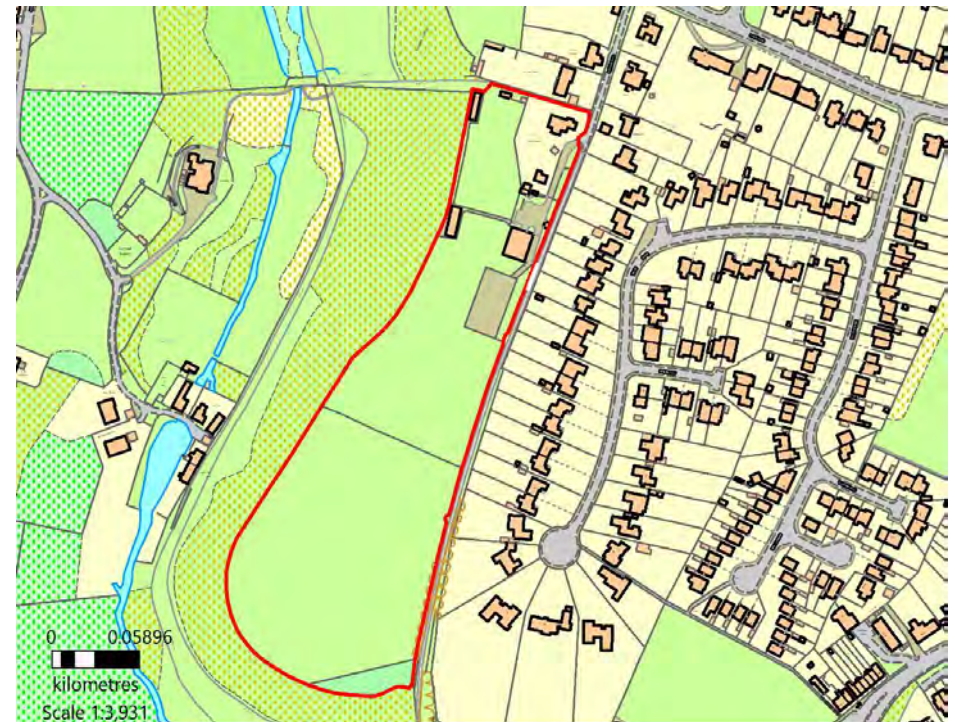
Site Ref: 115	Site Name: Boughton Mount Farm and Yard	Parish: Boughton Monchelsea (100%)	
Address	Boughton Mount Farm, Boughton Monchelsea		AVAILABILITY
Landowner	AC Goatham and Son		Landowner Consent? Yes
Agent	Bloomfields		Developer interest? Yes
Current Use	Farm		Legal Constraints? No
Promoted Use(s)	Residential		Nominated Capacity 120 units
Site Area (Ha)	5.89	Brownfield/Greenfield Brownfield/Greenfield	Modelled Capacity N/A
Site Description	Site comprises a mixture of B1 use buildings, agricultural buildings, a dwelling and seasonal workers accommodation located in the north of the site. The remainder of the site is agricultural use. The site is well screened by hedges and trees along the boundaries and is a relatively flat site.		
Surrounding Uses	Predominant surrounding uses is agricultural fields. Former Boughton Mount School is located to the west of the site with a Hamlet of residential properties located to the south of the site. To the north and east are agricultural fields that have also been submitted as part of the call for sites for residential allocation.		
Planning History	1983 - Approved two storey side extension. 1985 – Refused fruit store. 1986 - Refused atmospheric controlled fruit store. 1990 - Approved proposed two storey extension. 1991 - Approved single storey porch to front elevation. 1992 - Refused extension to existing fruit stores. 1994 - Approved erection of despatch building and extension to packhouse. 2000- Approved erection of two storey rear extension. 2001 - Approved demolition of existing garage and erection of a detached double garage. 2006 - Approved demolition of old and construction of new packhouse. 2008 - Refused two storey extension to east elevation. 2009 – Approved erection of two-storey side extension. 2010 - Approved change of use of farm buildings. 2015 - Refused single storey rear extension. 2018 - Approved erection of a single storey annexe.		

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Cliff Hill and Cliff Hill Road not sufficiently wide enough for requirements.	Widening of Cliff Hill and Cliff Hill Road, requiring 3rd party land.	Required mitigation unfeasible if this site is viewed in isolation, however adjacent site (including site 270) could provide the required access. recommendation is that the site is suitable at this stage, however this changes to unsuitable if site 270 doe
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or Shop within 800. Less than 30 minutes public transport time to Maidstone town centre, but more than 1 hour to Hospital.	Provision of a new or diverted bus route and new bus stops, as well as the necessary pavement improvements to reach them. This also requires widening of Cliff Hill Road and Cliff Hill, using 3rd party land or land from site 270.	Required mitigation possible through collaboration with adjacent sites. If adjacent sites do not go ahead, then the recommendation becomes that the site is unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Loose Valley (100%)		Site would have an unacceptable impact on the Loose Valley LLV.
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	4 - the site is an arable field, industrial buildings and it is surrounded by a hedgerow. Some potential for protected species in particular breeding birds.	Good design to ensure Retention, creation and enhancement of site boundaries to retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1	Tree should be incorporated into the design of the site.	N/A
Heritage	-	-	-
Archaeology	some potential for archaeology associated with agrarian heritage	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways likely on site. Investigation is needed as to soakage rates etc..		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Site would have an unacceptable landscape impact and separate from the urban area		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 117	Site Name: Loose Court Farm Cottage			Parish: Loose (100%)	
Address	Kirkdale Road, Loose			AVAILABILITY	
Landowner	Tim Vince Penenden Heath Developments Limited			Landowner Consent?	Yes
Agent	Barton Willmore			Developer interest?	Yes
Current Use	Residential garden land and associated out buildings, riding area and grazing paddock			Availability Date	2022
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	3.93	Brownfield/Greenfield	Brownfield	Nominated Capacity	35 units
Site Description	Site consists of garden and paddock land between the River Loose and the edge of Maidstone/ Loose urban area. The site slopes gently down from the north to the south. There is a public footpath along the eastern edge of the site.				
Surrounding Uses	The site is surrounded by trees, with a particularly thick collection flanking the River Loose on the eastern edge of the site. The current Kirkdale Rd footway is similarly well wooded on either side, with residences on Valley Drive to the east. To the north of the site is a large detached house on Kirkdale Rd, while to the west and south of the site is River Loose.				
Planning History	1976 – Approved extension. 1979 - Approved stables for smallholding. 1984 - Approved erection of proof fence, gate and stile. 1984 - Approved single storey side extension. 1988 - Approved listed building consent for erection of single storey side and rear extensions. Approved New stable blocks. 1988 - Refused erection of 2 storey side extension and detached double garage. 1992 - Approved erection of stock proof fence and a farm and kiss gate. 1995 - Approved construction of a sand surfaced area. Refused Continued use of former agricultural barn for car storage. 1996 - Refused continued use of existing barn for mixed				




	use for purposes within Class B1 and for domestic storage. 2018 - Approved erection of a replacement fence.	
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SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Kirkdale Road of insufficient width for requirements.	Widening of Kirkdale Road, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.
Access to Public Transportation & Services	No bus stops or route within 400m. No GP, Primary School or shops within 800m. Less than 30 minutes public transport time to High Street, more than 30 minutes to Hospital.	New or diverted bus route, with new stops, pavements and crossings.	Mitigation measures unfeasible, due to insufficient scale of site to achieve new bus route. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Loose Valley (76.1%) / None (23.9%)		-

Landscape Character	The Landscape Character Study identifies that the site is partially within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2 - The southern and western boundary is directly adjacent to a LWS - The area of LWS directly next to the site is a band of woodland. The site is a number of small grassland fields with a number of buildings to the north of the site and there is a hedgerow along the western boundary. The grassland fields appear to be regularly cut/grazed. The site has good connectivity to and from the site due to the adjacent LWS. The site boundaries have the greatest ecological interest and protected species which may be present include breeding birds, dormice and bats.	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation can be implemented onsite if presence of protected species (if present) and adjacent LWS considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	3	Tree should be incorporated into the design of the site.	N/A
Heritage	Site entirely within Loose Valley Conservation Area which has a rural valley character with historic industrial remains. The site is slightly detached from the wooded valley and village elements of the CA but forms an important buffer. Development of the site is highly likely to cause harm to the significance of the conservation area. The only listed building nearby is Woodlawn (grade II, ref: 1250524) but the site is not felt to be within its setting and is physically and visually separate.		Development has the potential to cause unacceptable harm to local heritage.
Archaeology	low potential for multiperiod archaeology associated with use of river valley	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways likely on site. Investigation is needed as to soakage rates etc..		
Contamination/ Pollution	-	-	-
Land stability	-	-	-

Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	Insufficient access to site and services. Located in Loose Conservation Area		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 120	Site Name: Rowan House Farm & Fairview (Broomfield Park)			Parish: Broomfield and Kingswood (100%)					
Address	Gravelly Bottom Road, Kingswood			AVAILABILITY					
Landowner	Mr R Schroeder, Mr P Taylor			Landowner Consent?	Yes	Legal Constraints? No			
Agent	Eco Build Partnership UK			Developer interest?	Yes	Nominated Capacity 900 unit residential, 100 employment units, 1 shop, 1 primary school, 1 doctors surgery			
Current Use	Residential, garden land, light industrial land and farmland			Availability Date	Now	Modelled Capacity N/A			
Promoted Use(s)	New settlement								
Site Area (Ha)	38.9	Brownfield/Greenfield	Brownfield/Greenfield						
Site Description	The site currently consists of residential dwellings and curtilages, commercial units and curtilages, agricultural buildings, agricultural land and woodland. The boundaries are well defined and contained by a public road on one side and woodland on the other three. The overall site has 7 points of access.								
Surrounding Uses	The site includes a mixed interface with existing residences on Gravelly Bottom Rd, but the north of the site and its surrounds are mainly agricultural.								
Planning History	1955 - Refused erection of a bungalow. 1965 - Refused outline application for a bungalow with garage. 1968 - Refused erection of a farmhouse. 1969 - Approved extension to form covered yard for cars and storage. 1972 - Approved erection of dwelling with parking space for two cars. Approved outline application for the erection of a three bedroomed dwellinghouses. 1974 - Refused Replacement of bungalow. Refused demolition of existing bungalow and erection of new bungalow. 1975 - Approved construction of brick built bungalow. 1976 - Approved replacement dwelling as amended. 1977- Refused open storage of touring caravans. 1978- Approved single storey extension to provide dining room and bedroom. Refused single storey extension. 1979 - Approved playgroup for 20 children up to 4yrs old. 1980 - Refused outline application for farm bungalow. 1981 - Refused outline application for three bungalows. 1982 - Approved Attached garage/workshop as amended by agents. Approved change of use of agricultural building to stables. 1983- Refused change of use to industry and storage and retention.								

1984 -Approved outline application for erection of replacement industrial workshops. Refused change of use from former village hall site and car park to use as caravan hire site (April to October). 1985- Approved change of use of vacant farm buildings to eight stables and offices. 1986 -Approved erection of replacement industrial workshop. Approved change of use of redundant farm buildings to two storage. Approved car Parking. Approved change of use of part of redundant farm building to workshop. 1987 - Refused use of land for the storage of 50 caravans. Approved demolition of existing pig pens and change of use of redundant farm buildings to storage and fencing. 1989 - Approved change of use from stables to electronics workshop. Refused temporary stationing of agricultural mobile home. Refused replacement dwelling & garage. 1990- Refused continued use of land for the storage of caravans. Approved erection of replacement dwelling. 1992- Refused erection of detached garage and store. 1997 - Approved erection of single storey rear and side extensions. Approved front car port extension to existing detached garage together with front porch. Approved change of use of building and adjacent yard to the manufacture and storage. 1998 -Approved single storey side and rear extension. Refused use as a dwelling house for a period of more than four years. Approved retrospective application for change of use of farm building to engineer's workshops. 1999- Refused stationing of up to 10 touring caravans. Approved use of the hall as a single dwellinghouses. 2001 - Approved erection of single storey extension 2002 - Approved erection of steel frame dutch barn type building. Refused outline application for the erection of a bungalow with all matters other than the vehicular means of access reserved for future consideration. 2003 - Refused outline application for the erection of a bungalow. Refused Demolition of existing building and outbuildings and erection of 1No. 2004- Approved Single storey rear extension to dutch barn. Refused demolition of existing dwelling together with adjacent agricultural buildings and erection of a new 4 bedroom. 2005- Refused outline application for the erection of a bungalow. Refused outline application for the erection of 1 number detached bungalow. Refused erection of a single storey affordable starter home for a lifelong resident of Kingswood. Approved outline application for the erection of a bungalow with all matters. 2006 -Approved erection of a replacement building for associated use as light industrial workshops. 2007 -Approved erection of a detached affordable three bedroom dwelling. 2009 -Approved erection of a new building to house and operate a bio-mass electricity plant. Refused erection of a replacement dwellinghouses. 2010 -Approved roof extensions and insertion of 4 dormer windows. 2011- Refused erection of a replacement dwelling 2012- Refused erection of a replacement detached three bedroom. Approved construction of first floor extension over part of bungalow 2016 - Approved extension to existing agricultural/forestry building. 2018 - Approved erection of agricultural/forestry building. Refused demolition of existing dwelling. 2019 - Approved erection of single storey front extension, creation of front balcony.


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Gravelly Bottom Road is of insufficient width for requirements.	Widening of Gravelly Bottom Road, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.

Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or Shop within 800m. More than 30 minutes public transport time to Maidstone high street and more than 1 hour to Hospital.	Provision of a new or diverted bus route and new bus stops, as well as the necessary pavement improvements to reach the, requiring widening of Gravelly Bottom Road.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	9% within 15m.	9% of the site should be set aside as land adjacent to Ancient Woodland.	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	None (100%)	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Kingswood Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
Local Nature Reserves	1 - There is an area of Ancient Woodland within the site, ancient woodland along the Northern, eastern, southern and western boundaries and a LWS along the NW corner. The site is a mixture of orchards, arable fields, trees, hard standing, industrial buildings and grassland. Potential for protected species including bats, breeding birds, reptiles and dormouse.	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation can be implemented onsite if presence of protected species (if present)	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)		and areas of LWS and Ancient Woodland considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW = buffer size informed by survey results.	
Hedgerows			
TPO/ Veteran Trees	3	Tree should be incorporated into the design of the site.	N/A
Heritage	-	-	-
Archaeology	potential for multi period archaeology especially with management and utilisation of woodland. Mesolithic and Neolithic flints have been located within the woodland. There is also a possible industrial, bloomery site to the north east, which may be of Roman or later date.	Archaeological and Archaeological Landscape Assessment required to inform application to ensure important archaeological landscape features and any surface flint scatters are identified, and to ensure preservation of important landscape features.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration likely through either soakaways or basins due to large site area. Ground investigations required to confirm soakage rates. Possible surface water flow route which needs further study.		0.01%
Contamination/ Pollution	1: (Kingswood Business Centre)	Development will need to ensure that the site is remediated prior to development.	No change to the developable area.
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation	Assumed no change in developable land.

		with the underground utility's operator takes place.	
Public Rights of Way	Yes	PROW access should be retained and improved through the design of future development.	Included within density assumptions.
Pylons on site-	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring resident	Assumed included with destiny assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Access to site and public transport access.		
ACHIEVABILITY			

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 121	Site Name: Land at Redwood Glade			Parish: Bredhurst (100%)			
Address	Redwood Glade, Bredhurst			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	No	Nominated Capacity	4 to 7 units
Current Use	Building material storage			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.16	Brownfield/Greenfield	Brownfield				
Site Description	Site is on brownfield land. Part of site currently being developed into detached houses.						
Surrounding Uses	Site is surrounded by housing						
Planning History	1952 - Approved proposed bungalow. 1953 - Approved details of bungalow and garage. 1954 - Approved outline application for the erection of a petrol filling station and kiosk. Approved Details of petrol filling station and kiosk. Approved erection of dwelling house and garage. 1979 - Approved extension to workshop. 1982 - Approved front extension. 1985 - Refused outline application for one dwelling. 1988 - Approved front porch. 1991 - Approved formation of gable ends to roof and extension. 1993 - Refused outline Application for the erection of a detached four- bedroom chalet bungalow with integral garage. 1994 - Approved two storey rear extension. 1999 - Approved outline application for the erection of a detached 4 bedroom dwelling with integral garage. 2000 - Approved demolition of existing detached garage and single storey side extension, and erection of two storey side/rear extension. Approved demolition of dwelling and redevelopment of site to provide 4 new 2 storey houses. Refused erection of detached double garage. 2001 - Approved demolition of existing dwelling and redevelopment of the site to provide four new dwellings 2002 - Refused retrospective application for erection of front boundary wall/gates. 2003 - Approved outline application for 2 no. detached dwellings at Redwood Glade. Approved replacement of existing conservatory with a larger rear extension. 2004 – Approved mixed use of residential and the parking of commercial vehicles in the ownership of the occupiers.						


2005 - Refused outline application for the erection of 3 detached dwellings with integral garages. Approved demolition of existing detached garage and single storey side extension. Approved erection of 1 number detached dwelling. 2008 – Approved erection of one single dwelling and detached garage. 2011 - Refused outline application for the erection of four, three bedroom semi-detached dwellings. 2012 - Approved replacement of existing window with window/door combination and creation of sunken patio. Approved listed building consent for replacement of existing window with window. 2015 - Approved conversion of an existing store to a utility room with replacement window and door. Approved listed building consent: conversion of an existing store to a utility room with replacement window and door. 2017 - Approved erection of two detached dwellings. Refused outline application for residential development. 2019 - Approved listed building consent for a curtilage listed building to be demolished. Approved erection of a 3 bedroom 2 storey chalet bungalow.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site does not have any direct frontage onto the highway.	Provision of a suitable e access, requiring 3rd party land to access the highway network.	Site recommended as unsuitable on access grounds due to the requirement for 3rd party land to provide access to the highways network.
Access to Public Transportation & Services	Bus stops within 400m, but the service is of insufficient regularity. A primary school is within 800m, but it is a C of E school so not necessarily suitable for all children. No convenience store or GP within 800m. Less than 30 minutes by public transport to a major shopping area and less than an hour to a hospital.	None. Site qualifies at this stage on public transport journey times to key services.	Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	Kent Downs (100%)	-	Site unsuitable as sites outside the AONB are available.
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-

MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Bredhurst and Stockbury Downs landscape character area, which forms a part of the Dry Valleys and Downs landscape character type. The overall condition of the area is considered to be Poor, and the sensitivity to be Moderate, with an overall recommendation to Restore and Improve.		-
Local Nature Reserves	4; 3 - Western Site: The site is bare ground, hard standing, grassland and there are mature trees on the site boundary. Some Potential protected species including breeding birds. Eastern Site: The site was woodland in 2015 but in the last 3 years has been cleared and scrub/grassland is starting to re-establish on site. there are mature trees along the site boundaries. Reptiles have been recorded within the surrounding area so may have established on site (no reptiles were recorded as part of the reptiles surveys carried out for 16/504798/FULL). Potential for protected species to be present including foraging bats, reptiles and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	13	Tree should be incorporated into the design of the site.	N/A
Heritage	-	-	-
Archaeology	some archaeological potential for post medieval or later agrarian heritage remains.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways likely. Small site area however may prevent this depending on development scale.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the	Assumed no change in developable land.

		underground utility's operator takes place.	
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring resident	Assumed included with destiny assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and in AONB		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 123	Site Name: Land off Hunton Road			Parish: Marden (100%)			
Address	Hunton Road, Chainhurst			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	P.J. & P.A Burke			Developer interest?	No	Nominated Capacity	10 units
Current Use	Agricultural			Availability Date		Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.52	Brownfield/Greenfield	Greenfield				
Site Description	Site is part of a farmers filed to the west of Hunton Rd south of Chainhurst.						
Surrounding Uses	To the east of the site are residential buildings, otherwise the site is surrounded by agricultural/ grasslands, including across Hunton Rd.						
Planning History	1999 – Approved installation of pitched roof to existing flat roofed two storey side extension. 2006 - Approved ground and first floor extension to rear of property.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Possible to provide a suitable access with site frontage and improvements to the existing access, however a shared access with adjacent proposed site 213 would be preferable.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but the service is infrequent. No Shops, Primary School or GP within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	Increased bus service regularity and provision of pavements connecting the site to the bus stops. There appears sufficient KCC owned verge to provide these pavements although, alternately, a new bus stop could potentially be provided closer to the site.	The required mitigation is unfeasible due to the site being of insufficient scale to support increased bus service regularity, even considered cumulatively with site 213. Site recommended as unsuitable on sustainability grounds.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - arable field with mature boundary to the south and a small woodland to the east.		-

Local Wildlife Sites	Some potential for protected species to be present including foraging/commuting bats and breeding birds (including ground nesting).	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains. Historic stables survive opposite at Cedardene Farm.	Some consideration of impact of scheme on designated historic stables at Cedardene Farm	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (1.34%) / None (98.66%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to risk of flooding
Drainage	No OWC's found on mapping. Confirmation required.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring resident	Assumed included with destiny assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to public transport		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 126	Site Name: Abbots Court Farm		Parish: Bredhurst (100%)	
Address	The Street, Bredhurst		AVAILABILITY	
Landowner	Mr Derek and Mr David Barton		Landowner Consent?	Yes
Agent	Bloomfields		Developer interest?	Yes
Current Use	Grazing horses		Availability Date	Now
Promoted Use(s)	Residential		Legal Constraints?	No
Site Area (Ha)	3.3	Brownfield/Greenfield	Nominated Capacity	85-90 units
Site Description	A rectangular field area that is well-contained by mature vegetation and surrounding development, which currently encompasses the site on three sides, with the motorway abutting the fourth northern side.		Modelled Capacity	N/A
Surrounding Uses	There are surrounding residential development, and the site is well contained in relation to the existing physical built settlement of Bredhurst			
Planning History	1986- Approved change of use of store room to residential room and minor internal alterations.1987 - Approved provision of hardstanding to form car parking area for public house. Approved provision of hardstanding to form car parking area for public house.1989-Approved listed building consent for the provision of hardstanding as amended by drawing. Approved provision of hardstanding to form overspill car parking area. Refused construction of rear conservatory. Refused listed building consent for a rear conservatory. 1991- Approved single storey extension to dwelling. 1994 - Refused use of existing public house car park as general market. 2003- Approved listed building consent for the erection of a single storey and first floor extension and two storey side extension. 2004 - Approved erection of single storey and first floor rear extension, two storey side extension. 2006 - Approved erection of single garage and part demolition of existing double garage. 2007 - Refused erection of a pitched glazed roof to cover entrance of drinks terrace. Refused listed building consent for erection of a pitched glazed roof to cover entrance of drinks terrace. Approved listed building consent for Erection of a pitched glazed roof to cover entrance. 2008 - Approved erection of a pitched glazed roof to cover entrance and covered shelter. 2010 - Approved erection of a replacement agricultural building.			

2015 - Approved erection of single storey rear extension and internal alterations and alterations of garden area. Approved listed building consent for erection of single storey rear extension and internal alterations. 2016 - Approved replacement of temporary mobile home, erection of detached rural worker's dwelling. Refused outline application for erection of two detached single storey dwellings. 2019 - Refused replacement of an existing B1 commercial building. Approved replacement of commercial building with B1 office building together with storage space and parking arrangement.


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage to achieve access.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but the service is of insufficient regularity. A primary school is within 800m, but it is a C of E school so not necessarily suitable for all children. No convenience store or GP within 800m. Less than 30 minutes by public transport to a major shopping area and less than an hour to a hospital.	None. Site qualifies at this stage on public transport journey times to key services.	Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	Kent Downs (100%)	-	Site is unsuitable as there are available sites outside the AONB.
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Bredhurst and Stockbury Downs landscape character area, which forms a part of the Dry Valleys and Downs landscape character type. The overall condition of the area is considered to be Poor, and the sensitivity to be Moderate, with an overall recommendation to Restore and Improve.		-

Local Nature Reserves	4 - 8 grassland fields with trees throughout and a modern agricultural building/stable to the NE of the site. There is a woodland and mature hedgerow to the north of the site and hedgerows along the western boundary. Potential for protected species include foraging bats and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	high potential for archaeology associated with the 15th century Abbots Court Farm.	Archaeological DBA required to inform application, especially consideration of impact on the setting of the designated Abbots Court Farm.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	0.4 ha of site within surface water flood risk. Site is likely suitable for infiltration, confirmation of rates needed through infiltration testing.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utility's operator takes place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-

Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Site is 100% in AONB		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	Yes/No

Site Ref: 127	Site Name: The Paddocks Brickfield Cott			Parish: Detling (100%)			
Address	The Croft, Pildrims Way, Detling			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Gullands			Developer interest?	No	Nominated Capacity	33 units
Current Use	Paddock			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Care home, ancillary retail						
Site Area (Ha)	1.61	Brownfield/Greenfield	Greenfield				
Site Description	A paddock for a larger detached 19 th century residence, off private driveway adjoin9ng open countryside. Gently sloping ground , rising north.						
Surrounding Uses	It is adjacent Detling village boundary, as well as residential and agricultural uses.						
Planning History	1959 - Approved conversion of store to self-contained flat. 1964 - Refused erection of a bungalow. 1971 - Refused erection of a bungalow. 1972 - Refused outline application for the erection of bungalow. 1974 - Refused one dwelling. Refused erection of chalet bungalow and garage. 1979-Approved recreation ground for children. 1981 - Refused outline application for dwelling house 1991 - Refused construction of conservatory extension for shower room and swimming pool. 1998 - Approved proposed alterations to front garden area. 1999 - Approved first floor extension and first floor window. 2000 - Approved first floor extension. 2007 - Approved changes of use of land for keeping of horses, erection of stables. Construction of a sand school. 2009 - Refused erection of one dwelling. 2010-Refused erection of a detached garage. Approved erection of a two storey side extension. Refused erection of one dwellinghouses. 2014 - Approved single storey extension to east elevation. 2015-Refused single storey rear extension, including two Velux windows. Approved single storey rear extension, including two Velux windows.						



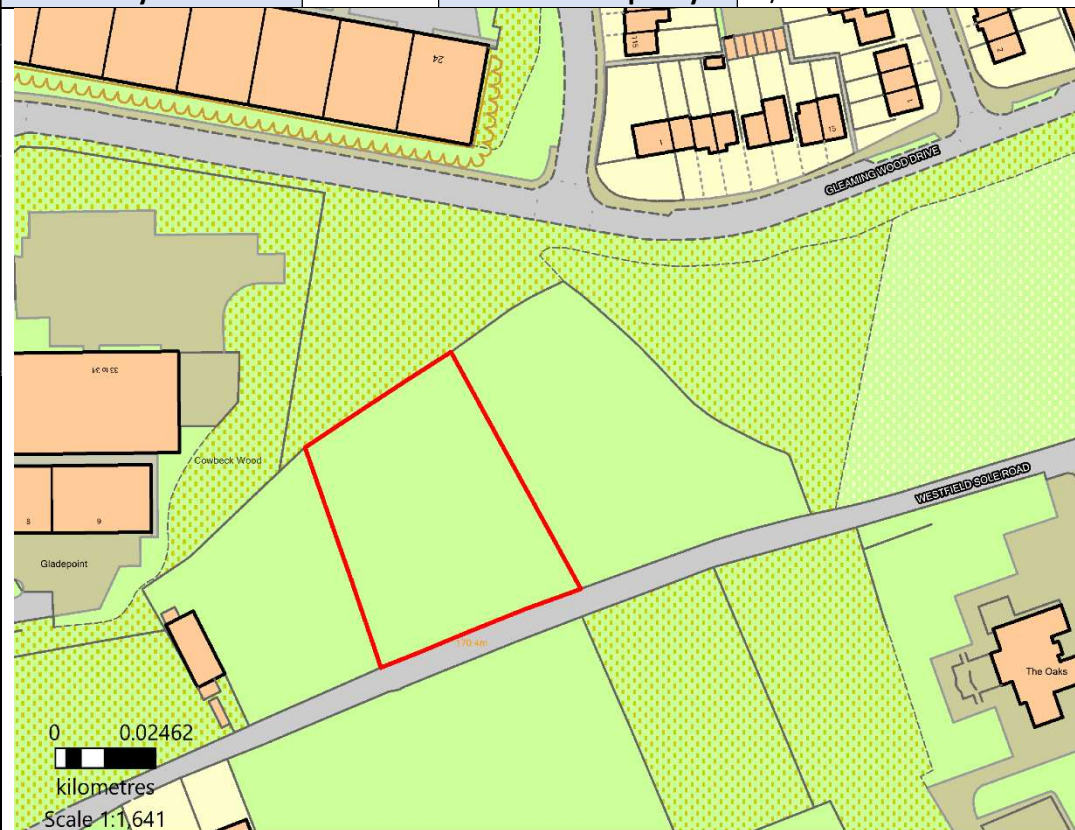
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Pilgrims way is of insufficient width for requirements.	Widening of Pilgrims Way, requiring 3rd party land.	Site recommended as unsuitable on access grounds due to the requirement for 3rd party land to achieve suitable access to the primary highways network.
Access to Public Transportation & Services	Bus stops within 400m, but the service is irregular. No Primary School, GP or convenience store within 800m. Over 30 minutes public transport time to Maidstone High Street and over an hour to hospital.	Increased bus service regularity and provision of pavements along Pilgrims Way, requiring 3rd party land to achieve suitable pavement and carriageway widths.	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation and the insufficient scale of the site to provide new bus services.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	Kent Downs (100%)	-	Site is unsuitable as there are available sites outside the AONB.
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Thurnham Vale landscape character area, which forms a part of the Gault Clay Vale landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	2 - the site is a grassland field, residential building, garden and has mature trees along the western, eastern and southern boundary. The ARCH project recorded the site as other	Mitigation requirements will be dependent on the results of any surveys (including botanical). If the grassland is identified as a habitat of principle importance there will be a need for	-
Local Wildlife Sites			

Special Area of Conservation	Neutral Grassland which at the time of the survey was not assessed as a habitat of principle importance however the site was surveyed out of season so it is possible that the botanical interest is higher than assessed during the ARCH Survey. Potential for protected species to be present including bats, reptiles and breeding birds.	mitigation for the loss of the grassland and depending on the number of dwellings proposed it's unlikely that it can be done on site. Likely that protected species mitigation can be implemented onsite if presence of protected species considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	24	Tree should be incorporated into the design of the site.	N/A
Heritage	-	-	-
Archaeology	archaeological potential for remains associated with the use of the Pilgrims Way, an ancient routeway in use probably since the Prehistoric Period; and with The Croft, a post medieval farm complex.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Site is likely suitable for infiltration, confirmation of rates needed through infiltration testing.		
Contamination/ Pollution	0: (None)		
Land stability	-	-	-
Utilities (underground)	Yes		
Public Rights of Way	No		
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-

Neighbouring resi use?	-	-	-
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Access to the site & Public Transport Access, Sit also in Area of outstanding Natural Beauty.		
ACHIEVABILITY			

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	Yes/No

Site Ref: 128	Site Name: Land at Westerfield Sole Rd			Parish: Boxley (100%)	
Address	Westerfield Sole, Lidsing			AVAILABILITY	
Landowner				Landowner Consent?	Yes
Agent				Developer interest?	Yes
Current Use	Paddocks			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	0.28	Brownfield/Greenfield	Brownfield	Nominated Capacity	20-25 units
Site Description	Site is a scrubland site, variously wooded throughout, and abounded by woodland.			Modelled Capacity	N/A
Surrounding Uses	The site has woodland to the north, east, and west of it. The woodland is not immediately abounding the site to the east and west, and there is scrubland adjacent between the site boundary and the start of the treeline. Across Westfield Sole to the south is a grassland field which appears to be in agricultural use.				
Planning History	1977 - Approved change of use to garden centre. 1981 - Approved warehouse. 1984 - Approved six warehouse units. 1985 - Refused outline application for erection of one dwelling. Approved construction of Medway Towns Southern Peripheral Road Stage 4. 2003 - Approved extension to industrial unit, and extension of car parking and turning area. 2017 - Refused extension to the existing factory. 2018 - Refused retrospective application for retention of a car parking area. 2019 - Refused incorporating remedial works and retention of a car parking area.				



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage to achieve new access.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or routes within 400m walking distance. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to a high street. Approximately 1 hour to Medway Maritime Hospital.	Option 1: Provision of a new bus route, with bus stops and pedestrian infrastructure, as well as some widening along Westfield Sole road, requiring 3rd party land. Option 2: Provision of a footpath to the north, onto Gleaming Wood Drive. If this was pres	Site recommended as unsuitable due to the need for 3rd party land in order to deliver the required mitigation and, for option one, the insufficient scale of the site to provide new bus services.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	8% within 15m.	15m buffer adjacent to Ancient Woodland	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Bredhurst and Stockbury Downs landscape character area, which forms a part of the Dry Valleys and Downs landscape character type. The overall condition of the area is considered to be Poor, and the sensitivity to be Moderate, with an overall recommendation to Restore and Improve.		-
Local Nature Reserves	2 - Area of rough grassland/scrub which is adjacent and has connectivity to areas of Ancient Woodland. Potential for protected species to be present throughout the site including reptiles, dormouse, foraging/commuting bats, badgers and breeding birds.	Mitigation requirements will be dependent on the results of any surveys but due to size of site unlikely that on site mitigation can be implemented . There Is a requirement for at least a 15m AW buffer along the NW boundary - buffer size informed by survey results. Retention,	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows		creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
TPO/ Veteran Trees	2	Tree should be incorporated into the design of the site.	N/A
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Site is likely suitable for infiltration, confirmation of rates needed through infiltration testing.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Insufficient public transport access.		
ACHIEVABILITY			

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	Yes/No

Site Ref: 129	Site Name: Rear of Ashford Rd			Parish: Bearsted (99.96%) / Otham (0.04%)			
Address	Ashford Rd, Bearstead			AVAILABILITY			
Landowner	The Best Family			Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning			Developer interest?	Yes	Nominated Capacity	50 units
Current Use	Residential/ Field			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	5.36	Brownfield/Greenfield	Greenfield				
Site Description	The site relates to two distinct parcels of land south of Ashford Road, consisting of demolished dwelling that has fallen into a state of disrepair, the topography of the land decreases from northwest to south east. There is also and irregular shape parcel of land towards the east						
Surrounding Uses	Site is at the edge OF Bearsted, Bust stops are available in walking distance						
Planning History	1975 - Refused outline application for access road and footpaths. Refused residential development. 1976 - Approved extensions. Refused outline application for 5 detached houses. 1977 - Refused outline application for one house with integral garage. 1979 - Approved bay window to kitchen. 1980 - Refused outline application for construction of Church. Refused outline application for seventeen detached private houses. Refused outline application for construction of church. Approved garage extension. Refused residential development on estate layout. 1980 - Refused six detached bungalows. 1982- Refused residential development and church. Refused Residential development and church. Refused O/A Erection of single detached dwelling and rear garage. 1984-Approved three detached houses. Approved erection of detached dwelling and double garage. 1985 - Refused residential development. Approved resiting of plots 47-49 inclusive and reversing dwelling types on plots. 1986 – Refused 62 single person flats, 3 family flats and 2 wardens dwelling. 1989 - Approved erection of new garage. 1991-Approved erection of front porch and first floor. 1992-Refused outline application for bungalow providing four respite care. Approved single storey rear extension to kitchen. 1996 - Approved erection of 49 new dwellings and garaging, public open space and river side walk. 2000 - Approved erection of single storey extension to front of garage, new porch and single storey circular.						


2002 - Approved extensions and alterations to existing dwelling. 2003 - Approved first floor rear extension 2004 - Refused change of use of land for the winter storage of a touring caravan. Approved demolition of existing house and erection 3 no. detached dwellings. 2006 - Approved erection of a new detached dwelling plus demolition and erection of a new attached garage. 2011 - Refused demolition of 170 Ashford Road and erection of six detached dwellings. 2013 - Approved erection of 2 side dormer windows to facilitate loft. 2014 - Approved erection of front porch / entrance hall; extension, internal and external alterations. 2015 - Approved part retrospective application for replacement hedge. 2016 - Approved retrospective application for new terrace. Approved extension of hallway, internal and external alteration. 2017 - Approved demolition and associated garaging and erection of a replacement dwelling and garage/ car barn. 2018 - Approved conversion of loft storage area into a home office. 2019 – Approved demolition of existing detached garage, erection of two storey side extension.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access track is of insufficient width for requirements. The track is a current public right of way, which must be preserved and catered for in any development of the site.	Widening of the access track, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to deliver the necessary mitigation.
Access to Public Transportation & Services	Bus stops within 400m, but the service is less than 2 per hour. A GP and shops within 800m, but no Primary School. Less than half an hour public transport time to Maidstone High Street and less than an hour to Maidstone hospital.	Increased bus service provision ideal, but the times to Maidstone High Street and Hospital are sufficient to achieve the baseline sustainability needed at this stage.	Site recommended on sustainability grounds as suitable at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-

Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Len Valley (96.3%) / None (3.7%)		Site would have an unacceptable impact on the Len Valley LLV.
Landscape Character	The Landscape Character Study identifies that the site is partially within the Langley Heath Undulating Farmlands landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		
Local Nature Reserves	2 - A large site with 3 parcels of land within it - A woodland area and residential dwelling to the West of the site (partially cleared), grassland area in the centre of the site and a woodland/grassland are in the east of the site. There is a stream running along the southern boundary and there is good connectivity to the surrounding area. The ARCH project recorded the grassland within the SE of the site as other Neutral Grassland which at the time of the survey was not assessed as a habitat of principle importance however the site was surveyed out of season so it is possible that the botanical interest is higher than assessed during the ARCH Survey. There are mature hedgerows along the northern and southern boundaries. Surveys carried out as part of planning application 16/506795 detailed that the western part of the site had potential for bats, reptiles and breeding birds and there was evidence of badgers within the site.	Mitigation requirements will be dependent on the results of any surveys (including botanical). If the grassland is identified as a habitat of principle importance there will be a need for mitigation for the loss of the grassland and depending on the number of dwellings proposed it's unlikely that it can be done on site. Possible that protected species mitigation can be implemented onsite if presence of protected species and habitats considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	38	Trees will need to be retained as part of any development.	N/A
Heritage	-	-	-

Archaeology	archaeological potential for multi period remains associated with activity within the valleys of the River Lilk and Len	Archaeological DBA required to inform application, especially in view of River Len along southern boundary	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (0.32%) / Flood Zone 3 (15.53%) / None (84.16%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to risk of flooding
Drainage	Portion of site within flood zone 2 and 1.4ha of site within a possible surface water flow path. Development and attenuation should be located outside of these areas where possible.		0.16%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place	Assumed no change in developable land.
Public Rights of Way	Yes	PROW access should be retained and improved through the design of any future development.	Included within density assumption.
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Access to the site & Landscape		
ACHIEVABILITY			

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	Yes/No

Site Ref: 130	Site Name: Land adjacent to Ivans Field			Parish: Chart Sutton (100%)			
Address	Warmlake Rd, Chart Sutton			AVAILABILITY			
Landowner	Mr K & Mrs G Whibley			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Lambert & Foster Ltd			Developer interest?	Yes	Nominated Capacity	64 units
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	2.65	Brownfield/Greenfield	Greenfield				
Site Description	The site is accessed off Ivan’s Field – a small residential close, itself accessed off Warmlake Road. The road leads up to a gate at the edge of the site. The site is a flat grass field bounded on all sides by hedgerow and trees.						
Surrounding Uses	Directly to the south/south east and east of the site are fields currently in agricultural use. To the north, west and south west of the site are residential properties.						
Planning History	1976 - Refused outline application for three bungalows. 1985 - Approved outline application for new dwelling. 1985 - Approved First floor rear extension. 1986 - Refused outline application for the erection of two detached dwellings. 1987 - Approved detached 5 bedroomed dwellinghouses. 1993 - Approved change of agricultural land to residential land. 1997 - Approved erection of a part two storey and part first floor rear extension 2000 - Approved single storey side extension and widening of existing access. 2005 - Approved erection of 5 number two bedroom and 3 number three bedroom affordable dwellings. 2016 - Approved proposed single storey side and rear extension.						


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access Achievable onto B2163.	Provision of a suitable access junction.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stop within 400m, but the service is too irregular. No GP, Primary School or Shop within 800m. More than 30 minutes public transport time to Maidstone town centre and over an hour to the Hospital.	Increased service regularity on existing route, as well as pavement ant crossing provision to access the bus stops.	Required mitigation unfeasible by this site alone, but can be enabled by adjacent sites. Most likely to be enabled by site 231, however site 178 could also collaborate with this one. Site recommended as suitable, dependant on adjacent sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is partially within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve. The Landscape Character Study identifies that the site is partially within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - A grassland field which is regularly cut/mown with mature hedgerows around the	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required	-
Local Wildlife Sites	eastern and southern boundaries. Some		

Special Area of Conservation	connectivity to the surrounding area but greatest interest likely to be hedgerows. Potential for some protected species to be present include bats and breeding birds.	can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1	Any potential development will need to retain the protected tree.	Due to size of site, no deduction from developable area.
Heritage	-	-	-
Archaeology	Potential for important archaeology and archaeological landscape features associated with Iron Age and Roman activity. The southern boundary may contain remains of a significant bank and ditch system which would be preferable to retain. Rest of site may contain prehistoric and later remains.	Archaeological DBA and Archaeological landscape assessment needed to inform development. Parts of this site, particularly the southern boundary may be constrained from development and no access across Iron Age boundary system.	Assumed 20% deduction from developable area.
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Site is likely suitable for infiltration, confirmation of rates needed through infiltration testing.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-

Neighbouring resi use?	-	-	-
Settlement hierarchy	Site is not in or adjacent to any settlement within the settlement hierarchy.	Mitigation not possible – Chart Sutton is not a sustainable location within the borough.	
CONCLUSION: Is the Site Suitable?	No: Hierarchy (Chart Sutton)		
ACHIEVABILITY			

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	Yes/No

Site Ref: 131	Site Name: Owl Court			Parish: Ulcombe (100%)			
Address	East of Headcorn Rd, Ulcombe			AVAILABILITY			
Landowner	M W Wickham Estate			Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning			Developer interest?	No	Nominated Capacity	27 units & a community use
Current Use	Scrub			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential, community use						
Site Area (Ha)	2.34	Brownfield/Greenfield	Greenfield				
Site Description	Wooded/ scrubland site with hedges surrounding it. Site is at the corner of Headcorn & Eastwood Rds in Ulcombe village.						
Surrounding Uses	The site wraps around the Chestnut Close residential estate, which would form the north-west corner of a square site including this land parcel. To the east of the site is a reservoir and agricultural land. Ulcombe cricket ground is across Eastward Rd to the south, and there is existing residential use across Headcorn Rd to the west.						
Planning History	1949 - Approved erection of a dwellinghouses. Approved Erection of dwelling. 1953 - Approved outline application for the erection of twelve houses. 1954 - Approved erection of eighteen dwellings. 1956 - Refused outline application for the erection of five bungalows. 1961 - Approved erection of police house and garage. 1962 - Approved Details of dwelling. 1963 - Refused outline application for four dwellings. Approved outline application for four dwellings. 1964 - Approved erection of four bungalows. Approved outline application for the erection of two dwellings. Approved outline application for three dwellings. 1966 - Refused outline application for residential development. 1969 - Refused outline application for residential development of 12 plots. Approved conversion of two cottages into one. 1970 - Refused erection of four detached houses. 1971 - Approved conversion of oasthouse to residential use. Approved Details of three Georgian style houses.						



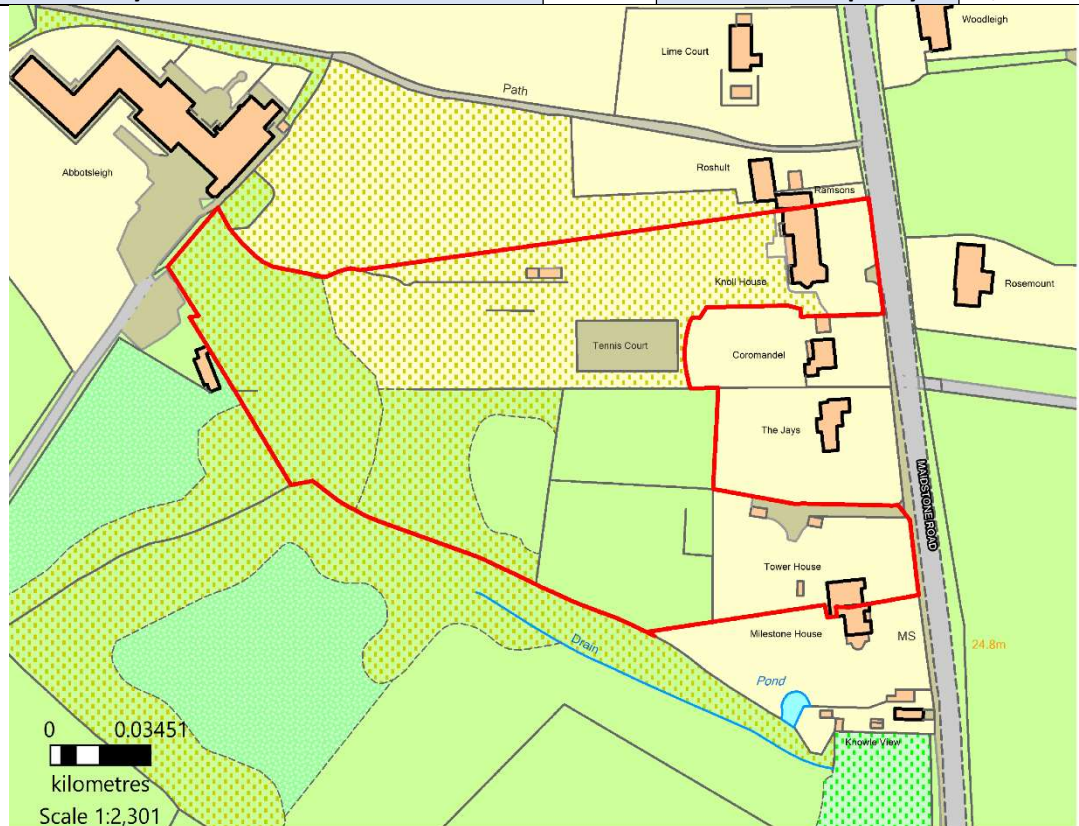
1972 - Approved outline application for three dwellings. 1976 - Approved single storey extension. Refused outline application for residential development. 1977 - Refused outline application for one bungalow. 1981 - Refused outline application residential development on farmland. 1986 - Approved demolition of 8 Airey houses and erection of 14 units. 1989 - Approved side extension. 1991 - Refused removal of agricultural occupancy condition. 1994 - Approved Erection of single storey profiled-metal sheet clad implement. 1998 - Approved listed building consent for internal and external alterations in converting two properties to single dwellings. 1999 -Approved single storey front extension. 2001- Approved erection of side conservatory extension. Approved erection of two storey side. 2006 - Approved proposed internal alterations, erection of extension. 2016 – Approved demolition and erection of oak framed outbuilding. 2019 - Approved removal of existing outbuilding and erection of a single storey pitched roof.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Road widths insufficient to achieve standards at several sections to the north and south of the site, on the routes towards Headcorn and the A20.	Widening of roads connecting to the primary road network, requiring 3rd party land.	Site recommended as unsuitable on access grounds due to the need for 3rd party land in order to deliver on the required mitigation measures.
Access to Public Transportation & Services	Site is close to bus stops, but the services are too irregular. No GP or shop within 800m. Primary school within 800m. More than an hour to Maidstone High Street and Hospital by public transport.	Increased public transport frequency, as well as pedestrian infrastructure improvements.	Mitigation measures unfeasible, due to insufficient scale of site to achieve new bus route. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-

Landscape Character	The Landscape Character Study identifies that the site is within the Ulcombe Mixed Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2 - A grassland field with scrub throughout and a ditch running along the eastern boundary. Potential for protected species to be present including bats, reptiles, breeding birds and badgers.	Mitigation requirements will be dependent on the results of any surveys. But unlikely that any mitigation required can be fully implemented onsite. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
Heritage	-	-	-
Archaeology	some potential for prehistoric remains and for post medieval agrarian heritage particularly associated with Bakers Farm (Vale Beck)	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge to adjacent watercourse likely. On site attenuation required with a restricted discharge.		
Contamination/ Pollution	-	-	
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place	Assumed no change in developable land.
Public Rights of Way	Yes	PROW access should be retained and improved through the design of any future development.	Included within density assumption.

Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Access to the site and public transport access.		
ACHIEVABILITY			

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	Yes/No

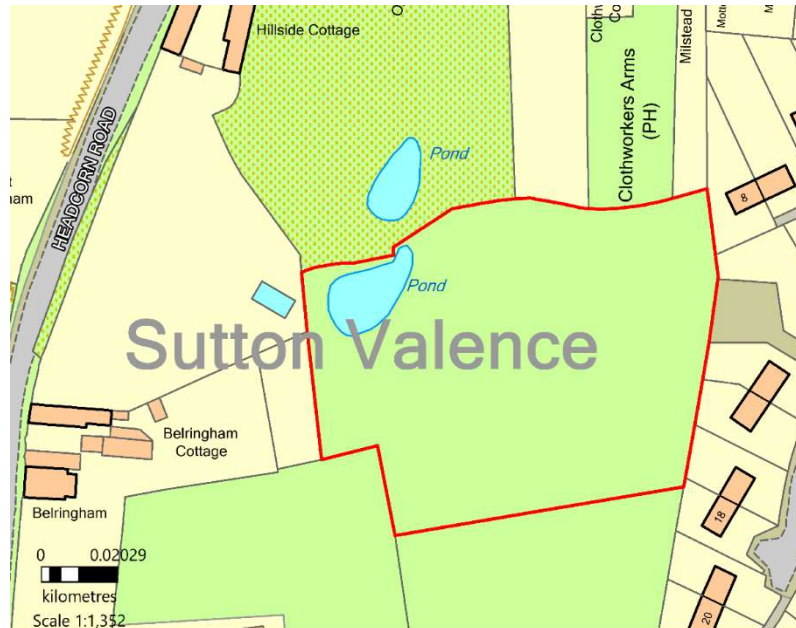
Site Ref: 132	Site Name: Knoll House & Tower House			Parish: Staplehurst (100%)			
Address	Maidstone Rd, Staplehurst			AVAILABILITY			
Landowner	Murray Wills & Alan Pett			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Page & Wells Ltd			Developer interest?	Yes	Nominated Capacity	48 units
Current Use	Residential & Paddock			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	2.13	Brownfield/Greenfield	Greenfield				
Site Description	Gardens, grazing land, and woodland/scrub.						
Surrounding Uses	Gardens to north, A229 to east, Grazing land to south, care home to west.						
Planning History	1975 - Approved conversion of house into two dwellings. 1975 - Approved replacement dwelling. 1976 - Approved Extension to rear elevation. 1982 - Approved change of use from private dwelling to old person's rest home. Refused outline application for erection of bungalow. Approved single storey rear and side extension. 1983 - Refused mobile home. Refused mobile home for residential occupation. 1988 - Approved extensions to existing dwelling to form garage bedrooms and bathroom. 1992 - Approved two storey extension. 1995 - Refused erection of two storey building to provide an extra 20 bedrooms. 2000 - Approved erection of single storey extension to rear elevation. 2004 - Refused part two and part single storey extension to existing residential home. 2004 - Refused erection of part two storey and part single storey extension to existing residential home.						

SUITABILITY

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access should be achievable onto Maidstone Road.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stop within 400m, on a regular bus route, however. No GP, Primary School or Shop within 800m. More than 30 minutes public transport time to Town centre and hospital.	Provision of new bus stops and a crossing facility. Sites 212 and 034 could potentially provide more direct access to the rail station, which would then be within 400m walking distance of some of the site.	Required mitigation measures feasible. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2 - The site is a mixture of grassland, woodland, residential buildings/gardens and mature trees/hedgerows. Ecological information submitted as part of planning application 18/505100/OUT adjacent site advised that the site had potential for GCN, Reptiles, Dormouse and bats - similar habitat is present on this site and therefore similar species likely to be present within this site.	Mitigation requirements will be dependent on the results of any surveys. Possible that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows		and enhance connectivity to the wider area.	
TPO/ Veteran Trees	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
Heritage	-	-	-
Archaeology	low potential for multi period remains especially associated with Roman road alignment and post medieval agrarian heritage remains.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge to adjacent watercourse likely. On site attenuation required with a restricted discharge.		0.01%
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Townscape	The village envelope of Staplehurst at present does not spread north of the railway line.	Mitigation not possible.	Site is unsuitable on townscape grounds
CONCLUSION: Is the Site Suitable?	No: Potential impact on townscape North of Staplehurst		
ACHIEVABILITY			

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	Yes/No

Site Ref: 133	Site Name: Land NE of Old Belringham Hall			Parish: Sutton Valence (100%)			
Address	Sutton Valence Hill, Sutton Valence			AVAILABILITY			
Landowner	Mr & Mrs Gunnery			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields & Lambert & Foster			Developer interest?	No	Nominated Capacity	10 units
Current Use	Residential & Garden land			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.75	Brownfield/Greenfield	Greenfield				
Site Description	Gently sloping meadow, from north & west (high), to south and east (low). Access at present from adjacent neighbouring residences. Sporadic tree coverage, and a pond present.						
Surrounding Uses	Site is adjacent to a large detached residence & oasthouse. To the east of the site are the backs of semi-detached homes on South Bank, to the north are the vegetated backs of properties on Lower Rd, and the grounds of Belringham Hall, which sweep around to the west. To the south of the site are two detached houses, one the landowners, the other is screened off by trees.						
Planning History	1975 - Approved erection of new garage. 1976 - Refused erection of single dwelling. Approved block of three garages. 1977 - Refused erection of dwelling. Refused outline application for garage. 1979 - Refused outline application for dwelling and garage. 1983 - Approved outline application alterations and extensions to provide two separate dwellings. Approved Bedroom extension. 1987 - Refused outline application for 24 single storey elderly persons and wardens dwellings. 1995 - Approved listed building consent for internal alterations, staircase formation, and replacement of obscure glass. 1998 - Approved listed building consent for proposed bedroom extension. Approved construction of a garage. 2002 - Refused removal of existing window, installation of patio doors, external landing and stair structure. 2003 - Approved removal of existing window, installation of patio doors, external landing and stair structure. 2005 - Approved erection of a single storey extensions and front porch. 2006 - Approved listed building consent for the installation/reinstatement of cast iron railings and demolition of section of wall. Approved erection of a replacement garden workshop, alteration to boundary wall. Approved listed building consent for the erection of a garden workshop. Approved Retention and development of ponds.						


2008 - Approved erection of new entrance to workshop, size extension, roof replacement, wall demolition and installation of letterbox. Approved erection of new entrance to workshop, size extension, roof replacement, wall demolition and installation of letterbox. 2011 - Approved listed building consent for the reconstruction of an existing wall. Approved erection of a two-storey side extension. 2015 - Refused detached four bedroom house. 2017 - Refused construction of new 4 bedroom dwelling house and detached garage.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site lacks direct frontage onto the highway network.	Provision of a suitable access, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to achieve access to the highway network.
Access to Public Transportation & Services	No bus stops or routes within 400m (walking distance). No GP, Shop or Primary School within 800m. More than 30 minutes to Maidstone High Street and more than an hour to Maidstone Hospital by public transport.	Provision of a new / diverted bus route to within 400m of the site, as well as the necessary pedestrian infrastructure improvements to and bus stops.	Mitigation measures unfeasible, due to insufficient scale of site to achieve new bus route. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Greensand Ridge (100%)		Development would have an unacceptable impact on local landscape, including the Greensand Ridge.
Landscape Character	The Landscape Character Study identifies that the site is within the Sutton Valence Greensand Ridge landscape character area, which forms a part of the Greensand Ridge landscape character type. The		

	overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - A grassland field surrounded by mature hedgerows with a pond within the NW corner.	Mitigation requirements will be dependent on the results of any surveys.	-
Local Wildlife Sites	Greatest ecological interest is likely to be within the site boundaries/pond - there is good connectivity to the surrounding area. Potential for protected species to be present include breeding birds, GCN and bats.	Likely that any mitigation required can be implemented onsite if presence of protected species (if present) and habitats considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	Adjoins Sutton Valence Conservation Area which lies directly to the north and which benefits from a rural setting to the south which contributes strongly to its village character. Belringham House (grade II listed, ref: 1060908) and grounds to the east side of Headcorn Road, opposite the site. An imposing Georgian house which currently forms the entrance to the village from the south. Numerous listed buildings to the north on Lower Road which back onto the site.		Development of the site would erode the setting of the above heritage assets and likely to result in a degree of harm.
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration on site likely. Ground investigation required on site to confirm rates. Smaller site area therefore consideration should be given to appropriate separation distance from dwellings and infiltrating features.		
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place	Assumed no change in developable land.
Public Rights of Way	No		

Pylons on site			
Neighbour/ Residential amenity			
Neighbouring resi use?			
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Access to the site & Public Transport Access as well as Landscape & Heritage		
ACHIEVABILITY			

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	Yes/No

Site Ref: 135	Site Name: Land south of Ashford Rd			Parish: Bearsted (100%)	
Address	Ashford Rd, Bearstead			AVAILABILITY	
Landowner	Mr J Fuller			Landowner Consent?	Yes
Agent	DHA Planning			Developer interest?	No
Current Use	Scrub			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	2.1	Brownfield/Greenfield	Greenfield	Nominated Capacity	20-40 units
Site Description	The site can be accessed by a right of way along the public footpath				
Surrounding Uses	There are residential properties to the north and east. To the south and east the land is undeveloped.				
Planning History	1980 – Refused outline application for seventeen detached private houses. 1982 - Refused outline application for erection of single detached dwelling and garage at rear. 1983 - Approved front porch. 1985 - Refused Residential development. 1986 - Refused single person flats, 3 family flats, 2 wardens' dwellings and residents meeting room. 1989 - Approved change of use to day nursery. 1990 - Approved renewal of temporary permission for Ashford Road for a mixed residential use and as use for a Montessori Day Nursery School. 1991 - Approved renewal of temporary permission for Nursery School. 2004 - Refused retrospective application seeking change of use of land for the winter storage of a touring caravan. 2005 - Approved erection of a conservatory. 2006 - Approved erection of a two storey front extension and widening of garage. 2012 - Approved two storey extension.				
					

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site landlocked (no frontage onto the highways network), unless access can be granted through site 088 or 129.	Provision of a suitable access through adjacent proposed sites.	recommendation would be that the site is suitable on access grounds on the condition that access could be provided through sites 088 or 129. Both those sites recommended as unsuitable on access grounds, however, so access to the highway would require 3rd
Access to Public Transportation & Services	Bus stops within 400m, but the service is less than 2 per hour. A GP and shops within 800m, but no Primary School. Less than half an hour public transport time to Maidstone High Street and less than an hour to Maidstone hospital.	Increased bus service provision ideal, but the times to Maidstone High Street and Hospital are sufficient to achieve the baseline sustainability needed at this stage.	Site recommended on sustainability grounds as suitable at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Len Valley (99.94%) / None (0.06%)		Development would have an unacceptable impact on local landscape, including the Len Valley.
Landscape Character	The Landscape Character Study identifies that the site is partially within the Langley Heath Undulating Farmlands landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		
Local Nature Reserves	2 - The site is a mixture of grassland and woodland/scrub and there is good	Mitigation requirements will be dependent on the results of any surveys	-

Local Wildlife Sites	<p>connectivity to the surrounding area. . The ARCH project recorded an area of grassland within the SW of the site as Neutral Grassland which at the time of the survey was not assessed as a habitat of principle importance however the site was surveyed out of season so it is possible that the botanical interest is higher than assessed during the ARCH Survey. The aerial photos indicate that the grassland has not been managed and is now scrub/woodland - but there still may be some botanical grassland interest within this area of the site. Surveys carried out as part of planning application 16/506795 detailed that the adjacent site had potential for bats, reptiles and breeding birds and there was evidence of badgers within the site - we would expect similar species to be present within this site.</p>	<p>(including botanical). If the grassland is identified as a habitat of principle importance there will be a need for mitigation for the loss of the grassland and depending on the design it may be possible for it to be implemented on site. Unlikely that protected species mitigation can be fully implemented on site</p>	
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	4	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
Heritage	-	-	-
Archaeology	some potential for multi period remains associated with activity close to the Rivers Lilk and Len	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (0.16%) / Flood Zone 3 (1.49%) / None (98.35%)	Development should be directed to the areas of lowest flood risk.	Site is unsuitable due to risk of flooding
Drainage	Split geology type. Hythe beds may allow for infiltration however, is dependent upon depth to groundwater which has been flagged up as being shallow in this area. Ground investigation recommended, should it be found infiltration is not possible then discharge to nearby OWC is possible.		0.02%

Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: access to the site and landscape		

CONCLUSION Is the Site...		
Available?	Suitable?	Achievable?
Yes	No	n/a