


Site Ref: 001	Site Name: Land Adjacent to Brhemar Garage			Parish: Sutton Valence (100%)			
Address	Headcorn Road, Sutton Valence			AVAILABILITY			
Landowner	Ken Busher			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Martin Potts Associates			Developer interest?	No	Nominated Capacity	30/35 units
Current Use	Commercial			Availability Date	Now	Modelled Capacity	16 units
Promoted Use(s)	Medical centre and Assisted Living						
Site Area (Ha)	0.86 Ha	Brownfield/Greenfield	Greenfield				
Site Description	Site is overgrown scrubland adjacent to Headcorn Rd south of Sutton Valence. There is fencing around the site and a mixture of hedges and trees within the boundaryline. There are sporadic trees on the site.						
Surrounding Uses	The site lies north of a car rental garage, and in close proximity to the employment cluster on Headcorn Rd. Across Heniker Ln to the north is a grassland field, and to the east of the site there is industrial/farm use. Across Headcorn Rd are detached houses and agricultural land.						
Planning History	1976 - Refused application for one dwelling. 1977 – Refused application for one dwelling. 1990 – Refused new building for car showroom & MOT bays. 1991 – Approved floodlighting for garage & car sales area. Approval for extension to existing garage for servicing & MOT uses. 1993 - Approved – Changes to internal layout. 1998 - Approved – Erection of replacement agricultural building. 2001 – Refused use of land as market garden & stationary home. 2002 – Refused retention of extension to agricultural workshop & 4 polytunnels. Prior approval for new hay barn. Prior approval for erection of a farm shop. Approval for stationing of mobile home for agricultural workers. 2003 – Approval for retention of extension to agricultural workshop & 4 polytunnels. Approval for erection of agricultural machinery storage barn. Approval for erection of a cattle barn. Prior approval for erection of a cattle barn. Approval for extension to a mobile home. 2011 – Approval for retention of replacement timber building.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access is on Heniker Ln, which is too narrow for two way traffic.	New access onto A274 or widening of Heniker Ln required. Site has sufficient frontage for either option.	None. Site recommended as suitable on access grounds.
Access to Public Transportation & Services	Bus stop within 400m, but minimal pavements in the vicinity and the lack of crossing points make utilisation unlikely. No Primary School or GP within 800m. Approximately 30 minutes public transport time to town centre, but more than 1 hour public transport time to Hospital.	New pavements and crossing points required.	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	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 Assessment 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	Ecology Score: 2	The whole site contains similar habitat therefore any development on the site will require mitigation. Until detailed surveys are carried out	No deduction from the developable site area.
Local Wildlife Sites			

Special Area of Conservation	KCC Ecology comments - The aerial photos indicate that the site is a mixture of rough grassland, trees and scrub with mature vegetated boundaries around the north and east of the site. Pond present to the east of the site. Potential for protected species to be present including reptiles, GCN, badgers, bats and breeding birds.	it's unclear how much habitat would be required to retain species on site. As the whole site contains suitable habitat It's likely that an off site receptor site will be required if protected species are present - as any open space proposed is unlikely to support current levels of ecological interest.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential although Roman coin recorded from site	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation with controlled discharge to OWC; pond will require investigation		-
Contamination/ Pollution	-	-	-
Land stability	Issues regarding land stability will be addressed at a later date.		
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			

Site Ref: 005	Site Name: Land Adjacent to Dingley Dell			Parish: East Farleigh (100%)		
Address	Heath Road, East Farleigh			AVAILABILITY		
Landowner	J.Penfold			Landowner Consent?	Yes	Legal Constraints?
Agent	Martin Potts Associates			Developer interest?	No	Nominated Capacity
Current Use	Light industrial - front; residential - back			Availability Date	Now	Modelled Capacity
Promoted Use	Residential					20-24 (2/3 affordable)
Site Area (Ha)	1.27	Brownfield/Greenfield	greenfield			17 units
Site Description	Site is a former nursery site on the north side of Heath Road. Site appears to contain a number of dilapidated buildings and a pond in the northern section of the site. Site is screened to the south by trees fronting onto Heath Road. There is an existing access within the centre of the frontage.					
Surrounding Uses	Scrubland to the east till Dean Street. To the west is a linear form of development facing on to Heath Road, open land to the north and Heath Road to the south.					
Planning History	<p>1973 Refused bungalow. 1976 Refused additional retail outlets. Refused bungalow/garage. 1977 Refused retail sales. 1979 Refused temporary residential caravan. Refused bungalow and garage. 1981 Refused bungalow/garage. 1982 Refused bungalow/garage. 1985 Refused removal of existing and erection of dwelling. 1986 Refused extinguishment of existing and erection of dwelling. 1989 Refused change of use to dwelling. 1990 Approval for extension. – Refused demolition of existing and erection of light industrial units. 1993 Refused enlargement of pond. 1994 Approval for demolition of garage and erection of replacement. Refused two dwelling with garages. 2002 Approval of extension to pond. 2003 Refused change of use to residential and erection of bungalow with garage. 2005 Refused bungalow with garage. Approval of B1/B8 use. Refused demolition of existing and erection of new B1 use. 2009 Refused demolition and erection of dwelling. 2010 Refused B1/B8 to residential. Approval discharge conditions (B1/B8 use).</p>					



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	Bus stops in proximity, but too infrequent. No GP, Primary School or convenience store within 800m. Approximately 1200 meters from Coxheath central, but no / limited safe walking route. Approximately 40 minutes public transport time to Maidstone town centre, but approximately 1 hour to the Hospital.	Increased bus service regularity and safe pedestrian connections (pavements) access to them.	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 040, 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 Assessment 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		-

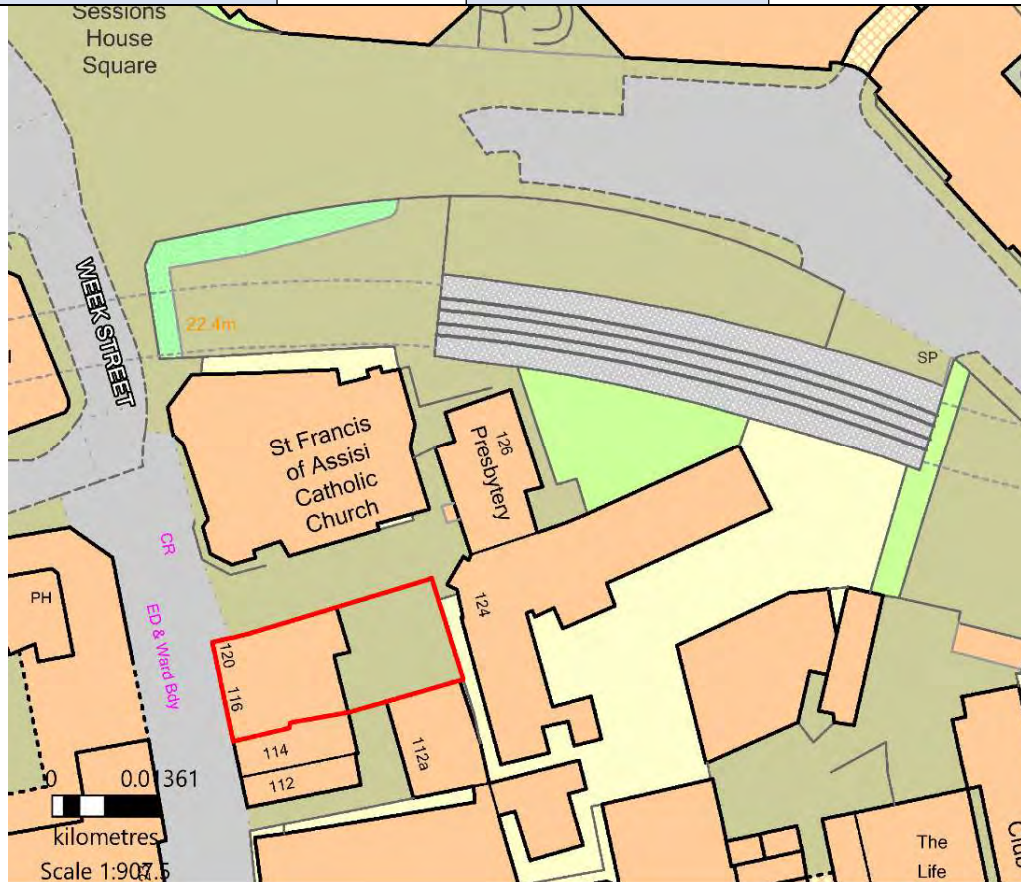
	overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		
Local Nature Reserves	Ecology Score: 3 KCC Ecology comments - The site is a mixture of grazed/mown grassland, scrub, rough grassland, mature boundaries on the N+E side and a pond in the north of the site. Some Potential for protected/notable species to be present within the site including bats, GCN and reptiles.	Likely that the ecological interest of the site can be retained if the site boundaries and the pond area can be enhanced.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	No TPO but there appears to be a number of mature trees within the site or along the boundaries.	Development should not adversely impact neighbouring protected trees.	30% deduction from site area.
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
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?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Access point would need modelling to confirm visibility splays and, potentially, cutback of vegetation at the access point. Increased bus service regularity and safe pedestrian connections (pavements) access to them. Tree Survey required. Development should not adversely impact neighbouring protected trees.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	1.27 Ha			
Deductions to Site Area	Constraints deduction: 0.38 Ha (Trees), Open Space deduction 0.19 Ha			
Net Developable Site Area	0.70 Ha			
Gross Floorspace (m ²)	1,431 m ²			
Policy Mix of Uses (Modelled m ²)	Residential Units	B Use	A Use	Infrastructure
	17	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	23	2022	2024	2025
Delivery Profile				
	2022-2027	2027-2032	2032-2037	2037+

[illegible]

Site Ref: 009	Site Name: Right Kard			Parish: Unparished (100%)		
Address	116 – 120 Week Street, Maidstone Town Centre			AVAILABILITY		
Landowner	Phillip Wells, Right Kard			Landowner Consent?	Yes	Legal Constraints? -
Agent	Holbrook Griffith Development Ltd			Developer interest?	unknown	Nominated Capacity 2 retail units, 9 resi units
Current Use	Shop & Yard for parking			Availability Date	Now	Modelled Capacity 2 units, 38m ² Office & 19m ² Retail
Promoted Use(s)	Resi & Retail					
Site Area (Ha)	0.038	Brownfield/Greenfield	Brownfield			
Site Description	Site consists of a double-frontage, single storey retail unit on Week St. There is a small car park to the rear which accesses onto Week St south of the Gurkha restaurant.					
Surrounding Uses	The site is opposite the Society Rooms entrance in Brenchley House. To the south is attached a three-storey mixed use building, and to the north is St. Francis Catholic Church. Behind the site is a small warehouse complex which accesses off County Rd.					
Planning History	1979 – Approved change of use from café to retail clothes shop. 1981 – Refused change of use from fish and chip shop to family leisure centre. 1983 – Refused change of use from light industrial and storage to amusement centre and café. 1984 – Approved demolition of single storey rear extension and construction of two storey rear extension. 1985 – Approved change of use to retail. 1986 – Approved change of use of first and second floors to office. 1991 – Approved retail shop and offices. 1995 – Refused change of use from retail within class A1 to an amusement centre. 1996 – Approved renewal of planning permission for erection of 3 storey building comprising ground floor retail shop and offices above.					

1997 – Approved – demolition of existing extension at west end of nave and construction of western elevation to form narthex with disabled access. 2001 – Approved listed building consent for refurbishment of front façade. 2002 – Refused application for existing development being used as three self-contained flats with shop underneath. 2003 – Approved conversion of upper floors to 3 self-contained flats. 2009 – Approved listed building consent for demolition of existing school building and church hall and erection of 11 flats, new parish hall and south facing wall. 2009 – Refused demolition of existing school building and church hall and the erection of 11 flats and new parish hall and south facing wall. 2016 – Approved change of use and extensions to mixed commercial premises into C1 use (Spa Hotel)

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	Rail station and bus stops within 400m, with regular services. GP, Primary School and Shops within 800m Site is within the town centre and less than 30 minutes public transport time to Maidstone 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	-	-	-
Landscape Character	-		-
Local Nature Reserves	Ecology Score:4	Mitigation requirements will be dependent on the results of any surveys. Likely that any ecological interest of the site can be maintained if the design of any development takes the presence of any protected species in to account.	-
Local Wildlife Sites	KCC Ecology comments - Building in the centre of urban area - may be used by roosting bats or breeding birds.		
Special Area of Conservation			

Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Likely sewer discharge because of small site area compared to building footprint. Not enough separation distance between soakaway and building.		-
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	Pub opposite	Site may need to be designed to protect user’s amenity from adjacent pub.	Assumed built into the density assumption
Neighbouring resi use?	Yes, Benchley House	Design will need to protect resident’s amenity.	Assumed built into the density assumption
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	The developer should ensure that appropriate consultation with the underground utilities operator take place. Site may need to be designed to protect user’s amenity from adjacent pub. Design will need to protect resident’s amenity.		
Exceptional Circumstances?	-		

Site Ref: 010	Site Name: Site 1, Bydews Place			Parish: Tovil (100%)	
Address	Dean Street, Tovil			AVAILABILITY	
Landowner	Madeleine Clarke			Landowner Consent?	Yes
Agent	KLW Ltd			Developer interest?	Unknown
Current Use	Residential amenity/ paddock			Nominated Capacity	20 dwellings
Promoted Use(s)	Residential			Availability Date	Now
Site Area (Ha)	0.74	Brownfield/Greenfield	Mixed	Modelled Capacity	16 units
Site Description	Site is a grassland field south of Bydews Place outside Tovil. The site is part of the House's lands.				
Surrounding Uses	The remaining Bydews Place lands surround the site to the north. These are in residential use. To the south of the site are grassland fields, and to the west a wood.				
Planning History	<p>1984 Approval of oast/barn to dwelling. Approval conversion to dwelling. 1988 Approval Listed Building Consent conversion of oast to dwelling. 1990 Approval granary/oast to dwellings. 2001 Approval Listed Building Consent for amendments (oast to residential). 2003 Approval Listed Building Consent convert door to window/substitute door. 2011 Approval Listed Building Consent alterations to property. 2018 Approval submission of details (extension). Approval extension. Approval Listed Building Consent for extension. Approval agricultural building to residential. 2019 Part Approval/Part refused Submission of details to discharge conditions (agricultural building to residential).</p>				



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access, needs improvement.	Improvements to access point layout required. This may be facilitated by site 203, if development proceeds for both locations.	none
Access to Public Transportation & Services	Bus stops within 400m, with a regular service into the town centre. No GP or Primary School within 800m, however there are supermarkets within proximity. Less than 30 minutes public transport time to town centre and less than 1 hour to the hospital.	Improvements to pavement provision to access bus stops.	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	Medway Valley (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment 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	Ecology Score:1	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	-
Local Wildlife Sites	KCC Ecology comments - The site is within 30 meters of an area of Ancient Woodland. The ARCH project		
Special Area of Conservation	recorded the site as other Neutral Grassland which at		


Ecology (including ponds)	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. Aerial photos indicate that the grassland is cut every year and if it is managed as a meadow it increases the potential for the site to be botanically interesting. The site has mature trees/hedgerows around the site boundaries and a building within the centre of the site. Potential for Potential for protected/notable species to be present such as bats, breeding birds, reptiles, dormouse.	number of dwellings proposed it's unlikely that it can be done on site. If the grassland is not identified as a habitat of principle of importance it's likely that retention and enhancement of the hedges can retain the ecological interest of the site.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	Bydews Place is an important grouping of listed buildings comprising grade II* Bydews Place (LB ref: 1075786), Bydews Cottage (1086251), Bydews Farmhouse (1225497), Bydews Farm oasthouse (1225499), the Dovecote (1336246), as as East View and West View (locally listed) and other curtilage listed walls and structures. The group value of the buildings, gardens, and remains of the historic open rural setting contribute to their heritage significance.	The open and wooded landscape around Bydews Place forms an important buffer to the setting of the historic buildings and extensive housing development has the potential to cause harm. Green buffers, additional landscaping and careful consideration of design and site access might partially mitigate this harm.	-
Archaeology	some potential for remains associated with Bydews Place, a 15th century residence with associated historic gardens and parkland. Several buildings adjacent to this site are designated.	Archaeological DBA preferable to highlight character and setting issues related to designated buildings and historic landscape	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltrate through soakaways is likely option for site		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-

Utilities (underground)	-	-	-
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, adjacent resi	Development will need to protect neighbouring residential amenity	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Development will need to protect neighbouring residential amenity. PROW access should be retained and improved through the design of any future development. Improvements to pavement provision to access bus stops. Improvements to access point layout required. This may be facilitated by site 203, if development proceeds for both locations.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE	
Original Site Area	0.74 Ha

[illegible]

Site Ref: 011	Site Name: Site 2, Bydews Place			Parish: Tovil (100%)	
Address	Bydews Place Dean Street, Tovil			AVAILABILITY	
Landowner	Madeleine Clarke			Landowner Consent?	Yes
Agent	KLW Ltd			Developer interest?	No
Current Use	amenity/paddock			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	
Site Area (Ha)	0.24	Brownfield/Greenfield	greenfield	Nominated Capacity	4 units
Site Description	Site is garden land for Bydews Place.				
Surrounding Uses	The site has trees surrounding it, with grassland fields beyond.				
Planning History	2018 – Approved listed building consent for extension to form single storey orangery, alterations for widened openings, repair water damaged floorboards and blown render, create ensuite bathroom and repair work to existing. 2018 – Approved extension to form single storey orangery, replacement work to existing lean-to to allow car parking and removal of log store				
					

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access, needs improvement.	Improvements to access point layout required. This may be facilitated by site 203, if development proceeds for both locations.	none
Access to Public Transportation & Services	Bus stops within 400m, with a regular service into the town centre. No GP or Primary School within 800m, however there are supermarkets within proximity.	Improvements to pavement provision to access bus stops.	Mitigation required, but feasible. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	3% of site within 15m	3% of the site should be set aside as land adjacent to Ancient Woodland.	3% deduction for Ancient Woodland mitigation.
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Medway Valley (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment 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	Ecology Score:2/3	Will be dependent on how the field is managed but if it's regularly mown - retention and enhancement of the site boundaries is likely to retain the ecological interest of the site and connectivity to the wider area. If it's not regularly mown there is a risk that reptiles etc	-
Local Wildlife Sites	KCC Ecology comments - Within 50m of an area of Ancient Woodland. The site is a grassland field with mature trees/hedgerows around the site boundaries		
Special Area of Conservation	and a building within the Southern corner. Potential		

Ecology (including ponds)	for protected/notable species to be present and provide good connectivity to the surrounding area for species.	may be present and it's unlikely that on site mitigation can be implemented.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	Bydews Place is an important grouping of listed buildings comprising grade II* Bydews Place (LB ref: 1075786), Bydews Cottage (1086251), Bydews Farmhouse (1225497), Bydews Farm oasthouse (1225499), the Dovecote (1336246), as is East View and West View (locally listed) and other curtilage listed walls and structures. The group value of the buildings, gardens, and remains of the historic open rural setting contribute to their heritage significance.	The open and wooded landscape around Bydews Place forms an important buffer to the setting of the historic buildings and extensive housing development has the potential to cause harm. Green buffers, additional landscaping and careful consideration of design and site access might partially mitigate this harm.	-
Archaeology	some potential for remains associated with Bydews Place, a 15th century residence with associated historic gardens and parkland. Several buildings adjacent to this site are designated.	Archaeological DBA preferable to highlight character and setting issues related to designated buildings and historic landscape	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltrate through soakaways is likely option for 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	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, adjacent residences.	Development will need to protect neighbouring residential amenity	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Improvements to access point layout required. This may be facilitated by site 203, if development proceeds for both locations. Improvements to pavement provision to access bus stops. 3% of the site should be set aside as land adjacent to Ancient Woodland. The developer should ensure that appropriate consultation with the underground utilities operator take place. PROW access should be retained and improved through the design of any future development. Development will need to protect neighbouring residential amenity		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	0.24 Ha			
Deductions to Site Area	Constraints deduction: 0.007 Ha (Ancient Woodland), Open Space deduction 0.06 Ha			
Net Developable Site Area	0.18 Ha			
Gross Floorspace (m²)	423 m ²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure
	5	-	-	-
Policy density assumption	35 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin

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Site Ref: 012	Site Name: Land At Forsham House, Forsham Lane, Sutton Valence				Parish: Sutton Valence (100%)	
Address	Land At Forsham House, Forsham Lane, Sutton Valence			AVAILABILITY		
Landowner	Mr M Burkey and Ms J Gillard			Landowner Consent?	Yes	Legal Constraints?
Agent	Peter Court Associates			Developer interest?		Nominated Capacity
Current Use	Residential garden land			Availability Date	Now	Modelled Capacity
Promoted Use(s)	Residential					5 units
Site Area (Ha)	0.59	Brownfield/Greenfield	brownfield			11 units
Site Description	Site is a garden plot to the south of Forsham House. It has a mixture of trees, grasslands, arranged hedgerows, and scrubland towards the perimeter of the site.					
Surrounding Uses	Forsham House itself forms the northern boundary to the site. To the south are detached houses across Forsham Lane, which wraps around the eastern and southern boundary of the site. Forsham cottages are adjacent to the southwestern corner of the site, with scrub and agricultural activity to the west.					
Planning History	1979 – Approved extension for a porch. 1990 – Refused two storey house and demolition of existing building, garage, sheds and barns. 2006 – Refused two storey side extension					

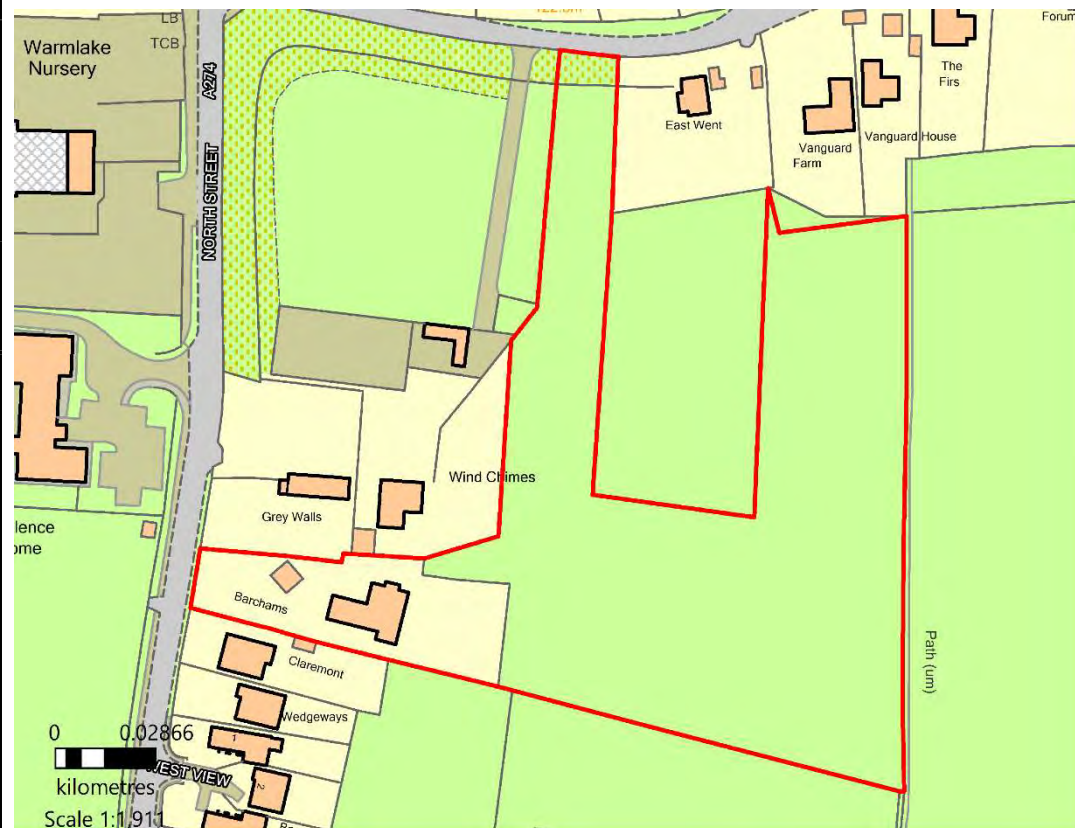
Scale 1:2,000



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Forsham Lane too narrow for two way traffic.	Widening of Forsham Lane, however this appears achievable with Highways owned verges.	Mitigation required, but feasible on the condition that highways land is sufficient to provide the required width without 3rd party land.
Access to Public Transportation & Services	Bus stop with a regular service within 400m. No Primary School, GP or store within 800m. Approximately 30 minutes public transport time to town centre, but more than 30 minutes to the Hospital.	Pavement provision improvement to provide access to the bus stops.	Mitigation required, but feasible on the condition that highways land is sufficient to provide pavements and the required width for access requirements without 3rd party land.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	None (99.77%) / The Low Weald (0.23%)	-	-
Landscape Character	The Landscape Character Assessment 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	Ecology Score:2	The majority of the site contains similar habitat therefore any development on the site will require mitigation. Until detailed surveys are carried out it's unclear how much habitat would be required to retain species on site. As the majority of the site	-
Local Wildlife Sites	KCC Ecology comments - The site is a mixture of hedgerow, rough grassland scrub and trees.		
Special Area of Conservation	The site provides connectivity to the		

Ecology (including ponds)	surrounding area and there is potential for protected/notable species to be present including reptiles, breeding birds, GCN, badger and bats.	contains suitable habitat It's likely that an off site receptor site will be required if protected species are present - as any open space proposed is unlikely to support current levels of ecological interest. Retention and enhancement of site boundaries likely to retain connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation with controlled outflow to OWC		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			

Site Ref: 013	Site Name: Land between Chartway Street and Maidstone Road			Parish: Sutton Valence (100%)	
Address	Land between Chartway Street and Maidstone Road, Sutton Valence			AVAILABILITY	
Landowner	Simon Green			Landowner Consent?	Yes
Agent	Peter Court Associates			Developer interest?	Yes
Current Use	Grazing land			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	1.56	Brownfield/Greenfield	Greenfield	Nominated Capacity	-
Site Description	Site is a grassland area to the rear of residential properties on North St/ Maidstone rd & Chartway St. The site has protrusions to the north that reach Chartway St and the rear of residential properties on Chartway St, and to the west, including in it a residential property on North St.			Modelled Capacity	30 units
Surrounding Uses	The site has a residential context to its north and west, and grassland fields to the east and south. There is a vacant area of grassland in the centre north of the site.				
Planning History	1959 – Approved outline application for erection of a bungalow. 1961 – Refused outline application for a bungalow. 1971 – Approved erection of agricultural storage building. 1977 – Approved erection of greenhouse and loggia. 1983 – Approved remove existing garage and erection of Marley type garage. 1989 – Refused change of use of redundant farm building to business use. 1989 – Approved single storey extension for w.c. use. Approved two storey extension. Approved outline application for residential development. 1990 – Approved erection of an extension and garage. Approved outline for 1 bungalow. Approved detached dwelling and garage. 1991 – Approved erection of a bungalow. 1992 – Approved reserved matters for a dwelling house. 1993 – Approved erection of detached 4 dwelling with detached double garage.				



1995 – Approved retrospective application for one detached dwelling and double garage. Refused change of use of farmland to private playing field. 1997- Approved extension. Approved erection of single storey rear extension and conservatory. Approved erection of rear conservatory and single storey side porch extension. 1998 – Retrospective application for change of use of agricultural land to residential curtilage. 1999 – Refused erection of 4 detached dwellings. Approved erection of side/rear conservatory. 2000 – Approved erection of side porch and extension to outbuilding. 2001 – Refused erection of 1 dwelling. Refused demolition of existing dwelling and erection of detached dwelling and incorporation of a tennis court. 2002 – Refused demolition of current buildings and erection of 4 dwellings. 2003 – Refused erection of a 4 bedroom house with garage. 2004 – Refused erection of a detached dwelling and garage. Approved change of use of agricultural land for the keeping of horses and erection of stable block. Approved erection of a detached dwelling with garage. 2010 – Approved erection of two storey side extension. Approved erection of double garage with study over. 2012 – Approved retrospective permission for construction of new access onto Chartway Street. 2018 – Erection of a single storey rear extension and single storey side extension incorporating changes to existing garage.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access, requiring improvement but sufficient frontage to achieve.	Provision of suitable access point required.	None
Access to Public Transportation & Services	Access to bus stops within 400m, with regular services but no crossing provision. No Primary School or GP within 800m. 1 convenience store within 800m. More than 1 hour public transport time to Hospital but less than 30 min public transport time to town.	New crossing across A274 required.	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	-	-	-

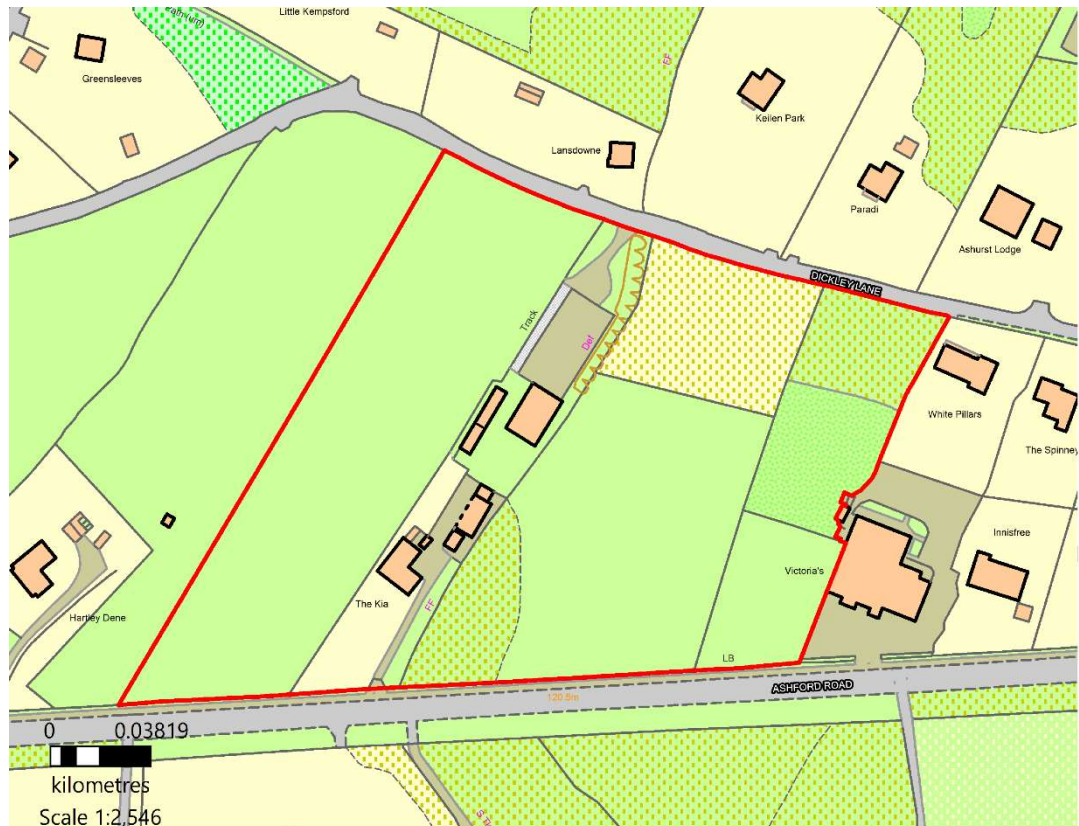
Landscape Character	The Landscape Character Assessment identifies that the site is within the Kingswood Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
Local Nature Reserves	Ecology Score:3 KCC Ecology comments - the site is a mixture of agricultural fields, hedgerows, dwelling with residential gardens and mature trees. The trees, hedgerows and buildings have greatest potential to be used by protected species including breeding birds and bats. The hedgerows may be used for connectivity through 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 considered at design stage. Retention 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 prehistoric and later remains, particularly Roman archaeology	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of suitable access point required. New crossing across A274 required. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE	
Original Site Area	1.56 Ha
Deductions to Site Area	Constraints deduction: 0 Ha, Open Space deduction 0.33 Ha
Net Developable Site Area	1.24 Ha
Gross Floorspace (m²)	2,521 m ²

[illegible]

Site Ref: 015	Site Name: The Kia Site			Parish: Harrietsham (46.99%) / Lenham (53.01%)			
Address	Ashford Road, Harrietsham			AVAILABILITY			
Landowner	Alan James, Downtown Investments			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	Yes	Nominated Capacity	90-100 dwellings
Current Use	Residential			Availability Date	Now	Modelled Capacity	69 units
Promoted Use(s)	Residential						
Site Area (Ha)	3.8	Brownfield/Greenfield	Mixed				
Site Description	Site is in residential use, with most of the site being scrub grassland. Tall hedgerow/ trees are present on all boundaries.						
Surrounding Uses	The site lies between Ashford Rd and Dickley Ln. Victoria's Cabaret Club is to the east. Otherwise the site is surrounded by detached residential units.						
Planning History	1974 – Refused erection of knackers yard. 1975 – Approved demolition of sheds and outbuildings, removal of staff caravan and alterations to existing bungalow. 1975 – Approved details of bungalow. 1977 – Approved bungalow and double garage as amended. 1977 – Refused outline application for 1 house. 1979 – Refused 1 house and garage. 1979 – Approved improvements for vehicular access to A20. 1979 – Refused extension of bar and 16 space car park extension. 1979 – Refused extension for new restaurant and bar, change existing restaurant to ballroom and first floor flat. 1979 – Refused internal alterations for new bar and increase restaurant area. 1980 – Approved revised vehicular access to A20. 1980 – Refused outline permission for erection of a private dwelling with garage to enable applicant to use land for agricultural purposes. 1982 – Approved alterations to external elevations. 1983 – Approved coach and staff car park. 1981 – Refused removal of agricultural occupancy. 1991 – Approved single storey front and side extensions.						

1992 – Approved removal of occupancy restriction. 1996 – Approved removal of occupancy restriction. 2003 – Refused outline application for residential development of 13 units. 2004 – Refused outline application for erection of 8*2 bed dwellings. 2008 – Approved erection of a single storey front and side extension.

SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access on Dickley Ln but there is a pinch point just to the east of the access point along Dickley Ln which would need widening in order to provide sufficient road widths. Alternative access directly onto the A20 is not desirable from a Highways perspective, but it may be the only feasible option	Provision of a suitable access point. Potential that there could be a need for improvements to the highway layout on the A20, potentially including a right turn lane to minimise traffic impact.	Investigation and mitigation required, but feasible. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, however the service is not regular enough for requirements. No GP or Primary School within 800m, a convenience store in close proximity, however. 30 - 50 minutes public transport time to Maidstone Centre, more than 1 hour public transport time to Maidstone Hospital.	Crossing point to access Maidstone - bound bus services. Provision of a more regular bus service.	Required mitigation is unlikely with this site in isolation, but proposed sites in the immediate area and along the A20 corridor could provide sufficient resource and massing to achieve the required mitigation. Site recommended as suitable, dependent on sufficient adjacent sites proceeding.
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 Assessment identifies that the site is within the Harrietsham to Lenham 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 Very High, with an overall recommendation to Conserve and Restore.		-
Local Nature Reserves	Ecology Score:3 KCC Ecology comments - A grassland field with areas of scrub and buildings within it. The site is opposite and area of Ancient Woodland. The grassland field does not appear to be intensively managed. Potential for protected species to be present including reptiles, breeding birds and bats.	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be retained onsite if presence of protected species considered at design stage. Retention and enhancement of site boundaries and hedgerows 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	potential for multiperiod remains especially prehistoric or Roman.	-	-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-		
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Potential that there could be a need for improvements to the highway layout on the A20, potentially including a right turn lane to minimise traffic impact. Crossing point to access Maidstone - bound bus services. Provision of a more regular bus service. Protected tree should be incorporated into the design of the site. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	3.8 Ha			
Deductions to Site Area	Constraints deduction: 0.19Ha (Trees), Open Space deduction 0.76 Ha			
Net Developable Site Area	2.86 Ha			
Gross Floorspace (m²)	5,836 m ²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure
	69	-	-	-


[illegible]

Site Ref: 017	Site Name: Land West of Maidstone Road			Parish: Headcorn (100%)		
Address	Maidstone Road, Headcorn			AVAILABILITY		
Landowner	P & G Coomber			Landowner Consent?	Yes	Legal Constraints?
Agent	BTF Partnership			Developer interest?	Yes	Nominated Capacity
Current Use	Agricultural			Availability Date	Now	Modelled Capacity
Promoted Use(s)	Residential			65 units (based on 60% of site)		
Site Area (Ha)	3.67	Brownfield/Greenfield	Greenfield			
Site Description	The site is a grassland field southwest of the A274, north of Headcorn.					
Surrounding Uses	There is ribbon housing along the Maidstone Rd north of the site, and a new residential development under construction to the south. There is a nursery behind the houses on the western side of the A274 which adjoins the site to the north.					
Planning History	1979 – Approved temporary stationing of caravan. 1980 – Approved replacement dwelling. 1980 – Approved temporary residential caravan. 1991 – Refused two storey side extension. 1991 – Approved two storey side extension. 1992 – Refused erection of detached garage. 1994 – Approved erection of a conservatory to side of dwelling. 1997 – Approved details of siting design and appearance of 4 two detached dwellings. 1998 – Approved single storey rear extension. 2003 – Refused erection of 1 detached dwelling and access. 2004 – Refused erection of a detached dwelling and access. 2005 – Approved erection of 1 dwelling and garage. 2009 – Refused erection of a detached two storey dwelling. 2011 – Refused prior approval for erection of agricultural building. 2015 – Refused prior notification for change of use of an agricultural building to form 3 dwellings. 2016 – Approved erection of a single dwelling. 2016 – Prior Approval Granted for change of use of an agricultural building to 2 dwellings. 2016 – Approved outline application for residential development for up to 62 dwellings. 2017 – Approved reserved matters for up to 62 dwellings. 2019 – Prior Approval Granted for change of use of an agricultural building to 2 dwellings.					




SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access on Stonestile Rd preferable to new access from Maidstone Rd. May need some improvement however to accommodate two way traffic, which could potentially require 3rd party land. Main access on to Maidstone Road possible.	Investigation of potential for access onto Stonestile Rd and potential for widening it encouraged, but it is not a requirement.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m with a regular service, however they will only be within 400m real walking distance if there is pedestrian access directly onto Maidstone Rd. No GP, Shop or Primary School within 800m. Approximately1km to the edge of Headcorn village, so a very short bus journey to access most facilities. Approximately35 minutes public transport time to Maidstone town centre, however more than 1 hour to the hospital.	Pedestrian access to Maidstone Road would be required to provide suitable access to bus services	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	The Low Weald (100%)		40% of the site is reserved for landscaping.
Landscape Character	The Landscape Character Assessment 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	Ecology Score: 3	Mitigation requirements will be dependent on the results of any surveys. Likely that	-

Local Wildlife Sites	KCC Ecology comments - Grassland hay/silage field. Mature trees /hedgerows within the site boundary. There are 2-3 ponds within or adjacent to the site where GCN have been recorded so likely that GCN are present within the site. Field may be used by ground nesting birds.	mitigation can be implemented onsite if presence of protected species considered at design stage. Retention 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 multiperiod remains especially post medieval agrarian activity	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation on site with discharge to (assumed) ditch; risk with discharge location		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)			
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			

Site Ref: 018	Site Name: Land rear of Beech House			Parish: Sutton Valence (100%)			
Address	North Street, Sutton Valence			AVAILABILITY			
Landowner	R Milford			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	No	Nominated Capacity	5 units
Current Use	Garden			Availability Date	Now	Modelled Capacity	5 units
Promoted Use(s)	Residential						
Site Area (Ha)	0.26	Brownfield/Greenfield	Greenfield				
Site Description	Site is a communal garden for properties on North Rd. It is to the rear of individual private gardens, and is a landscaped grassland with trees present.						
Surrounding Uses	The site is surrounded by residential gardens to the north and west. To the east and south are grassland fields.						
Planning History	1959 – Approved outline application for erection of a bungalow. 1961 – Refused outline application for a bungalow. 1971 – Approved erection of agricultural storage building. 1977 – Approved extension. 1997 – Approved erection of single storey rear extension and conservatory. 1998 – Refused retrospective application for change of use of agricultural land to residential curtilage. 1999 – Refused erection of 4 detached dwellings. 2002 – Refused outline application for demolition of existing buildings and erection of 4 dwellings with integral garages. 2004 – Refused demolition of two existing properties and surrounding outbuildings and development of 3 detached three bedroom dwellings.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	No site frontage onto highways network without adjacent sites.	New access onto highways network, using 3rd party land or adjacent sites.	Site recommended as suitable only if adjacent sites can provide access. If adjacent sites are not brought forward, recommendation will change to unsuitable.
Access to Public Transportation & Services	Access to bus stops, with a regular service, within 400m. Lack of crossing facilities, however. No Primary School, convenience store or GP within 800m. More than 1 hour public transport time to Hospital, but less than 30 minutes public transport time to town centre.	New pedestrian crossing and pavement improvements.	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 Assessment 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	Ecology Score:4	Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area. Mature trees in centre of site should be retained.	-
Local Wildlife Sites	KCC Ecology comments - An area of Amenity grassland with hedgerows to the North and East and two mature trees within the centre of the site. It has been regularly		
Special Area of Conservation			

Ecology (including ponds)	mown for at least 10 years. Site may be used by commuting bats and breeding birds. Mature trees and hedgerows should be retained within the site.		
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	Potential for prehistoric and later remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	New access onto highways network, using 3rd party land or adjacent sites. New pedestrian crossing and pavement improvements. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		

Site Ref: 019	Site Name: Land north of Lenham Rd			Parish: Headcorn (100%)	
Address	Lenham Rd, Headcorn			AVAILABILITY	
Landowner	The Andrew Cheale Discretionary Trust			Landowner Consent?	Yes
Agent	Peter Court Associates			Legal Constraints?	No
Current Use	Agricultural			Developer interest?	No
Promoted Use(s)	Residential			Nominated Capacity	24 units
Site Area (Ha)	4.75	Brownfield/Greenfield	Greenfield	Availability Date	Now
Site Description	Site is a grassland field to the north of the village of Headcorn. The perimeter is well defined with hedgerows and trees.			Modelled Capacity	47 units
Surrounding Uses	There is recent development to the south and west of the site. To the north are further managed grassland fields.				
Planning History	1992 – Approved change of use to sports ground. 1996 – Approved for two stables and tack room. 1998 – Approved erection of double garage. 2005 – Refused erection of a care home and doctor’s surgery. 2015 – Approved erection of 48 dwellings. 2016 – Refused outline application for construction of up to 57 dwellings with 40% affordable housing, open space, ecological mitigation land and vehicle access from Lenham Road. 2018 – Approved single storey side extension. Approved single storey side extension.				

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. 1 GP within 800m radius, but it is an approximately 1.1km walk. Nearest Primary School is approximately 500m from the near side of the site, approximately 850m from the far end of the site. More than 30 minutes public transport time to Maidstone High Street, more than 1 hour to the Hospital.	New bus stops required, with pavement and crossing provisions. A diverted / extended number 12 service, through site 162, or an enhanced number 66 service required.	Mitigation required, but feasible if delivered in line with adjacent site 162. Site recommended as suitable on sustainability grounds at this stage, dependant on site 162 being delivered also.
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 Assessment 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	Ecology Score:3 KCC Ecology comments - The site is an arable field, surrounded by hedgerows and there are mature trees along the eastern and northern boundary. There are	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of	-
Local Wildlife Sites			

Special Area of Conservation	two ponds along the northern boundary. Surveys have been carried out on this site as part of application 15/509288/OUT. The submitted information detailed that GCN are present within the surrounding area. Within and along the hedgerows there may be potential for foraging/commuting bats, breeding birds, reptiles and badgers to be present.	protected species considered at design stage. Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	18 TPOs on site	Development should ensure that the protected trees are retained as a part of the design.	5% deduction to site capacity.
Heritage	-	-	-
Archaeology	low potential for multiperiod archaeology	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (16.62%) / Flood Zone 3 (30.15%) / None (53.23%)	Development should be steered away from the area of Flood Risk. The part of the site within Flood Zone 2 may be part of the open space within the site.	30% deduction to site capacity
Drainage	Attenuation on site with discharge to owc; development area significantly reduced.		48% deduction from site area
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-

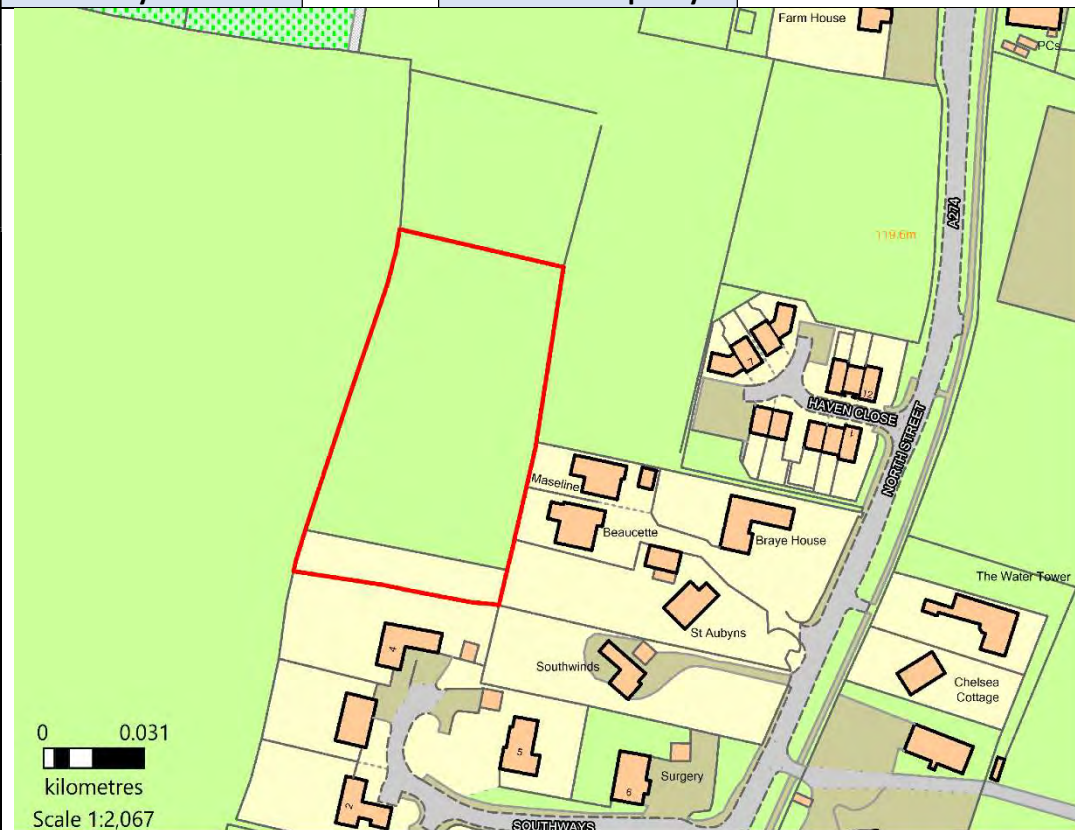
CONCLUSION: Is the Site Suitable?	Yes
ACHIEVABILITY	
Conditions required to make site Suitable	Provision of suitable access point. New bus stops required, with pavement and crossing provisions. A diverted / extended number 12 service, through site 162, or an enhanced number 66 service required. Development should ensure that the protected trees are retained as a part of the design. PROW access should be retained and improved through the design of any future development. Development will need to protect neighbouring residential amenity.
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	4.75 Ha			
Deductions to Site Area	Constraints deduction: 2.28 Ha (Flood Risk, TPOs, Drainage), Open Space deduction 0.52 Ha			
Net Developable Site Area	1.95 Ha			
Gross Floorspace (m²)	3,978 m ²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure
	47	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	29	2022	2023	2024
Delivery Profile				


[illegible]

Site Ref: 021	Site Name: Land adjacent 4 Southways			Parish: Sutton Valence (100%)	
Address	Southways, Sutton Valence			AVAILABILITY	
Landowner	Charles Skinner			Landowner Consent?	yes
Agent	Peter Court Associates			Developer interest?	Yes
Current Use	Paddock			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	0.61	Brownfield/Greenfield	Greenfield	Nominated Capacity	10-20 units
Site Description	Site is a small enclosed grassland to the north of Sutton Valence.				
Surrounding Uses	The site has residential neighbours to the south and east, and agricultural to the northeast, north, and west.				
Planning History	<p>1979 – Approved rear extension linking existing outbuilding with rear of house. 1984 – Refused outline application for erection of a dwelling. 1987 – Approved erection of one 4 bedroom and five 5 bedroom detached houses. 1988 – Approved erection of six 5 bedrooomed detached houses. 1989 – Approved erection of a conservatory. Approved outline application for a detached dwelling. 2002 – Approved erection of two storey side extension. 2006 – Refused application for certificate of lawfulness for existing development being the erection of polytunnels. 2012 – Approved erection of a chalet bungalow. Approved change of use of land from agricultural to the keeping of horses and erection of a field shelter. 2013 – Approved erection of two detached dwellings. 2014 – Approved erection of a conservatory. 2017 – Approved erection of a granny annexe. 2018 – Approved erection of an open bay garage.</p>				



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	No apparent access without 3rd party land, unless adjacent site is developed and provides access.	Provision of suitable access point	None if the adjacent site provides access. If not, then recommendation will become that it is unsuitable.
Access to Public Transportation & Services	Bus stops just beyond 400m, but with a regular service. No convenience stores within 800m. Approximately 1 hour public transport time to the Hospital and approximately 30 minutes to town centre.	New bus stops, new crossing, improved pavement provision.	Mitigation required, but feasible, especially in line with adjacent sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Greensand Ridge (44.98%) / None (55.02%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment 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 Assessment identifies that the site is partially 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	Ecology Score:4	Retention and enhancement of the site boundaries will retain the ecological interest of the site.	-
Local Wildlife Sites			

Special Area of Conservation	KCC Ecology comments - The site is a regularly cut/grazed grassland field surrounded by mature trees with a stable to the SW. Greatest interest is the hedgerows within the site as they may be utilised by commuting / foraging species. Hedgerows should be retained within the site.		
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	Very high potential for prehistoric and Romano-British remains in view of known archaeology to the south, east and west.	Archaeological DBA needed and possible predetermination fieldwork to inform detailed application.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Will need confirmation of ground conditions; Layout will need to accommodate suitable separation from soakaways		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			

Site Ref: 029	Site Name: Court Lodge Farm			Parish: Lenham (100%)			
Address	High Street, Lenham			AVAILABILITY			
Landowner	Joanna Curtis, William Boyd & Gillian Boyd			Landowner Consent?	yes	Legal Constraints?	No
Agent	Four Bee's Partnership			Developer interest?	Yes	Nominated Capacity	not stated
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	126 units
Promoted Use(s)	Residential						
Site Area (Ha)	13.3	Brownfield/Greenfield	Greenfield				
Site Description	The site is a collection of agricultural fields to the south of Lenham. There are well defined hedgerows at the edge of the site, and also between fields on the site itself. There is a small stream present in the south of the site.						
Surrounding Uses	The site has the Ashford rail line as its southern border, with the rear of housing on Mill close, The Millers and Old School Close to the northwest. The site wraps around a country house to the north, with a grassland to the northeast. There are further agricultural fields to the southeast and across the rail line to the south.						
Planning History	1975 – Refused change of use to builder’s merchants, shop, showroom, warehouse and ancillary offices. 1978 – Approved change of use to design and construction office, wholesale distribution and warehouse. 1978 – Refused erection of a bungalow and garage. 1979 – Refused outline application for a bungalow and garage. 1980 – Approved erection of 13 houses and 3 bungalows with garages. 1988 – Refused listed building consent for erection of 32 dwellings and garages and provision of states roads. 1991 – Approved erection of detached house and garage. 2003 – Refused change of use of land in the countryside for use as activities associated with the club. 2004 – Approved outline application for residential development. 2008 – Approved change of use of land for use as activities associated with Lenham Social Club and erection of smoking shelter. 2010 – Approved certificate of lawfulness for a proposed single storey rear extension. 2010 – Approved demolition of conservatory and erection of single storey rear extension. 2013 – Approved certificate of lawfulness for erection of a single storey rear infill extension. 2014 – Approved certificate of lawfulness for proposed erection of a single storey rear orangerie. 2017 – Approved two storey rear extension and loft conversion.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required, only clear option without 3rd party land would be to access via Old School Close, however this close does not have sufficient width to serve the quantity of houses. Alternatively, adjacent proposed site 292 could provide access.	Provision of suitable access point	Required mitigation is unfeasible within the site area, unless mitigated by adjacent site proposal 292
Access to Public Transportation & Services	No bus stops within 400m and local service is less than 2 per hour. No Primary School or GP within 800m. Over an hour public transport time to Hospital.	New / diverted bus route into the site, which would need to include bus stops, with increased service regularity.	Mitigation required, but viable due to size of site and adjacent sites collectively.
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 Assessment identifies that the site is within the East Lenham 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 Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:3 KCC Ecology comments - A large arable field with and hedgerows surrounding and within the middle of the site. There is a drain surrounded by grassland/scrub within the SE corner of the site - it	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention and	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	is possible that the drain leads to a pond within the adjacent field. The drain/grassland area has been there for at least 30 years and therefore is likely to be utilised by protected species including reptiles. The railway corridor lies to the immediate south - an area that is also likely to be used by reptiles etc. Great crested newts have been recorded within the area therefore are likely to be present within the site. The site is likely to be used by ground nesting birds	enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	1	The protected tree should be incorporated into the design of the site.	Included within density assumption.
Heritage	The open space at the south-east side of the village provides an important rural setting to the Lenham Conservation Area, Court Lodge Farm (1086118), the Tithe Barn (1116543), St Mary's Church (1086103) and other listed buildings in the village. The buildings have had an open rural setting for many centuries, and it Given the high, national significance of the Grade II listed church and barn in particular, development of these sites would have great potential to cause a high degree of harm to the setting of designated heritage assets.	-	Recommended that 50% of site safeguarded to mitigate heritage impact.
Archaeology	high potential for multi period remains associated with later prehistoric, Roman and Early Medieval activity, especially metal artefacts. Although south of the historic core of Lenham, there are indications of industrial and milling with associated leats, water channels and structures associated with water management.	Pre-Allocation Archaeological, geo-archaeological and Archaeological Landscape and Buildings Assessments needed to determine impact of this proposal on sensitive archaeology, landscape features and on the historic character of Lenham itself. There also needs to be an assessment of the cumulative impact of this scheme with others surrounding Lenham.	Archaeology may be a constraint on development. Assumed 20% discount from site area (assumed complementary with heritage).
AQMA	-	-	-
Flood Risk	-	-	-

KCC?	Infiltration in upper part of site; with attenuation site, discharge to OWC		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of suitable access point. New / diverted bus route into the site, which would need to include bus stops, with increased service regularity. The protected tree should be incorporated into the design of the site. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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?

Site Ref: 037	Site Name: Rear of The Gables		Parish: Staplehurst (100%)	
Address	Marden Rd, Staplehurst		AVAILABILITY	
Landowner	Mr P Garrod		Landowner Consent?	"N/A"
Agent	DHA Planning		Developer interest?	Yes
Current Use	Residential		Legal Constraints?	No
Promoted Use(s)	Residential		Nominated Capacity	20-40 units
Site Area (Ha)	1.62	Brownfield/Greenfield	Modelled Capacity	31 units
Site Description	Grassed field with areas of scrub. Contained by hedges/trees. Narrow grassed access to Marden Rd.		Availability Date	Now
Surrounding Uses	Some houses to north and storage use to NE. Fields to east, south and west.			
Planning History	1978 – Refused temporary portable office. 1989 – Approval for established use certificate. 2015 – Approval change of use from storage/distribution to dwelling. 2016 – Refused residential development (following demolition of buildings). 2017 – Refused residential development (126 dwellings). 2018 – Refused demolition of existing buildings and erection of residential/replacement storage. Refused demolition of existing buildings and erection of residential/replacement storage.			

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access in the form of the private track running adjacent to the Gables is too narrow for requirements. 3rd party land would be necessary to enable access.	Suitable access provision, requiring 3rd party land or access through adjacent proposed sites.	Suitable access provision can be achieved through adjacent proposals, so recommendation is that this site is suitable, however the recommendation changes to unsuitable if neither proposed sites 137 or 64 were to go ahead.
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.	Mitigation unfeasible for this site alone, but the cluster of adjacent sites could provide sufficient massing to achieve.
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 Assessment 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	Ecology Score:2 KCC Ecology comments - The site is an area of grassland, scrub with mature boundaries. The grassland within the site was recorded 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 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. GCN, common lizard and slow worm have been recorded within the immediate area and are likely to be present within this site.	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. If the grassland is not identified as a habitat of principle of importance it's likely that retention and enhancement of the site boundary and area of grassland to the south of the site can retain the ecological interest of the site.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation site, discharge to OWC or sewer extension; constrained by high groundwater		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Suitable access provision, requiring 3rd party land or access through adjacent proposed sites. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	1.62 Ha			
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.34 Ha			
Net Developable Site Area	1.28 Ha			
Gross Floorspace (m²)	2,604 m ²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure
	31	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	15	2022	2024	2025

Delivery Profile																				
	2022-2027					2027-2032					2032-2037					2037+				
Resi (units p.a)																				

Site Ref: 050	Site Name: Army Hut Stables			Parish: Coxheath (0.06%) / East Farleigh (99.94%)			
Address	Stockett Rd, East Farleigh			AVAILABILITY			
Landowner	C Sendles			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	Yes	Nominated Capacity	50-75 units
Current Use	Stabled/ Livery/ Grazing			Availability Date	Now	Modelled Capacity	88 units
Promoted Use(s)	Residential						
Site Area (Ha)	5.17	Brownfield/Greenfield	Mixed				
Site Description	Site includes a number of paddocks and horse grazing fields on the site, with a central stable/ administration building.						
Surrounding Uses	The site is surrounded to the north, southwest and west by woodland. There are agricultural and G&T uses across Stockett rd to the east.						
Planning History	1977 – Approved extension to training ground and camping site. 1991 – Approved construction of steel abseil/climbing tower. 2002 – Approved conversion of farm building to B1 use. 2003 – Approved conversion of farm building to B1 use. Approved conversion of farm building to B1 (submission of details). Approved conversion of farm building to B1 (submission of details). 2006 – Approved change of use from B1 to equestrian use. 2011 – Refused removal of existing mobile home and erection of replacement permanent dwelling. 2014 – Refused removal of existing mobile home and erection of a dwelling. 2015 – Refused erection of two storey detached dwelling following removal of existing mobile home. 2016 – Approved retrospective application retention of existing mobile home. 2017 – Approved removal of existing mobile home and erection of detached dwelling. 2019 – Approved erection of detached garage.						

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	No bus stops within 400m. No GP, School or convenience store within 800m. Shops are within 1200 meters, but this is an approximately 15 minute walk with no pavements and limited street lighting. Approximately 30 minutes public transport time to town centre and just under an hour to the hospital.	New bus stops, with a bus diversion or new route desirable, but not a requirement at this stage of consideration due to the public transport journey times to key services. New pavements and crossing facilities required however, requiring 3rd party land, or in collaboration with Site 202.	The required mitigation is feasible on the condition that it can be delivered in collaboration with proposed site 202. If site 202 were to not proceed, then this site would not be suitable. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	10% of site within 15m	Buffer should be provided to the Ancient Woodland	10% deduction to the site area
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Loose Valley (99.28%) / None (0.72%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment 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	Ecology Score:3 KCC Ecology comments - Adjacent to an area of Ancient Woodland on the Northern, western and southwestern boundary. The	Requirement to create AW buffer along the Western, southern and Northern boundary. Likely that the retention and enhancement of the site boundaries/buffers will retain and	-
Local Wildlife Sites			

Special Area of Conservation	contains a number of small grassland fields with farm buildings within the centre of the site. There is a hedgerow along the eastern boundary. The fields appear intensively managed therefore the greatest interest is likely to be the adjacent habitat.	enhance the ecological connectivity of the wider site.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for multi period remains especially Roman activity associated with Roman building know about 300m to north east, and with early 20th century use of site around a small building.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Will need confirmation of ground conditions; Layout will need to accommodate suitable separation from soakaways; assess flow path and accommodate if needed		4% of site (assumed to be included in open space assumption).
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.

Other (add to list)	Topography challenging- esp drop to the SW corner	Development will need to respond to changes in levels across the site.	Included within density assumption.
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	New bus stops, with a bus diversion or new route desirable, but not a requirement at this stage of consideration due to the public transport journey times to key services. New pavements and crossing facilities required however, requiring 3rd party land, or in collaboration with Site 202. Buffer should be provided to the Ancient Woodland. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity. Development will need to respond to changes in levels across the site.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	5.17 Ha			
Deductions to Site Area	Constraints deduction: 0.52 Ha (Ancient Woodland), Open Space deduction 0.98 Ha			
Net Developable Site Area	3.68 Ha			
Gross Floorspace (m²)	7,506 m²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure
	88	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	44	2022	2024	2025

Delivery Profile																			
	2022-2027				2027-2032					2032-2037					2037+				
Resi (units p.a)																			

Site Ref: 053	Site Name: 12-14 Week Street			Parish: Unparished (100%)	
Address	12-14 Week Street, Maidstone			AVAILABILITY	
Landowner	Irfan Umarji/ Saeed Khaliq, Assetrock Maidstone Ltd			Landowner Consent?	Yes
Agent	Avison Young			Developer interest?	Yes
Current Use	Retail			Legal Constraints?	No
Promoted Use(s)	Mixed use, including resi, town centre uses, leisure, potential office & hotel			Nominated Capacity	
Site Area (Ha)	0.10	Brownfield/Greenfield	Brownfield	Modelled Capacity	41m ² A use, 81m ² B use, 3 units
Site Description	Former Mothercare building, retail 2 storey, period frontage upstairs. There are a number of outbuildings and yards to the rear of the site.				
Surrounding Uses	Retail uses either side, and across the street. Car parking for retail workers to the north of the site. Across Wyke Manor Rd at the rear of the site is an office block.				
Planning History	1978 – Approval for change from retail to restaurant. 1985 – Approval shop refurbishment (new shopfront and rear extension). 2000 – Approval for equipment cabin/antennae. 2007 – Approval for change of use from office to non-residential institution. 2015 – Approval for rear extension to accommodate bank use and demolition of existing extension (plus provision of air conditioning). Approval for replacement extension to accommodate bank use and demolition of existing extension. 2019 – Refused external ramp and steps				



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, with regular services to a large range of destinations. GP, Primary Schools and convenience stores all available within 800m. Within the town centre, so all key services within walking distance except the Hospital, which is 20 - 30 minutes away by public transport.	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	-		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - It's a site within the middle of the town centre and it's a mixture of car parking/buildings. Limited connectivity to and from the site therefore limited potential for protected/notable species. However while limited the potential can not be completely ruled out and any planning application will need to consider potential for roosting bats/breeding birds.	Expect any mitigation required to be implemented onsite if presence of protected species considered at design stage.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-


Heritage	Maidstone Town Centre Conservation Area	Development will need to respect and where possible enhance the character of the Conservation Area.	Estimated 20% deduction from capacity of the site.
Archaeology	site has potential for Roman or later archaeology. A Roman building has been located on this site and there is potential for associated remains.	Archaeological DBA advisable to ensure heritage issues are fully addressed	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	As existing impermeable area should be able to consider existing connection.		-
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?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Development will need to respect and where possible enhance the character of the Conservation Area. The developer should ensure that appropriate consultation with the underground utilities operator take place.		

Site Ref: 055	Site Name: Victoria's Cabaret Club			Parish: Lenham (100%)	
Address	Ashford Rd, Harrietsham			AVAILABILITY	
Landowner	Mr Spencer Holley, Victoria's Cabaret Club			Landowner Consent?	Yes
Agent	Kent Design Studio			Developer interest?	No
Current Use	Cabaret Club			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	0.32	Brownfield/Greenfield	brownfield	Nominated Capacity	6x4 bed units
Site Description	Nightclub and gravelled parking, low wall to front (south). Laurel hedge to south west boundary and open to North east. Fence to north and east with trees beyond.				
Surrounding Uses	Housing with large gardens and scrub				
Planning History	<p>1975 – Approval for demolition of sheds/outbuildings and removal of staff caravan and alterations to existing bungalow. Approval for details of bungalow. 1977 – Approval for bungalow and double garage. 1979 – Approval for vehicular access. Refused extension new restaurant and bar/change restaurant to ballroom/new flat. Refused internal alterations for new bar/increase restaurant area. Approval for illuminated sign. Approval for internal alterations/conversion of garage/new detached garage. Refused revocation of condition (bungalow and double garage). Refused extension of bar and car park extension. Refused house and garage. 1980 – Approval for vehicular access. Approval for double garage and extensions. 1981 – Refused for removal of agricultural occupancy. 1982 – Approval for alterations to external elevations. 1983 – Approval for coach/staff parking. 1991 – Approval for front and side extensions. 1992 – Approval for removal of occupancy restriction. 1993 – Approval for dwelling and access. 1996 – Approval for removal of occupancy restriction. Approval of reserved matters (dwelling and access). 2003 – Refused residential development. 2004 – Refused erection of dwellings. 2008 – Approval for front and side extension. 2017 – Approval for lawful development certificate for extension.</p>				



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 services are less than 2 per hour.. No Primary School or GP within 800m. Convenience store close by. Less than 30 minutes public transport time to Maidstone Central, but approximately 1 hr to the Hospital.	Increased bus service frequency. Improved pavement provision to address gaps in the pavement on approach to the bus stops. New crossing facility to access Maidstone bound bus stops.	Required mitigation measures are not likely deliverable by this site alone, due to a low number of units included, however it is possible if delivered in line with adjacent sites. recommended as suitable, on the condition of adjacent sites being brought forward and providing the budget and massing for the 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 Assessment identifies that the site is within the Harrietsham to Lenham 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 Very High, with an overall recommendation to Conserve and Restore.		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Buildings and hard standing. The site appears to have limited potential for protected species. However while limited the potential can not be completely ruled out and any planning	Expect any mitigation required to be implemented onsite if presence of protected species considered at design stage. Retention 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	application will need to consider potential for roosting bats/breeding birds.		
TPO/ Veteran Trees	1	Development should provide a buffer to the protected tree.	5% deduction from site capacity.
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Increased bus service frequency. Improved pavement provision to address gaps in the pavement on approach to the bus stops. New crossing facility to access Maidstone bound bus stops. Development should provide a buffer to the protected tree. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		

Site Ref: 056	Site Name: Orchard House			Parish: Staplehurst (100%)			
Address	Clapper Lane, Staplehurst			AVAILABILITY			
Landowner	Peter Urie			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Pure Investments			Developer interest?	No	Nominated Capacity	40 units
Current Use	Residential			Availability Date	Now	Modelled Capacity	29 units
Promoted Use(s)	Residential						
Site Area (Ha)	1.55	Brownfield/Greenfield	Brownfield				
Site Description	Grassed field enclosed by hedges/trees. Large detached house at west end. Clapper Lane to west.						
Surrounding Uses	Surrounded by small enclosed fields.						
Planning History	1975 – Refused stationing of caravan for agricultural purposes. 1989 – Approved erection of 4 stables and tack room. 1990 – Refused change of use of land from agricultural holding to livery stables. 1998 – Approved conversion of existing stores, wc, toilet etc to new entrance hall and utility room. 1999 – Approved demolition of existing garage and erection of attached garage. 2002 – Approved change of use of land to additional residential garden and erection of two storey games room and bedroom extension. 2003 – Refused erection of a detached garage. 2003 – Approved resubmission for erection of a garage.						


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required. Sufficient site frontage to achieve. Access through adjacent proposed site 134 may be beneficial.	None	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or route within 400m. No GP, Primary School or convenience stores within 800m. More than 30 minutes public transport time to town centre.	New bus route, with new stops, pavements and crossings.	Mitigation unfeasible for this site alone, but the cluster of adjacent sites could provide sufficient massing to achieve. Site recommended as suitable dependant on adjacent sites going ahead and collaborating.
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 Assessment 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	Ecology Score:1 KCC Ecology comments - the majority of this site is a local wildlife site and this was designated for its botanical interest. The 2012 habitat survey confirmed the grassland interest as it recorded it as Other	Highly unlikely that on site mitigation can be implemented and off site mitigation will be required but what mitigation is required will be dependent on the results of the surveys (including botanical). If the grassland is identified as a habitat of principle	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	Lowland Meadow. The site is surrounded by mature hedgerows and there are buildings within the site. In addition to the botanical interest there is potential for protected species to be present within the site including bats and breeding birds	importance there will be a need for mitigation for the loss of the grassland. Retention and enhancement of site boundaries likely to retain connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	No watercourses showing up from mapping however that does not mean they are not present. Further investigation needed as to method of discharge; may need to cross third party land		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-

CONCLUSION: Is the Site Suitable?	Yes
ACHIEVABILITY	
Conditions required to make site Suitable	New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.
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	Yes	Yes

[illegible]

Site Ref: 057	Site Name: Land rear of 24A Oak Farm Gardens			Parish: Headcorn (100%)	
Address	Oak Farm Gardens, Headcorn			AVAILABILITY	
Landowner	Mr C Wolfe			Landowner Consent?	Yes
Agent	Peter Court Associates			Legal Constraints?	No
Current Use	Residential garden land			Developer interest?	No
Promoted Use(s)	Residential			Nominated Capacity	-
Site Area (Ha)	0.94	Brownfield/Greenfield	Greenfield	Availability Date	Now
Site Description	The site is an area of grassland to the north of Headcorn. It would seem to be a logical extension of Hop Pocket Way.			Modelled Capacity	6 units
Surrounding Uses	To the south are the rear of residences on Hop Pocket Way and Oak Farm Gardens. There are open fields to the east, and a wooded area to the north.				
Planning History	1974 – Approved garage. 1979 – Approved change of use from agricultural land to gardens. Approved single storey extension. 1985 – Approved car port. 1998 – Approved erection of double garage. 1999 – Approved first floor side extension. 2004 – Approved erection of single storey rear extension. 2006 – Approved erection of detached 4 bedroom chalet style bungalow. 2016 – Refused outline application for construction of up to 57 dwellings. 2018 – Approved erection of single storey rear extension, erection of front porch and relocation of entrance. 2019 – Approved single storey rear extension, first floor extension.				


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site access can be provided through Hop Pocket Way, or adjacent sites.	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. No GP or Primary School within 800m, but there is a convenience store within 800m. More than 30 minutes public transport time to Town Centre & Hospital.	New bus routes or improvements and re-routing of existing service.	Mitigation unfeasible for this site alone, but the cluster of adjacent sites could provide sufficient massing to achieve. Site recommended as suitable dependant on adjacent sites going ahead and collaborating.
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 Assessment 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	Ecology Score:3	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention and enhancement of woodland belt and site	-
Local Wildlife Sites	KCC Ecology comments - The site is a grassland field with an area of woodland within the north of the site. A ditch runs with mature along the northern boundary. There are hedgerows along the NE and SW boundary. The		
Special Area of Conservation			

Ecology (including ponds)	woodland/mature trees have potential to be used by protected species including roosting/foraging bats, breeding bats, GCN and badgers. GCN have been recorded within the surrounded area. The site has good connectivity to the surrounding area.	boundaries likely to retain habitats for protected species and connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	1	Development should preserve the protected tree.	5% site deduction
Heritage	-	-	-
Archaeology	low potential for multiperiod remains.	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (31.93%) / Flood Zone 3 (32.81%) / None (35.27%)	Development will need to be directed to the part of the site with lowest flood risk, and ensure that flood risk is not increased overall.	32% deduction (Flood Zone 3)
Drainage	Attenuation on site with discharge to owc; development area significantly reduced.		64% of site required
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		

ACHIEVABILITY	
Conditions required to make site Suitable	Provision of suitable access point. New bus routes or improvements and re-routing of existing service. Development should preserve the protected tree. Development will need to be directed to the part of the site with lowest flood risk, and ensure that flood risk is not increased overall. Development will need to protect neighbouring residential amenity.
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	Yes	Yes

[illegible]

Site Ref: 060	Site Name: Rush Farm			Parish: Staplehurst (100%)			
Address	Rush Farm, Couchman Green Lane, Staplehurst			AVAILABILITY			
Landowner	M. Greengrow			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	No	Nominated Capacity	2-30 units
Current Use	Agriculture & Resi			Availability Date	Now	Modelled Capacity	18
Promoted Use(s)	Residential						
Site Area (Ha)	0.98	Brownfield/Greenfield	Greenfield				
Site Description	House and farmstead enclosed by trees/hedging.						
Surrounding Uses	Housing (Fisher Farm) permitted to north and west, fields to east and south.						
Planning History	1977 – Refused agricultural dwelling. 1979 – Refused stationing of caravan. Refused mobile home for farmer. 1985 – Approved retention of existing single storey building and change of use to agricultural store and office. Approved retention of agricultural mobile home and brick extension. 1988 – Refused erection of a bungalow. 1989 – Approved renewal of temporary permission for a mobile home. 1998 – Refused use of land for stationing of a temporary mess room building. Refused use of land for stationing of a temporary mess room building. Refused retrospective application for a change of use to residential use including stationing of a mobile home. 2002 – Approved provision of horse riding arena. 2013 – Refused change of use to residential caravan site for two gypsy families for 2 static caravans and parking for 4 vehicles. 2017 – Approved development of site to accommodate 185 dwellings			Scale 1:2,000			

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Couchman Green Lane is not sufficiently wide enough to meet requirements.	Widening of Couchman Green Lane, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide access to the primary highways network.
Access to Public Transportation & Services	No bus stops our routes within 400m. No GP, Primary School or Shop within 800m. More than 30 minutes public transport time to Maidstone Hospital.	New bus stops and routes, as well as pavements to safely access them required. This would need 3rd party land to achieve sufficient road widths for bus access.	Site recommended as unsuitable due to the need for 3rd party land 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 Assessment 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	Ecology Score:3 KCC Ecology comments - The Site has a mixture of regularly grazed/cut grassland, farmland buildings, a pond and mature trees, hedgerow and woodland. The areas of greatest ecological interest are the mature trees, woodland and pond within the site. There is an area of woodland to the north of the site and rough grassland to the south of the site. GCN are known to be present within the	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention and enhancement of site boundaries, pond and woodland area to the South will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

	surrounding area. Potential for protected species to be present including foraging bats, GCN, breeding birds and badgers.		
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for multi period archaeology.	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (46.85%) / Flood Zone 3 (4.72%) / None (48.43%)	Development will need to be directed to the parts of the site in the lowest flood zone, and ensure that flood risk is not increased generally.	5% deduction for Flood Zone 3
Drainage	Attenuation site, discharge to OWC; constraints with existing surface water flow path will need to be assessed		20% of site required (assumed complementarity with open space deduction).
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	Yes	Development should ensure that the PROW is retained and enhanced.	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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			

Site Ref: 064	Site Name: Land South of Marden Rd			Parish: Staplehurst (100%)		
Address	Marden Rd, Staplehurst			AVAILABILITY		
Landowner	Staplehurst Developments			Landowner Consent?	Yes	Legal Constraints? No
Agent	Woolf Bond Planning			Developer interest?	No	Nominated Capacity 126 units
Current Use	Fallow and overgrown field and orchard			Availability Date	Now	Modelled Capacity 88 units
Promoted Use(s)	Residential					
Site Area (Ha)	4.64	Brownfield/Greenfield	Greenfield			
Site Description	Level grassed field with areas of scrub. Hedge line along frontage and mature trees to rear. Edge of settlement.					
Surrounding Uses	Residential to north, east and west. Woodland to south.					
Planning History	<p>1974 – Refused 24 two and three bedroomed semi-detached and terraced dwellings with garages. 1975 – Refused new farmhouse. 1978 – Approved two storey extension. Refused temporary portable office. 1983 – Refused outline application for erection of a bungalow. 1989 – Approved established use certificate. 1997 – Approved demolition of existing outbuilding and erection of a single storey rear extension and conservatory. 2005 – Refused outline application for erection of 4 detached 4 bedroom houses with garages. 2006 – Refused outline application for erection of four, four bedroom dwellings and garages. 2017 – Refused outline application for erection of up to 126 dwellings. Refused demolition of existing barn removal of existing yard area and construction of single dwelling (resubmission).</p>					

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required. Sufficient site frontage to achieve.	Suitable access provision.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or route within 400m. No GP, Primary School or convenience stores within 800m. More than 30 minutes public transport time to town centre.	New bus route, with new stops, pavements and crossings.	Mitigation unfeasible for this site alone, but the cluster of adjacent sites could provide sufficient massing to achieve.
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 Assessment 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	Ecology Score:2 KCC Ecology comments - the site is a mixture of rough grassland, scrub and mature boundaries. GCN, common lizards and slow worms have been previously recorded throughout the site.	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention and enhancement of site boundaries will retain connectivity to the wider area. Need to ensure that any on site mitigation /open space area has good 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	Attenuation site, discharge to OWC or sewer extension; constrained by high groundwater		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		

Site Ref: 066	Site Name: Land at Lodge Rd			Parish: Staplehurst (100%)	
Address	Lodge Rd, Staplehurst			AVAILABILITY	
Landowner	CCL Pension Fund, M&M Pension Fund, Thackeray Pension Fund & Ammasa Pension Fund			Landowner Consent?	Yes
Agent	Civils Contracting Ltd			Legal Constraints?	No
Current Use	Fallow and overgrown field and orchard			Developer interest?	No
Promoted Use(s)	Residential & Commercial			Nominated Capacity	90-105 units, 6,000m ² B1c/B8
Site Area (Ha)	4.24	Brownfield/Greenfield	Greenfield	Modelled Capacity	34 units, 3,963m ² B use
Site Description	Level grassed field with areas of scrub. Hedge line along frontage and mature trees to rear. Edge of settlement.				
Surrounding Uses	Rail line forms the northern boundary, the Lodge Rd industrial estate lies to the west of the site, with Allocation H1(49) to the south and west.				
Planning History	<p>1976 – Approved erection of 10 greenhouses. 1977 – Refused outline application for residential development. 1979 – Approved renewal for the erection of 10 plastic greenhouses. 1980 – Approved additional office space. Refused outline application for residential development. Approved storage and distribution warehouse plus administrative offices. 1981 – Refused provisional user for light industrial and warehousing. Approved 12 industrial units. Approved gatehouse for storage distribution warehouse for vehicle parts and administrative 102office. 1984 – Approved extension to warehouse and distribution centre. Approved building for storage of van, grass cutting equipment mowers and horticultural implements. 1986 – Approved 12 industrial units.</p> <p>1988 – Approved extension to warehouse and distribution centre. Approved 18 general industrial B2 units. 1989 – Approved temporary accommodation for training/engineering centre. 1990 – Approved retention of temporary accommodation for training centre. 1993 – Approved renewal of permission for extension to warehouse and distribution centre. 1996 – Approved outline application for erection of buildings for B1(c) and B2 to form extension to existing industrial estate. 1998 – Approved renewal of permission for extension to warehouse and distribution centre. 2001 – Approved erection of industrial unit with workshop and offices. Approved new spur road to access allocated land to the north of Lodge Road. 2002 – Approved erection of 4 industrial units with workshops, offices and associated works. 2003 – Approved erection of 5 buildings for B1 and B2 use. Approved erection of 5 industrial units and estate road for use as B1(c) or B2. 2004 – Approved erection of 2 single</p>				



storey buildings for B1 and B2 uses. 2008 – Approved erection of 4 buildings to create 17 industrial units for B1(c), B2 & B8 uses. 2009- Approved erection of 1 detached two storey office unit. 2010 – Approved outline application to develop land for employment purposes within B1, B2 and B8. 2011 – Approved renewal of permission for erection of a detached two storey office unit. 2011 – Approved change of use of building from B2/B2 to B8. 2013 – Refused erection of A1 retail store, associated parking and petrol filling station. Approved extend of time for implementing land for employment within classes B1, B2 and B8. 2014 – Approved erection of detached two storey building. Approved extension to existing warehouse building and lorry parking. Refused construction of A1 retail store, parking, petrol filling station, bus/taxi drop off/pick up point, railway station car park. 2017 – Approved outline application for erection of residential development for up to 250 dwellings.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required. Sufficient site frontage to achieve.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds.
Access to Public Transportation & Services	The nearby rail station and bus stops are over 400m actual walking distance from the site. No GP or Primary School within 800m, but there is a shop within that distance. Public Transport journey times to a town centre High Street area are over 30 minutes by bus or rail, however many of the facilities required are available within 15 minutes on the train (Paddock Wood). Over an hour to a hospital by public transport.	Suitable pedestrian access to regular public transport services within 400m could potentially be achieved for much of the site by creating an access to the rail station directly from the north of the site. It appears that this would require some 3rd party land, however. An extension / diversion to the number 5 bus service so that it continued past Staplehurst Rail Station and stopped within the site (and had turning facilities provided) could also provide the required services.	Required mitigation feasible, on the condition that the public transport improvements can be achieved. This may require increased services on the number 5 bus route to maintain service regularity, which would require disproportionate investment for the scale of this site. Those enhancements could be achieved through other proposed sites along the A229 corridor collectively, however. Site recommended as suitable, on the condition that public transport enhancements can be achieved
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 Assessment 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	Ecology Score:2 KCC Ecology comments - The site is two grassland fields which are surrounded by mature hedgerows. The field to the East is rough grassland with some scrub. The ARCH project recorded the field to the west 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. Common Lizards, Slow worms, GCN and foraging/roosting bats have been recorded within or adjacent to the site. Potential for ground nesting birds to be present.	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 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 potential for multi period remains especially post medieval agrarian heritage remains.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation site, discharge to OWC; constrained by high groundwater		-

Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	Yes	Route will be preserved and enhanced.	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 (add to list)	Part of the site is an existing DEA	1.94 Ha of the site should be allocated for commercial use.	1.94 Ha allocated for employment
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Suitable pedestrian access to regular public transport services within 400m could potentially be achieved for much of the site by creating an access to the rail station directly from the north of the site. It appears that this would require some 3rd party land, however. An extension / diversion to the number 5 bus service so that it continued past Staplehurst Rail Station and stopped within the site (and had turning facilities provided) could also provide the required services. PROW will be preserved and enhanced. 1.94 Ha of the site should be allocated for commercial use. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

[illegible]

Site Ref: 071	Site Name: Land adjacent to Keilen Manor			Parish: Harrietsham (100%)			
Address	Marley Rd, Harrietsham			AVAILABILITY			
Landowner	Not stated			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Chailey Homes Ltd			Developer interest?	Yes	Nominated Capacity	10-15 units
Current Use	Agriculture/ not used			Availability Date	Now	Modelled Capacity	37 units
Promoted Use(s)	Residential						
Site Area (Ha)	2.62	Brownfield/Greenfield	Greenfield				
Site Description	The site is a mixture of grassland and woodland between the A20 and Marley Rd east of Harrietsham.						
Surrounding Uses	The site is surrounded by detached housing and residential gardens. To the east of the site is grassland.						
Planning History	1962 – Refused dwelling. 1976 – Approval for prefabricated garage. 1980 – Refused for detached dwelling. Refused for parking of one residential caravan during winter months. 1982 – Refused for mobile home. 1988 – Refused siting of mobile home. 1991 – Refused for removal of mobile home and erection of chalet bungalow. Refused for detached bungalow and double garage. 1995 – Refused 8 detached houses. Refused 26 detached houses. 1996 – Refused for 26 detached houses with garaging. Refused 8 detached houses and garages. 1997 – Approval for replacement of mobile home with 3 bed bungalow. Refused two detached dwellings. Approval for replacement of mobile home with a 4 bedroom bungalow. 2000 – Approval for demolition of conservatory and outbuildings, erection of first floor extensions. 2001 – Refused demolition of existing commercial premises/erection of 2 detached dwellings and associated garaging. Approved application for landfill. 2003 – Refused erection of replacement dwelling. 2004 – Approval for demolition of existing bungalow and erection of a replacement dwelling. 2006 – Approval TPO consent to crown lift.						

2007 – Approval cut back trees. 2008 – Approval for erection of replacement bungalow. Refused for new dwelling. 2009 – Approval for extension and detached garage. 2010 – Approval for replacement dwelling with associated work. 2012 – Refused erection of detached dwelling and garage. Approval TPO consent to crown lift. 2015 – Approval not required for single storey extension. Approval for single storey extension and detached garage. 2016 – Refused TPO crown lift. 2018 – Approval TPO

SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Marley Road is of insufficient width for requirements. Access also available onto the A20, however this is undesirable.	Provision of a suitable access to the primary road network. This would require junction modelling to demonstrate that a safe, suitable junction could be created. Provision of a right turn lane may be necessary.	Site recommended as suitable on access grounds because a suitable access can feasibly be provided with the site area. Any potential to provide access via Marley Rd should be investigated first, but access via the A20 could be achieved as an alternative.
Access to Public Transportation & Services	No bus stops within 400m of some of the site (the northern section). No Primary School or GP within 800m Just over 800m to a shop. Approximately 30 minutes public transport time to Maidstone town centre, but over 1 hour to the hospital.	Provision of bus stops and safe pedestrian access to them (likely a new crossing) as well as increased service regularity.	Required mitigation is unlikely with this site in isolation, but proposed sites in the immediate area and along the A20 corridor could provide sufficient resource and massing to achieve the required mitigation. Site recommended as suitable, dependent on sufficient adjacent sites proceeding.
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 Assessment identifies that the site is within the Harrietsham to Lenham 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		-

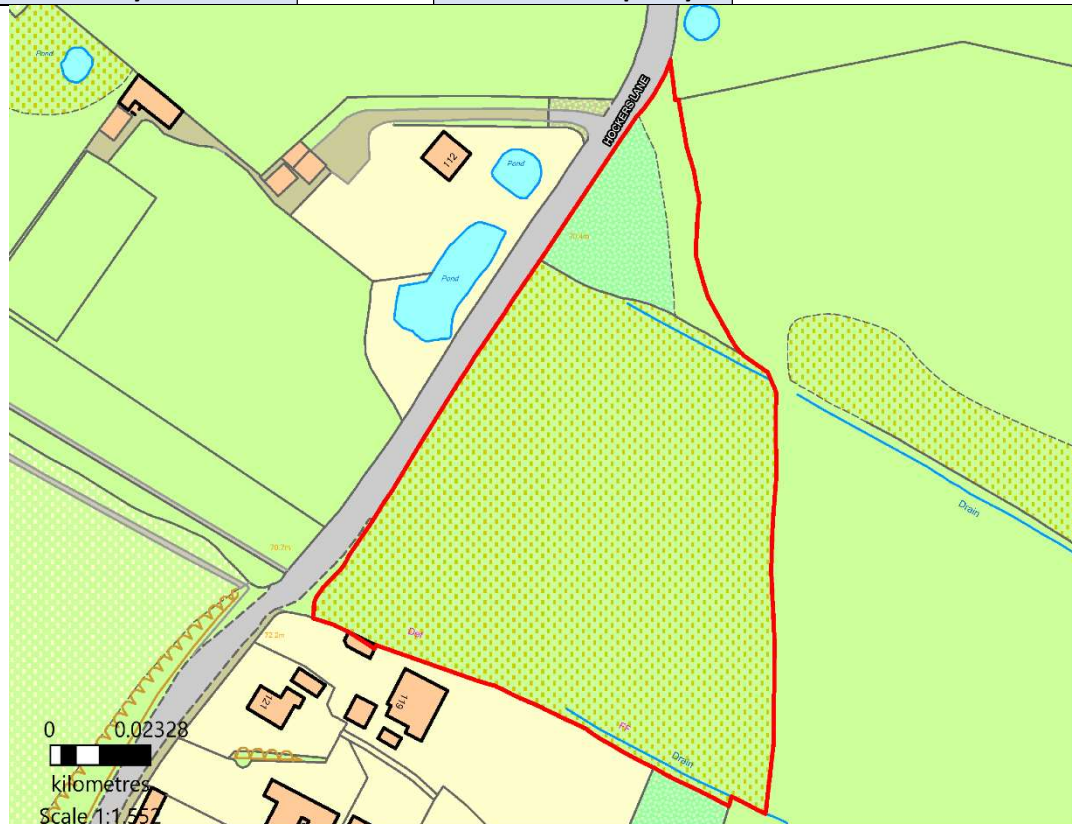
	Moderate, and the sensitivity to be Very High, with an overall recommendation to Conserve and Restore.		
Local Nature Reserves	Ecology Score:2 KCC Ecology comments - The site is a mixture of small grassland fields and woodland and habitats have been present for at least 30 years. There is connectivity to the surrounding area and it's likely that protected species are present including GCN, reptiles, bats, breeding birds and badgers.	Possible that mitigation can be implemented onsite if presence of protected species and retention of existing habitats considered at design stage - but will be dependent on number of units proposed. Likely that off site mitigation / habitat creation will be required.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	3	Trees will need to be retained as part of any development.	25% deduction from developable site area.
Heritage	-	-	-
Archaeology	potential for multiperiod remains especially prehistoric or Roman.	-	-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access to the primary road network. This would require junction modelling to demonstrate that a safe, suitable junction could be created. Provision of a right turn lane may be necessary. Provision of bus stops and safe pedestrian access to them (likely a new crossing) as well as increased service regularity. Trees will need to be retained as part of any development. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes


MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	2.62 Ha			
Deductions to Site Area	Constraints deduction: 0.65 Ha (trees), Open Space deduction 0.41 Ha			
Net Developable Site Area	1.55 Ha			
Gross Floorspace (m²)	3,166 m ²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure
	37	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin

[illegible]

Site Ref: 073	Site Name: Bearstead Golf Club			Parish: Detling (97.89%) / Thurnham (2.11%)			
Address	Land to the East of Hockers Ln, Bearstead			AVAILABILITY			
Landowner	Kent Land & Planning			Landowner Consent?	Yes	Legal Constraints?	No
Agent	JAC Planning			Developer interest?	Yes	Nominated Capacity	28 units
Current Use	Vacant			Availability Date	Now	Modelled Capacity	19 units
Promoted Use(s)	Residential						
Site Area (Ha)	0.93	Brownfield/Greenfield	Greenfield				
Site Description	The site is a triangle of rough land on Hockers Lane. It is part of Bearstead Golf Course, albeit does not appear to be part of the course itself.						
Surrounding Uses	Bearstead Golf course surrounds the site to the north and east. There are residential properties and grassland across Hockers Lane to the west. There are residential properties to the south of the site.						
Planning History	1976 – Approved extension to Bearsted golf course. 1977 – Approved extension to golf course. 1985 – Approved outline application for replacement dwelling. Approved stationing of mobile home. Approved erection of two storey dwelling. 1988 – Approved erection of a two storey side extension. 1994 – Approved change of use of land from agricultural and incorporation into existing golf club as extension to 2 holes. 1995 – Approved two storey rear extension. 2006 – Approved erection of a rear conservatory.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Hockers Lane is of sufficient width, but parking along the east side of the southern end of the road creates a pinch point which prevents two way traffic flows.	Removal of parking on Hockers Lane, or widening of Hockers Lane (requiring 3rd party land). Due to the low number of proposed units, it may be suitable to provide regular passing points in lieu of sufficient road width for two way traffic.	Mitigation unlikely to be deliverable, due to the requirement for either 3rd party land or to remove / displace existing parking provision. Insufficient constraint to recommend as unsuitable on Access grounds at this stage, however as a suitable mitigation.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. Less than 30 minutes public transport time to Maidstone high street and averaging an hour to the hospital.	Public transport times to key services technically qualify this site at this stage, on sustainability grounds, however bus service enhancements would likely be required.	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 Assessment 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	Ecology Score:2 KCC Ecology comments - The site is scrub and unmanaged grassland. There is a AW and LWS to the NE and SW of the site. There is good connectivity to the surrounding area	Unlikely that on-site mitigation can be implemented - what mitigation is required will be dependent on the results of the surveys. Retention and	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	and there is potential for protected species to be present - including reptiles, GCN, Breeding birds and bats.	enhancement of site boundaries likely to retain connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	2, adjacent to the site.	Protected trees should be protected from impact of potential development.	5% deduction from developable site area.
Heritage	-	-	-
Archaeology	some potential for archaeological remains associated with Hockers Cottage	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuatlon with controlled outflow to OWC		-
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 should be retained and enhanced through any redevelopment.	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 (add to list)			
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Removal of parking on Hockers Lane, or widening of Hockers Lane (requiring 3rd party land). Due to the low number of proposed units, it may be suitable to provide regular passing points in lieu of sufficient road width for two way traffic. Public transport times to key services technically qualify this site at this stage, on sustainability grounds, however bus service enhancements would likely be required. Protected trees should be protected		


Site Ref: 078	Site Name: Haven Farm			Parish: Sutton Valence (100%)			
Address	North Street, Sutton valence			AVAILABILITY			
Landowner	S Wilson			Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning			Developer interest?	No	Nominated Capacity	50-55 units
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	375m ² B use, 413m ² A use, 41 units
Promoted Use(s)	Mixed resi/business/retail						
Site Area (Ha)	2.78	Brownfield/Greenfield	Greenfield				
Site Description	The site is a collection of farm land and buildings, including the Haven Farm Shop. The site is an irregular shape, and lies west of North St, immediately north of Sutton Valence.						
Surrounding Uses	The site surrounds residential properties on North St along its eastern boundary, but also includes road frontage onto North St itself. To the west of the site lies agricultural land. There is a cricket pitch to the north.						
Planning History	1996 – Approved erection of a carport. 1999 – Approved erection of two storey side extension. 2006 – Prior Approval Granted for erection of new agricultural building. Approved retrospective application for change of use part re-building and part re-cladding of farm buildings to workshop. Approved retrospective application for change of us of existing farm shed from fruit and vegetable to farm shop outlet. Refused certificate of lawfulness for existing development being the erection of polytunnels. 2011 – Approved change of use of land from agricultural for erection of 12 dwellings. 2012 – Approved change of use of land from agricultural to keeping of horses and erection of field shelter. Approved certificate of Lawful Development for existing development being the construction of a covered swimming pool. 2013 – Approved erection of two detached dwellings and detached garage. Approved change of use of building to A3 use. Approved demolition of existing pool enclosure and car port to replace with new pool enclosure. 2016 – Approved						



	temporary permission for 3 years for storage of six mobile homes and use for residential accommodation.	
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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	No bus stops within 400m. School and GP within 800m, but the only convenience store is the proposed site for development. If the store could be preserved, this would benefit the site and the area. Less than 30 minutes public transport time to Maidstone High Street and less than 1 hour public transport time to the hospital.	Provision of new bus stops on North Street, with a new crossing facility.	Required mitigation feasible. Site recommended as suitable.
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 Assessment 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	Ecology Score:4	Any on site mitigation can required can be implemented through good design and the retention and enhancement of site boundaries	-
Local Wildlife Sites	KCC Ecology comments - Hard standing, intensively managed orchards, grassland field, modern agricultural buildings/storage		
Special Area of Conservation	contains and some hedgerows. Site may have some potential to be used by foraging bats/breeding birds		

Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1	Protected trees should be protected from impact of potential development.	5% deduction from developable site area.
Heritage	-	-	-
Archaeology	Very high potential for prehistoric and Romano-British remains in view of known archaeology to the south, east and west.	Archaeological DBA needed and possible predetermination fieldwork to inform detailed application.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	Offices proposed (375m2)+Replacement retail @ 413m2		
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			

Site Ref: 080	Site Name: Land west of Loder Close			Parish: Lenham (100%)			
Address	Loder Close, Lenham			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Wealden Land Ltd			Developer interest?	Yes	Nominated Capacity	53 units
Current Use	Field used for grazing			Availability Date	2021	Modelled Capacity	38 units
Promoted Use(s)	Residential						
Site Area (Ha)	2.02	Brownfield/Greenfield	Greenfield				
Site Description	The site consists of two grass fields on the eastern edge of Lenham.						
Surrounding Uses	The site is to the west of two small housing estates on the western side of Ham Lane. There is a football pitch to the south, and agricultural/ grassland to the north and west.						
Planning History	1974 – Approved conversion of existing outhouse/garage block into caretakers flat. Approved extension to caretakers lodge. 1980 – Approved removal of two internal staircases. 1983 – Approved change of use to nursing home. Approved replacement of existing changing room. 1984 – Approved replacement changing rooms. 1985 – Approved conversion of coach house to a dwelling. 1987 – Approved new changing rooms. 1989 – Approved extension of coach house. Approved two storey side extension. 1992 – Approved erection of 10, two bedroomed houses and 2, three bedroomed houses. 1996 – Approved change of use from residential to residential care home. 1998 – Approved erection of a conservatory. 2002 – Approved erection of a rear conservatory. 2004 – Refused outline application for demolition of existing residential home and erection of private dwellings with all matters reserved. Approved re-siting of sports wall/tarmac area, new skateboard area, revised parking, revised football pitches. 2005 – Refused reserved matters for demolition of existing buildings and erection of 13 dwellings. Approved reserved matters for erection of 12 houses and 7 flats.						
				2009 – Approved demolition of existing warehouse and construction of new storage warehouse. Approved erection of 19 dwellings and ancillary works. 2015 – Refused erection of 82 residential dwellings. 2016 – Refused reserved matters for erection of 67 dwellings. Refused residential development of 45 two, three and four bedrooms.			

2017 – Refused residential development of 42 two three and four bedroom two storey houses. 2018 – Refused erection of rear single storey orangery. Approved reserved matters for erection of 70 dwellings. Refused lawful development certificate for proposed erection of rear conservatory.

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 service is too irregular. No Primary School or GP within 800m, but one shop just within 800m walking distance. Approximately 30 minutes public transport time to Maidstone high street, approximately more than 1 hour to hospital (due to bus service irregularity and distance to the rail station by foot, these timings would only be valid with increased service regularity).	Increased service regularity on existing route.	Mitigation feasible if delivered in line with nearby sites. Site recommended as suitable on sustainability grounds at this stage, dependant on mitigation being deliverable through other 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 Assessment identifies that the site is within the Harrietsham to Lenham 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 Very High, with an overall recommendation to Conserve and Restore.		-


Local Nature Reserves	Ecology Score:4 KCC Ecology comments - A grassland field surrounded by hedgerows. GCN have been recorded within the surrounding area and protected species may be present - including foraging bats and breeding birds	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention 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, lthough these are away from the site at the entrance to the existing residential estates.	None.	None.
Heritage	-	-	-
Archaeology	potential for multi period remains associated with a large number of PAS finds located in the adjacent field	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration for surface water management; need confirmation by ground investigation		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Increased service regularity on existing route. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	2.02 Ha			
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.42 Ha			
Net Developable Site Area	1.59 Ha			
Gross Floorspace (m²)	3,251 m ²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure
	38	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	19	2022	2023	2024


Delivery Profile																			
	2022-2027				2027-2032					2032-2037					2037+				
Resi (units p.a)																			

Site Ref: 081	Site Name: Land off Lenham Road,			Parish: Headcorn (100%)	
Address	Lenham Road, Headcorn			AVAILABILITY	
Landowner				Landowner Consent?	Yes
Agent	Wealden Land Ltd			Developer interest?	Yes
Current Use	Field used for grazing			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	2.1	Brownfield/Greenfield	Greenfield	Nominated Capacity	56 units
Site Description	The site consists of two grassland fields on the eastern edge of Headcorn. The site is bounded with a mixture of trees, hedges, and ditches.			Modelled Capacity	40 units
Surrounding Uses	The site is surrounded by open fields to the southeast and across Lenham Rd to the northwest. The Headcorn cricket & tennis club is to the northeast. Recent developments at The Weavers lies to the southwest.				
Planning History	1980 – Approved Construction of tennis court together with floodlighting. 1980 – Approved Construction of hard tennis court. 1984 – Approved Replacement cricket pavilion. 1982 – Approved Ground floor extension. 2019 – Approved Construction of a new hard-surfaced tennis court. 2016 – Approved Outline application for the construction of up to 48 no. bungalows, houses and apartments.				



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 within 400m. 1 GP, 1 Primary School and 1 Shop within 800m. More than 30 minutes public transport time to Maidstone High Street, more than 1hr to the Hospital.	Improvement to pavement provision, for access to services.	Required mitigation feasible. Site recommended as suitable.
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 Assessment 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	Ecology Score:3	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area. We highlight that any proposal would have to demonstrate it is meeting the requirements of the	-
Local Wildlife Sites	KCC Ecology comments - A grassland field surrounded by hedgerows - there are mature trees and a pond in the eastern corner of the site. GCN have been recorded within the adjacent sites and protected species may be		
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows	present - including foraging bats and breeding birds	Strategic GCN master plan that was produce for the area. There is a need to ensure that connectivity to the surrounding area is retained.	
TPO/ Veteran Trees	1, although this is part of the site across Lenham Rd.	-	-
Heritage	-	-	-
Archaeology	low potential for multiperiod archaeology	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation on site with discharge to unknown location; may require sewer extension		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Improvement to pavement provision, for access to services. Development will need to protect neighbouring residential amenity.		

Site Ref: 083	Site Name: Land at Hartley Dene			Parish: Harrietsham (100%)			
Address	Hartley Dene, Harrietsham			AVAILABILITY			
Landowner	Not stated			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Wealden Land Ltd			Developer interest?	Yes	Nominated Capacity	50 units
Current Use	Residential and adajcent curtilage field			Availability Date	Now	Modelled Capacity	37 units
Promoted Use(s)	Residential						
Site Area (Ha)	1.93	Brownfield/Greenfield	Mixed				
Site Description	Residential and large gardens and pasture						
Surrounding Uses	Residential and large gardens and pasture						
Planning History	1961 – Refused outline application for extra bedroom accommodation in form of chalets. 1962 – Approved details of alterations and additions. 2008 – Refused outline application for erection of a new dwelling.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage for access on Dickley Ln but there is a pinch point just to the east of the access point along Dickley Ln which would need widening in order to provide sufficient road widths. The shape of the road at the Dickley lane site frontage may cause difficulties achieving suitable horizontal visibility splays. Alternative access directly onto the A20 is not desirable from a Highways perspective, but it may be the only feasible option	Provision of a suitable access point. Potential that there could be a need for improvements to the highway layout on the A20, potentially including a right turn lane to minimise traffic impact.	Investigation and mitigation required, but feasible. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, however the service is not regular enough for requirements. No GP or Primary School within 800m, a convenience store in close proximity, however. 30 - 50 minutes public transport time to Maidstone Centre, more than 1 hour public transport time to Maidstone Hospital.	Crossing point to access Maidstone - bound bus services. Provision of a more regular bus service.	Required mitigation is unlikely with this site in isolation, but proposed sites in the immediate area and along the A20 corridor could provide sufficient resource and massing to achieve the required mitigation. Site recommended as suitable, dependent on sufficient adjacent sites proceeding.
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 Assessment identifies that the site is within the Harrietsham to Lenham 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 Very High, with an overall recommendation to Conserve and Restore.		
Local Nature Reserves	Ecology Score:3 KCC Ecology comments - Two grassland fields with buildings within the centre of the site which are surrounded by mature hedgerows. There are mature trees around the buildings. There is some connectivity to the surrounding area and field does not appear to be intensively managed. There is potential for protected species to be present including reptiles, breeding birds and bats.	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention 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 including prehistoric and Roman	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; confirmation of ground conditions required; site layout will need to accommodate flow path through site		18% of site area affected (assumed to be covered by open space assumption)
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Potential that there could be a need for improvements to the highway layout on the A20, potentially including a right turn lane to minimise traffic impact. Crossing point to access Maidstone - bound bus services. Provision of a more regular bus service. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	1.93 Ha			
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.40 Ha			
Net Developable Site Area	1.52 Ha			
Gross Floorspace (m²)	3,104 m ²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure
	37	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	18	2022	2024	2025

Delivery Profile																					
	2022-2027					2027-2032					2032-2037					2037+					
Resi (units p.a)																					

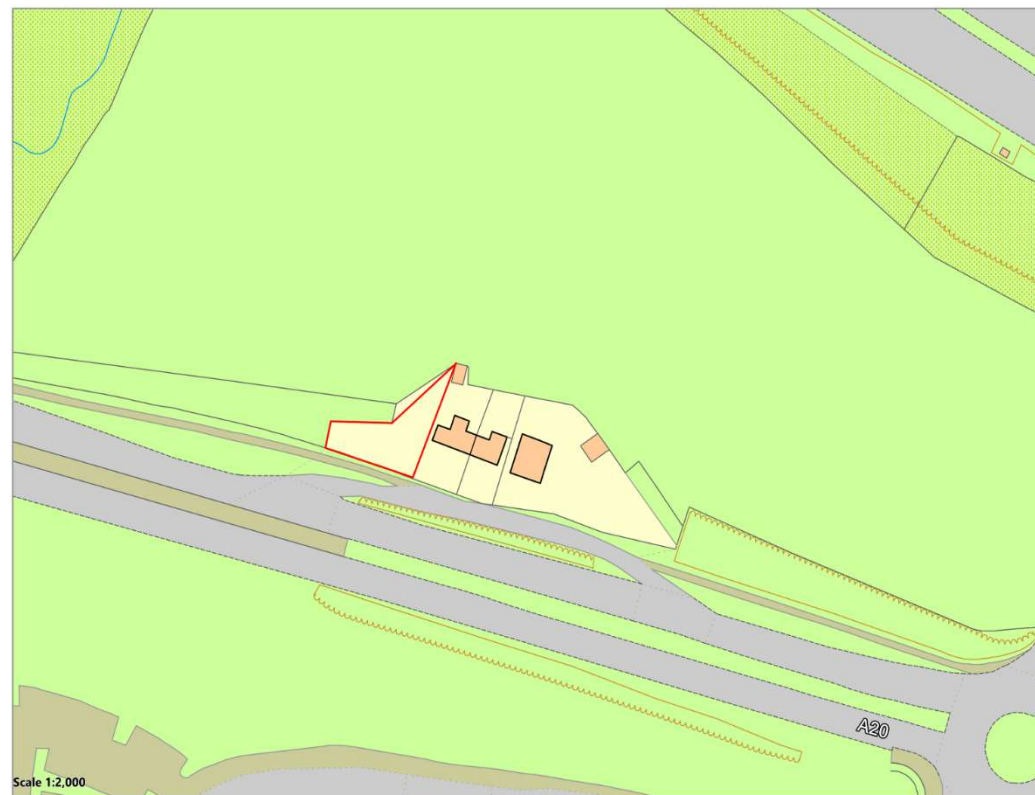
Site Ref: 084	Site Name: Land off Heath Road			Parish: East Farleigh (100%)			
Address	Heath Road, East Farleigh			AVAILABILITY			
Landowner	Mr D Fermor			Landowner Consent?	Yes	Legal Constraints?	No
Agent	BTF Partnership			Developer interest?	Yes	Nominated Capacity	35 units
Current Use	Agricultural/equestrian			Availability Date	2021	Modelled Capacity	33 units
Promoted Use(s)	Residential						
Site Area (Ha)	1.73	Brownfield/Greenfield	Greenfield				
Site Description	The site comprises grass paddocks located on the junction of Heath Road and Gallants Lane. The site is bordered by existing mature hedgerows.						
Surrounding Uses	Residential development to the north and east, with Heath Road, open greenfield land to the south, Gallants Lane to the west.						
Planning History	1982 – Approved loft conversion, structural alterations and detached garage. 1988 – Refused outline application for 3 detached bungalows. 1990 – Approved kitchen extension and store, and first floor bedroom. 1994 – Approved demolition of existing garages and erection of replacement detached garage block.						

Scale 1:2,000

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 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, 040, 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 Assessment 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	Ecology Score:4 KCC Ecology comments - Site is an intensively managed field surrounded by well managed hedgerows. There are ponds within the surrounding area so may be GCN within the site. Protected species may be utilise the	Retention and enhancement of site boundaries will retain connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows	hedgerows including foraging bats and breeding birds.		
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			


Site Ref: 086	Site Name: Elsfield Cottages, Ashford Road			Parish: Hollingbourne (100%)	
Address	Ashford Road, Hollingbourne			AVAILABILITY	
Landowner	Mr P and J Teague			Landowner Consent?	Yes
Agent	Land Planning and Development			Developer interest?	Unknown
Current Use	Residential curtilage and parking area			Availability Date	unknown
Promoted Use(s)	Residential			Legal Constraints?	-z
Site Area (Ha)	0.034	Brownfield/Greenfield	Brownfield	Nominated Capacity	-
Site Description	Site is residential curtilage on a small loop north of the A20 south of Hollingbourne.				
Surrounding Uses	The site represents the most westerly part of a parcel of land containing 3 residential houses. The houses are located on a dedicated loop road off the A20. This is found opposite side of the A20 to the Great Danes Hotel. The site is bounded to the north by agricultural land.				
Planning History	1989 – Approved restoration of existing agricultural land with surplus inert soil and subsoil for M20 motorway works				



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, with a regular service. No GP, Primary School or Shop within 800m. Less than 30 minutes public transport time into town centre, but more than 30 minutes to Hospital.	Improved pedestrian access to bus stops.	Required mitigation feasible. Site recommended as suitable.
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 Assessment 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	Ecology Score:2/3 (due to size) KCC Ecology comments - A small area of scrub/grassland/mature trees which have been present for at least 30 years. Has good connectivity to the surrounding area and protected species likely to be present including reptiles, breeding birds and dormouse.	Due to size unlikely that on site species mitigation is possible but will be dependent on result of ecological surveys. Retention and enhancement of site boundaries will retain connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

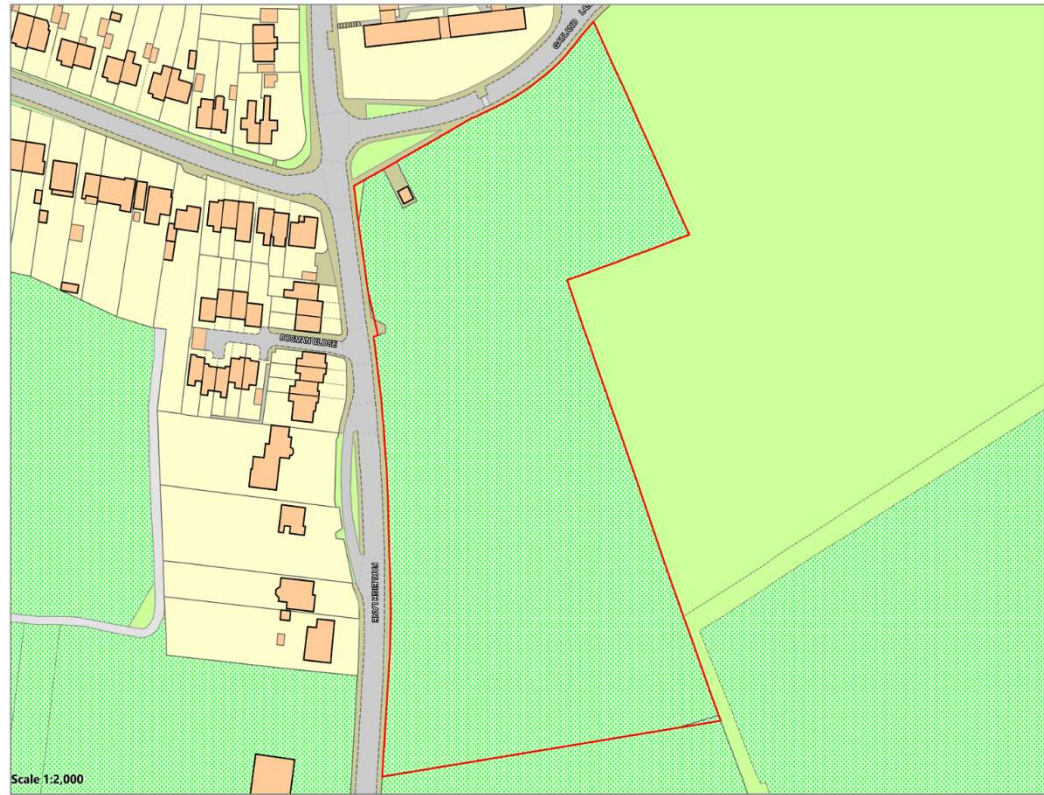
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for prehistoric and later archaeology particularly associated with medieval and post medieval activity. A building is identifiable on this plot on the Tithe Map and associated cultural material may survive	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Improved pedestrian access to bus stops. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		

Site Ref: 093	Site Name: Land at Linden Farm			Parish: Coxheath (82.46%) / East Farleigh (17.54%)			
Address	Stockett Lane, Coxheath			AVAILABILITY			
Landowner	Mr & Mrs A. Swaine			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	Yes	Nominated Capacity	5 to 9 units
Current Use	Garden Land			Availability Date	2020	Modelled Capacity	9 units
Promoted Use(s)	Residential						
Site Area (Ha)	0.47	Brownfield/Greenfield	Greenfield				
Site Description	The site is a grassland site with a pond. It appears to be ancillary to the residential use, rather than agricultural. Mature hedgerows all around.						
Surrounding Uses	One house to the south, otherwise surrounded by open fields on all sides.						
Planning History	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. 2004 – Approved removal and installation of windows. 2006 – Approved rebuilding of overhead lines. 1998 – Approved Agricultural prior notification - One polytunnel and one glasshouse. 1999 - Refused Erection of 1st floor extension with minor external alterations 2003 – Approved erection of detached garage, store and workshop. 1994 - Approved Conversion of barn to single dwelling. 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	Sufficient frontage to achieve access onto Sockett Lane.	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. No GP, School or convenience store within 800m. Shops are within 1200 meters, but this is an approximately 15 minute walk with no pavements and limited street lighting. Approximately 35 minutes public transport time to town centre and more than 1 hour to Hospital.	New bus stops, with a bus diversion or new route. New pavements and crossing facilities.	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 Assessment 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	Ecology Score:4 KCC Ecology comments - A grassland field surrounded by well managed hedgerows and there is a pond within the site. Surveys carried out as part of planning application 19/503865/OUT assessed the hedgerows to have the greatest ecological interest as they may be used by species commuting through the site including reptiles and foraging bats.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Will need confirmation of ground conditions; Layout will need to accommodate suitable separation from soakaways; assess flow path and accommodate if needed		21% of site affected (assumed to be open space deduction).
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. New bus stops, with a bus diversion or new route. New pavements and crossing facilities. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		

Site Ref: 095	Site Name: Land at Halfe Yoke			Parish: Unparished (100%)			
Address	Farleigh Lane, Maidstone			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Warbleton Charity			Developer interest?	Yes	Nominated Capacity	75 units
Current Use	Cleared orchard			Availability Date	2020	Modelled Capacity	46 units
Promoted Use(s)	Residential						
Site Area (Ha)	2.18	Brownfield/Greenfield	Greenfield				
Site Description	Site is a grassland field south of the Maidstone Urban Area on Farleigh Rd. There are hedges and trees around the edges of the site.						
Surrounding Uses	To the north and west of the site are residential uses on Farleigh Rd. There are agricultural uses to the south and east of the site.						
Planning History	1975 - Refused Residential development. 1981- Refused Residential development. 2002 - Approved Retrospective application for the demolition and re-build of farm building/store demolition and re-build of a single storey toilet block and the erection of 4 no. polytunnels. 2016 – Refused Outline application for development of up to 225 dwellings; Provision of public open space associated infrastructure and necessary demolition and earthworks.						

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	Bus stop within proximity, with a regular service. 1 Primary School within 800m, but no Shop or GP. Less than 30 minutes public transport time to Hospital and town centre.	Improved pedestrian access to bus stops (likely a crossing).	Required mitigation achievable. Site recommended as suitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Medway Valley (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the East Barming Orchards 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	Ecology Score:2 or 3 depending on management of orchard.	Mitigation requirements will be dependent on the results of any surveys. Possible that mitigation can be implemented onsite if presence of protected species considered at design stage but off site mitigation may be required. Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites	KCC Ecology comments - An Orchard with hedgerows along the eastern and western boundaries and mature trees along the northern boundary. Surveys carried out as part of planning application 15/509962/OUT confirmed that reptiles and foraging bats were present within the immediate area. The orchard does not appear to be intensively managed therefore there is		
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

	potential that protected/species may be present throughout the site - including reptiles, roosting bats and badgers		
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	multi-period potential especially for Roman remains. Roman building and cemetery recorded to the south west and remains may extend in to allocation site.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration or sewer an option; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways.		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			

Site Ref: 098	Site Name: Land South of Ashford Rd		Parish: Harrietsham (99.24%) / Lenham (0.76%)	
Address	Jay's View, Ashford Rd, Harrietsham		AVAILABILITY	
Landowner	Mr & Mrs Berreen & Mr & Mrs Barlow		Landowner Consent?	Yes
Agent	Orchestra Land Ltd		Developer interest?	Yes
Current Use	Residential		Legal Constraints?	No
Promoted Use(s)	Residential/ Care home		Nominated Capacity	128 units & 64 bed care home
Site Area (Ha)	5.04	Brownfield/Greenfield Mixed	Availability Date	Now
Site Description	The site consists of detached residential properties with large gardens, and sections of open grassland. The Ashford Railway line bounds the site to the south, and the A20 to the north. Land slopes down from A20 to north to the railway to the south. There are hedge/trees to north and south and west and part of east boundary		Modelled Capacity	96 units
Surrounding Uses	The site is surrounded by a mix of detached residences and open fields to the east. There is a mixture of woodland and grassland to the west. There is a wooded buffer to the railway line to the south. Across the A20 to the north are a mix of detached residences and grasslands.			
Planning History	1993 – Approval for demolition of conservatory and erection of two storey extension to provide 2 bed annex			

0 0.04631
kilometres
Scale 1:3,087

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	Bus stops within 400m, however the service is not regular enough for requirements. No GP or Primary School within 800m. A shop is available within 800m of part of the site. 30 - 50 minutes public transport time to Maidstone Centre, more than 1 hour public transport time to Maidstone Hospital.	Crossing point to access Maidstone - bound bus services. Provision of a more regular bus service.	Required mitigation is unlikely with this site in isolation, but proposed sites in the immediate area and along the A20 corridor could provide sufficient resource and massing to achieve the required mitigation. Site recommended as suitable, dependent on sufficient adjacent sites proceeding.
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 Assessment identifies that the site is within the Harrietsham to Lenham 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 Very High, with an overall recommendation to Conserve and Restore.		-
Local Nature Reserves	Ecology Score:3 KCC Ecology comments - A mixture of 5grassland fields (regularly cut/managed), Mature hedgerows, buildings, mature trees and residential gardens. The site has good connectivity to the wider area as it's adjacent to the railway. Potential for protected species to be present including roosting bats (within	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows	the buildings/trees/hedgerows) breeding birds, foraging bats and reptiles (particularly within site boundaries/hedgerows).		
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for multi period archaeology particularly of prehistoric date.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; confirmation of ground conditions required; flow path not a significant issue		3% of site affected (assumed inside open space deduction).
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Crossing point to access Maidstone - bound bus services. Provision of a more regular bus service. Development will need to protect neighbouring residential amenity.		

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	Yes	Yes

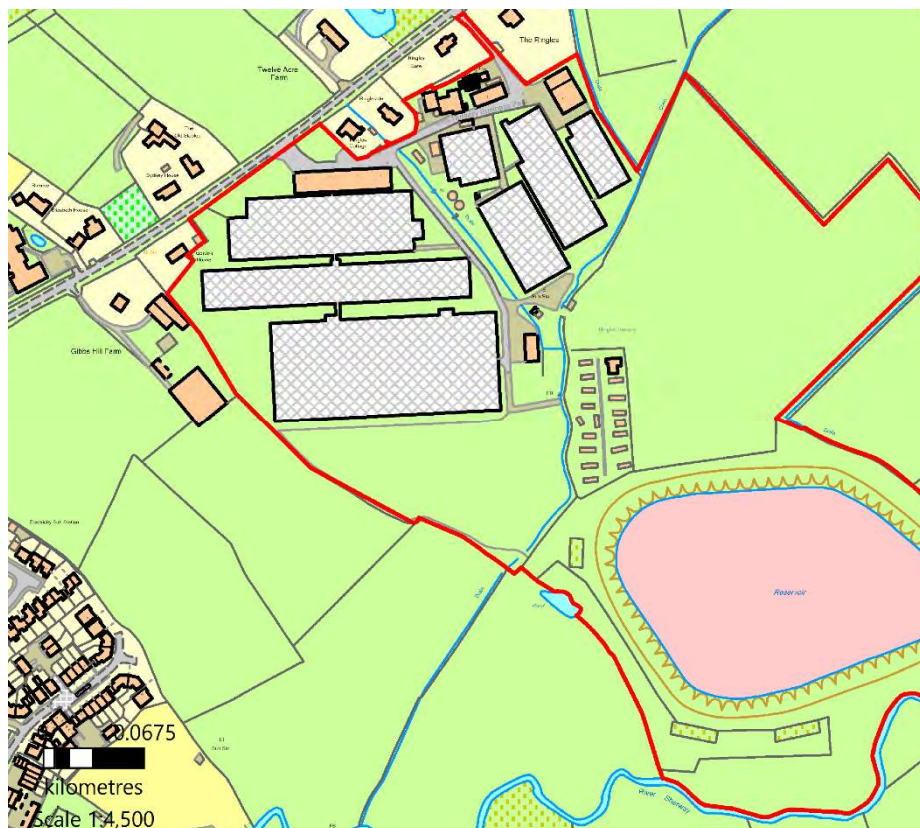
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Site Ref: 101	Site Name: Land south of A20			Parish: Harrietsham (100%)			
Address	Ashford Rd, Harrietsham			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Wealden Land Ltd			Developer interest?	Yes	Nominated Capacity	50-95 units
Current Use	Grassland			Availability Date	Now	Modelled Capacity	60 units
Promoted Use(s)	Residential						
Site Area (Ha)	3.15	Brownfield/Greenfield	Greenfield				
Site Description	Site consists of several areas of rough grassland between the A20 and Maidstone-Ashford rail line to the east of Harrietsham. The site boundaries are generally defined with a mix of hedges and trees.						
Surrounding Uses	There are a mix of grasslands and large residential gardens associated with detached residences to the north, east, and west of the site. The railway line forms the southern border.						
Planning History	1980 - Approved bedroom and porch extensions plus internal alterations. 1981 – Refused new access to existing property. 1981 – Refused extension to nursery and garden centre. 1983 – Approved widening and improvement to access driveway. 1986 - Refused change of use from nursery to garden centre. 1994 - Approved erection of temporary store prior to building of store. Refused erection of landscaping contractors store building and greenhouse. 1997 - Retrospective planning application for the erection of a landscape contractor’s storage building. 2017 – Approved outline application for the demolition of existing buildings and the erection of 49 dwellings. 2018 - Approved demolition of existing buildings and erection of 9 dwellings.						

SUITABILITY

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required onto A20. Nearby junction and fast road speeds may cause a safety concern.	Provision of a suitable access point.	Site recommended as suitable at this stage.
Access to Public Transportation & Services	No bus stops within 400m, but it is on an existing bus route. No GP, Primary School or shop within 800m. Approximately 30 minutes public transport time to Maidstone high street, but more than an hour to hospital.	Increased service regularity on existing route.	Required mitigation unfeasible for this site in isolation due to the prohibitive costs of increased bus service regularity, compared to the number of units. The mitigation is feasible in the context of other site proposals along the A20 corridor, however.
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 Assessment identifies that the site is within the Harrietsham to Lenham 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 Very High, with an overall recommendation to Conserve and Restore.		-
Local Nature Reserves	Ecology Score:2 KCC Ecology comments - Two rough grassland fields with scrub throughout and there are mature hedgerows on all the field boundaries. There is potential for protected species to be present throughout the site including reptiles, breeding birds (including ground nesting), bats and badgers.	Likely that offsite mitigation will be required but what mitigation is required will be dependent on the results of the surveys and proposed design. Retention and enhancement of site boundaries likely to retain connectivity to the wider area	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for multiperiod archaeology especially of prehistoric date	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; confirmation of ground conditions required; flow path not a significant issue		6% of the site affected (assumed to be within the open space deduction)
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Increased service regularity on existing route. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		

Site Ref: 102	Site Name: Ringles Nursery & Ringles Gate			Parish: Headcorn (100%)	
Address	Grigg Lane, Headcorn			AVAILABILITY	
Landowner	James Hodson, Ursula Hodson, Douglas Hodson, James Hodson, Ringles Ltd			Landowner Consent?	Yes
Agent	Page & wells Ltd			Developer interest?	Yes
Current Use	Mixed commercial, residential, horticulture			Availability Date	2024
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	15.59	Brownfield/Greenfield	Mixed	Nominated Capacity	180-250 units
Site Description	Site is a commercial nursery with a high proportion of greenhouse/ other covered growing structures. The agricultural uses are focused in the north of the site close to Grigg Ln, with a reservoir at the southern end of the site. There is a small static home enclosure in the middle of the site.			Modelled Capacity	133 units
Surrounding Uses	The site encloses residential properties onto Grigg Lane to the north. Across Grigg lane there are a mixture of grassland and detached housing. There is a football pitch to the northeast of the site, and grass fields to the east, south, and west.				
Planning History	1964- Approved erection of an extension to the boilerhouse. 1968 - Approved erection of a steel framed heated glasshouse. 1969 - Approved packing shed. Approved erection of steel framed heated glasshouse. 1970 -Approved erection of packing shed. 1972 - Approved extension of Colt bungalow. 1977 - Approved irrigation reservoir, extraction from River Sherway and ancillary pumping and piping equipment. 1979 - Approved erection of double garage. Approved erection of glasshouses. 1989 - Approved stationing of one mobile home for agricultural worker. Approved change of use of existing agricultural building for storage and retail sale of wine. 1990 - Approved erection of new glasshouses to replace existing. Approved extension to flower shed to form farm shop. 1995 – Approved change of use of agricultural land to residential garden. Approved erection of two storey side/rear extension together with a single storey extension.				

1998 - Approved formation of new independent vehicular access to Grigg Lane. 2000 -Approved erection of a CHP building to produce electricity, heat and CO2. 2002 - Refused erection of two storey extension to include double garage. Refused Erection of 4 no. new houses. 2004 - Approved erection of attached garage with workshop above. Approved Single storey rear and side extension. 2005 - Approved erection of attached garage. Approved demolition of existing bungalow and erection of a replacement dwelling with parking and access. Refused loft conversion involving the insertion of 4 number dormer. 2006 – Approved demolition of existing dwelling and erection of replacement dwelling. Refused construction of portable Spanish type polythene tunnels. 2006 - Refused loft conversion with front and rear dormers. 2007 - Approved change of use from nursery pack house to light industrial. Approved change of use from nursery office and general store to light industrial unit and office. Approved construction of portable Spanish type polythene tunnels. 2008 - Approved change of use of land for the storage of vacant caravans and mobile homes. 2015 - Refused demolition of existing property and erection of detached dwelling. 2017 -Refused erection of detached dwelling.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Grigg Lane might need some widening to the west of the site, but there appears to be achievable with KCC Highways owned verges.	Widening of Grigg Ln, using KCC land.	Required mitigation feasible, so long as sufficient KCC owned verge space is indeed available. If not, this recommendation would become that it is unsuitable on access grounds.
Access to Public Transportation & Services	No bus stops or routes within 400m. No shop or Primary School within 800m. A GP within 800m. More than 30 minutes public transport time to Maidstone high street, but less than 30 minutes to Ashford High street. 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 possible, but likely difficult to achieve. Site rated 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	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 Assessment 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	Ecology Score:3/4 KCC Ecology comments - The majority of the site is polly tunnels with a large reservoir to the south of the site, buildings to the north and caravans to the centre of the site. There is grassland and scrub/trees surrounding the reservoir and a large dense hedge surrounding the caravans. GCN have been recorded within the surrounding area so could be present within the site. Potential for breeding birds within 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	3	Protected trees will not be detrimentally impacted upon.	5% deduction to site area.
Heritage	-	-	-
Archaeology	moderate potential for multi period archaeology especially of prehistoric date in view of the alluvium and gravels to the south.	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (9.26%) / Flood Zone 3 (15.39%) / None (75.35%)	Development should be directed to the part of the site with the lowest flood risk, and flood risk should not be increased overall.	15% reduction to developable site area.
Drainage	Attenuation on site with discharge to ditch; setbacks required for areas of flood risk; development area reduced though site is large		43% of site affected (assumed covered by other deductions)
Contamination/ Pollution	-	-	-

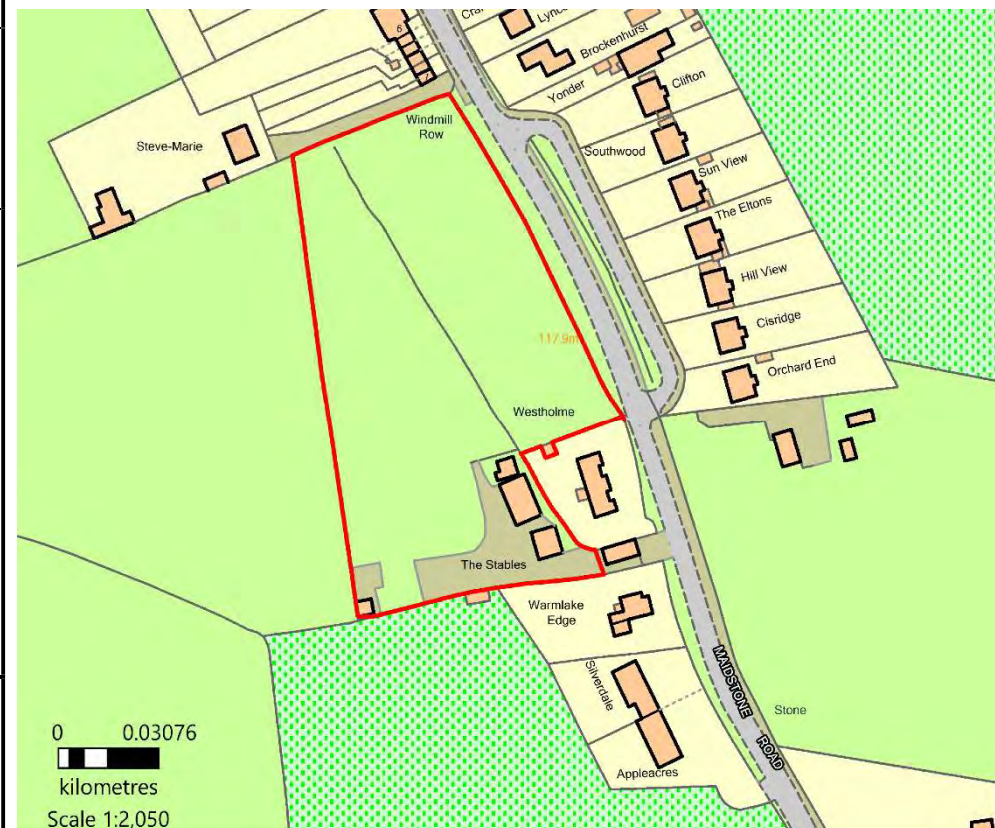
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Widening of Grigg Ln, using KCC land. Provision of a new or diverted bus route and new bus stops, as well as the necessary pavement improvements to reach them. Protected trees will not be detrimentally impacted upon. Development should be directed to the part of the site with the lowest flood risk, and flood risk should not be increased overall. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE

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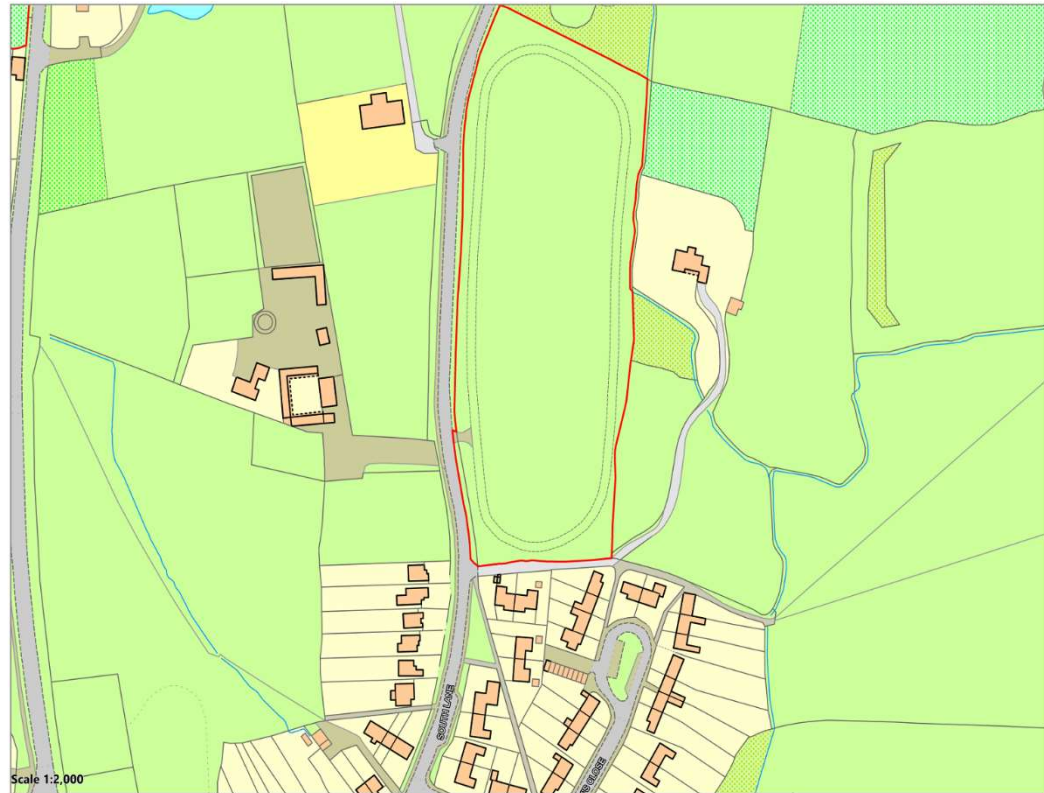
Site Ref: 107	Site Name: Land adjacent to Westholme			Parish: Sutton Valence (100%)			
Address	Maidstone Road, Sutton valence			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Invicta Self & Custom Build Ltd			Developer interest?	Yes	Nominated Capacity	14 units
Current Use	Vacant			Availability Date	Now	Modelled Capacity	19 units
Promoted Use(s)	Residential/ self build						
Site Area (Ha)	1.00	Brownfield/Greenfield	Greenfield				
Site Description	This site is a grass field/ residential curtilage, currently accessed off the A274 Maidstone Road. The site has an incomplete line of trees running diagonally through the middle of it, from the north-west to the south-east. The east of the site abuts the A274, with a fenced perimeter along the eastern edge.						
Surrounding Uses	Directly north, east and south of the site are residential properties and associated garden curtilages. To the east of the site is agricultural land (crop growing fields). To the south-eastern corner of the site, excluded from the red-edged site, is an existing residential property. Beyond the immediate surrounds are agricultural fields and some residential properties, mostly linear along the A274. Directly north, east and south of the site are residential properties and associated garden curtilages. To the east of the site is agricultural land (crop growing fields). To the south-eastern corner of the site, excluded from the red-edged site, is an existing residential property. Beyond the immediate surrounds are agricultural fields and some residential properties, mostly linear along the A274.						
Planning History	1956 – Approved details of bungalow. 1958 - Approved outline application for one dwelling (bungalow only). Approved dwelling & Garage. 1959 - Refused outline application for residential development. 1960 - Refused erection of one agricultural dwelling. 1961 - Refused outline application for one dwelling. 1962 – Refused outline application for a bungalow and garage.						



1963 - Approved outline application for extension of workshop. 1964 - Approved details of extension of workshop accommodation. 1973 - Refused forecourt illumination. 1974- Refused sixteen houses with garages estate road and ancillary works. Approved outline application for a 2/3 bedroomed. 1977 - Refused outline application for one dwelling 1980 - Refused outline application residential development. 1983 - Refused erection of brick store and stationing of caravan for winter use only. 1984 - Refused erection of bungalow. Refused outline application for a 2/3 bedroomed. 1986 – Refused change of use from agricultural to be used for the storage and breakage of motor vehicle. 1989 - Refused outline application for the erection of 5 bungalows. 1991 - Refused outline application for erection of five detached bungalows. 2002 - Approved erection of double garage with sloping front roof. Refused erection of detached triple garage. Approved erection of double garage. 2006 - Approved erection of a two storey rear extension and a detached double garage. 2007- Refused erection of a games room over detached garage. 2017 – Refused hybrid application for outline application for 14 self/custom build detached dwellings. Refused outline planning application for nine detached dwelling. Refused proposed 2 no. 3 bed chalet bungalows. 2019 - Approved erection of four detached dwellings.

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	Bus stop within 400m, with a regular service. No GP, School or shop within 800m. Less than 30 minutes public transport time to Maidstone high street and approximately 1 hour to the Hospital.	Provision of a new crossing point and the necessary pavement improvements to access the bus stops.	None. Site recommended as suitable.
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 Assessment 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.		-

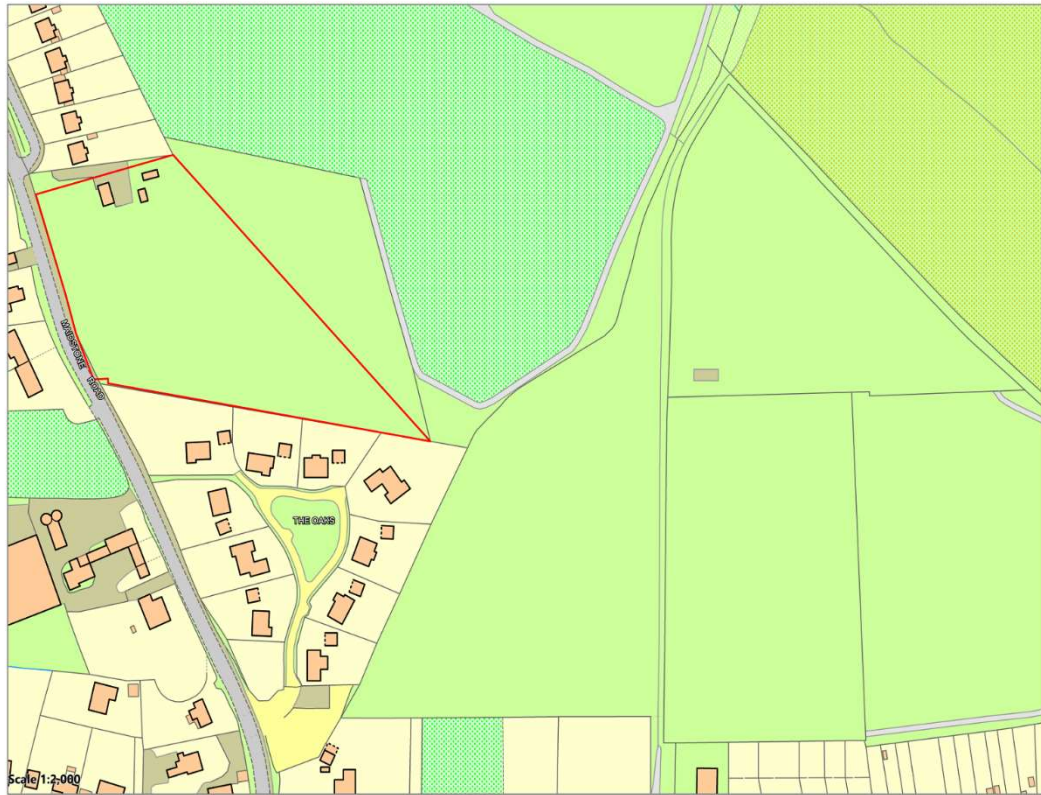
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Ecological information was submitted as part of planning application 16/508522/HYBRID. The site is grazed grassland with mature trees within the centre of the site and sw of the site. There are hedgerows along the northern and SW boundary. Potential for protected species to be present include breeding birds and bats.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for prehistoric and later remains, especially Romano- British archaeology	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-

Site Ref: 108	Site Name: Land at South Lane			Parish: Sutton Valence (100%)			
Address	South Lane, Sutton valence			AVAILABILITY			
Landowner	Mr & Mrs Jeans			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	Yes	Nominated Capacity	-
Current Use	Equestrian			Availability Date	Now	Modelled Capacity	39 units
Promoted Use(s)	Residential/ Community						
Site Area (Ha)	2.08	Brownfield/Greenfield	Greenfield				
Site Description	Site is a large rectangular paddock stretching lengthways along South Lane. It appears to be in use, with a gallops around the edge of the site, some jumping fences, and trees and hedgerows offering intermittent screening of the site from the road.						
Surrounding Uses	The site lies south of Sutton Valence Surgery, and to the east and west there are a mixture of empty grassland and a single detached house on each side. To the south of the site is “lower” Sutton Valence, with the back gardens of Captain’s Close adjoining the site.						
Planning History	1998 – Refused construction of an equestrian exercise track, as shown on site plan and block plan. 1999 - Approved retrospective application for the construction of an equestrian exercise track. 2012 - Refused first floor extension to existing detached bungalow, plus demolition of garage/barn and construction of new garage and games room. 2014 - Approved first floor extension to existing detached bungalow; and demolition of existing garage/barn and construction of a new garage and workshop						

SUITABILITY

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage available to achieve suitable access, removal of some vegetation may be necessary in order to achieve suitable visibility splays, however.	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 Primary School or Shop within 800m. More than 1 hour public transport time hospital, approximately 30 minutes to Maidstone high street.	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	Greensand Ridge (0.93%) / None (99.07%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment identifies that the site is partially within the Ulcombe Mixed Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The Landscape Character Assessment identifies that the site is partially within the Sutton Valence Greensand Ridge landscape character area, which forms a part of the Greensand Ridge landscape character type. The overall condition of both areas is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Grassland field which appears to be regularly grazed/cut with a track around the outside. There are mature trees around the boundary.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	Potential for protected species include breeding birds and bats.		
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation on site with discharge to ditch; setback required from OWC; flow path will require assessment as validity is uncertain; review will need to assess how to achieve gravity drainage		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Provision of a new or diverted bus route and new bus stops, as well as the necessary pavement improvements to reach them. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		

Site Ref: 109	Site Name: Orchard End			Parish: Sutton Valence (100%)			
Address	Land south of Orchard End, Maidstone Road, Warmlake			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Wealden Land Ltd			Developer interest?	Yes	Nominated Capacity	10-20 units
Current Use	Grassland			Availability Date	Now	Modelled Capacity	24 units
Promoted Use(s)	Residential						
Site Area (Ha)	1.29	Brownfield/Greenfield	Greenfield				
Site Description	The site is currently a grass field/greenfield site accessed off the A274 Maidstone Road.						
Surrounding Uses	Directly north and south of the site are residential uses. Directly east and west of the site are fields in agricultural use. The wider surrounding uses are predominantly agricultural.						
Planning History	1957 - Refused outline application for residential development. 1959 - Refused residential development. 1980 - Refused erection of one bungalow and garage 2004 - Approved erection of a tractor/implement store and construction of hard standing. 2011 - Approved part retrospective application for the erection of polytunnels and construction of a French drain. 2012 - Approved installation of solar PV array						


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	Bus stop within 400m, with a regular service. No GP, School or shop within 800m. Less than 30 minutes public transport time to Maidstone high street, but just over an hour to hospital.	Improvements to pedestrian access to public transport services, including a crossing point.	None. Site recommended as suitable.
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 Assessment 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	Ecology Score:4 KCC Ecology comments - Grassland field with farm buildings. There is a hedgerow along the southern boundary. Potential for protected species include breeding birds and bats.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-

Archaeology	potential for prehistoric and later remains, especially Romano- British archaeology	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Improvements to pedestrian access to public transport services, including a crossing point. Development will need to protect neighbouring residential amenity. The developer should ensure that appropriate consultation with the underground utilities operator take place.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE																			
Original Site Area		1.29 Ha																	
Deductions to Site Area		Constraints deduction: 0, Open Space deduction 0.27 Ha																	
Net Developable Site Area		1.02 Ha																	
Gross Floorspace (m²)		2,074 m²																	
Policy Mix of Uses (Modelled m²)		Residential Units				B Use				A Use				Infrastructure					
		24				-				-				-					
Policy density assumption		30 dph																	
Modelled Delivery Rate		(Units p.a.)				Permission Date				Commencement Year				Completions Begin					
		12				2022				2023				2024					
Delivery Profile																			
		2022-2027				2027-2032				2032-2037				2037+					
Resi (units p.a)																			

Site Ref: 112	Site Name: Sutton Valence Surgery			Parish: Sutton Valence (100%)			
Address	South Lane, Sutton Valence			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Sutton Valence Group Practice			Developer interest?	No	Nominated Capacity	
Current Use	GP surgery			Availability Date	2022	Modelled Capacity	4 units
Promoted Use(s)	Residential						
Site Area (Ha)	0.51	Brownfield/Greenfield	Brownfield				
Site Description	Existing Sutton Valence GP surgery and associated car parking in the north western corner of the site, with landscaped grassland/ orchard in the remainder of the site. The site lies east of South Lane, on a steep north (high) to south (low) hill. The site also falls away to the east slightly.						
Surrounding Uses	There are residential gardens to the north, the eastern boundary is a small brook, with scrub land beyond. To the south is a large paddock/ riding field, and across South Rd to the west are the backs of houses on South Bank, and vacant grassland.						
Planning History	1985 – Approval doctors surgery. 1986 – Approval doctors surgery. 1996 – Refused 3 bedroom dwelling and detached double garage. 2007 – Refused pair of semi-detached cottages. 2008 – Approval velux window installation. 2009 – Approval pair of semi-detached cottages						


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 Primary School or shops within 800m GP on site but, if this was removed by development, it would have a negative impact on the local area and sustainability of other proposed sites locally. Approximately 30 minutes public transport time to Maidstone High Street, approximately an hour to the hospital. Despite short journey times on the bus, the nearest stop for travelling to town requires walking for 10 minutes, uphill and with no pavements.	Either provision of pavements where they are missing along South Lane and Lower Road, requiring 3rd party land, or a new / diverted bus route.	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	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Greensand Ridge (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment 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	Ecology Score:3	On site mitigation could be implemented through good	-

Local Wildlife Sites	KCC Ecology comments - the site is a mixture of grassland, hard standing, building and a band of woodland along the southern, western and eastern boundary. There is good connectivity to the surrounding area and there is potential for protected species including roosting bats and breeding birds.	design and the retention and enhancement of the woodland buffer.	
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	There are a number of trees forming a small orchard around a formal garden in the south of the site.	Potential for some or all of the orchard to be preserved.	15% developable site area deduction.
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation on site with discharge to ditch; setback required from OWC; flow path will require assessment as validity is uncertain		26% potential deduction (assumed to be included in other deductions)
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	Potential loss of GP capacity	Alternative GP provision will need to be identified.	Assumed 25% of site for health use (can be removed if provision is identified off-site).

CONCLUSION: Is the Site Suitable?	Yes
ACHIEVABILITY	
Conditions required to make site Suitable	Either provision of pavements where they are missing along South Lane and Lower Road, requiring 3rd party land, or a new / diverted bus route. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity. Alternative GP provision will need to be identified.
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE																				
Original Site Area		0.51 Ha																		
Deductions to Site Area		Constraints deduction: 0.20 Ha (trees, replacement GP provision), Open Space deduction 0.06 Ha																		
Net Developable Site Area		0.24 Ha																		
Gross Floorspace (m²)		489 m²																		
Policy Mix of Uses (Modelled m²)		Residential Units				B Use				A Use				Infrastructure						
		6				False m²				0 m²				183m²						
Policy density assumption		30 dph																		
Modelled Delivery Rate		(Units p.a.)				Permission Date				Commencement Year				Completions Begin						
		6				2022				2024				2025						
Delivery Profile																				
		2022-2027				2027-2032					2032-2037					2037+				
Resi (units p.a)																				

Site Ref: 114	Site Name: Land at Home Farm			Parish: Staplehurst (100%)			
Address	Pile Lane, Staplehurst			AVAILABILITY			
Landowner	Halden Gate LLP			Landowner Consent?	Yes	Legal Constraints?	No
Agent	ASP			Developer interest?	No	Nominated Capacity	60 units
Current Use	Greyhound training facility			Availability Date	Now	Modelled Capacity	49 units
Promoted Use(s)	Residential						
Site Area (Ha)	2.57	Brownfield/Greenfield	Brownfield				
Site Description	House and kennels at north end, dog exercise/race track in centre and grassed at south end. Generally level and bounded by hedging/trees.						
Surrounding Uses	Fields to north and south, employment to east, and housing (Fishers Farm) to west.						
Planning History	1976 - Refused outline application for bungalow and garage. 1977- Refused extension to factory premises Approved extension to factory premises. 2004 - Refused change of use for the siting of a mobile home on land to accommodate manager of greyhound racing. 2005 - Approved change of use of land for the stationing of a mobile home for purposes. 2018 - Approved erection of 80m x 20m steel portal frame factory unit. 2019 - Approved Non-Material Amendment: Change of roof profile to single gable with offices relocated to opposite end of factory.						

SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage onto Headcorn Road 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 within 400m. No Primary School , GP or shop within 800m. More than 30 minutes to Maidstone High St and more than 1 hour to Maidstone Hospital.	Provision of a new bus route and a stop within 400m.	In isolation, this site is not large enough to provide the required mitigation. Collectively, with sites 229, 186, and 198, as well as other sites on the road between Staplehurst and Headcorn, this is achievable. Site recommended as suitable, conditional on sufficient supporting sites progressing.
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 Assessment 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	Ecology Score:3 KCC Ecology comments - The site is two separate grassland fields with industrial buildings to the north, mature trees/hedgerows along the site boundaries and a pond within the NE of the site. The grassland field to the north is regularly cut with a track running through it and the grassland field to the south appears to be less regularly managed. Potential for protected species	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

	include reptiles, GCN (which have been recorded within the surrounding area), breeding birds and bats.		
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for multi period archaeology especially post medieval remains associated with Piles historic farmstead within NW corner	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation site, discharge to OWC; constrained by high groundwater		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access point. Provision of a new bus route and a stop within 400m. Development will need to protect neighbouring residential amenity.		

Site Ref: 116	Site Name: Land at Headcorn Road			Parish: Sutton Valence (100%)			
Address	Headcorn Road, Sutton Valence			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	Arkas Ltd			Developer interest?	Yes	Nominated Capacity	8 units
Current Use	Industrial			Availability Date	2020	Modelled Capacity	11 units
Promoted Use(s)	Residential						
Site Area (Ha)	0.59	Brownfield/Greenfield	Brownfield				
Site Description	Site is on the west side of Headcorn Rd, south of Sutton Valence. It contains 3 buildings, closest to the road is a detached house, with another smaller detached house to the rear of a paddock, with the employment shed behind it.						
Surrounding Uses	The site has a similarly configured (residential ant the front, employment to the rear) property to the south of it, and residential use to the north. It is opposite the petrol station and other commercial uses on the eastern side of Headcorn Rd. The site has grassland fields to the rear.						
Planning History	1977- Approved extension to lounge and kitchen. 1978 - Approved formation of vehicular access to agricultural merchant’s depot. 1982 - Approved light industrial development. Approved use for the hire, sales, purchases and repairs of agricultural and horticultural machinery and construction plant. 1986 – Approved building adjacent to existing building. Approved erection of a single storey industrial building. 1989 -Approved renewal of outline planning permission. 1990- Approved renewal of outline Application. 1991- Refused outline application for the erection of a single detached dwelling house. 1995 – Approved application for the approval of reserved matters for the erection of an industrial building. 1996 – Approved outline application for the erection of a replacement industrial/storage building.						

1997 - Refused application for a change of use from a single family dwellinghouses to a mixed use as a single family dwellinghouses. Approved erection of front entrance porch. Approved extension to front of offices for reception area and office and widening of existing vehicular. 2006 - Refused erection of a first floor rear and side extension and installation of 2 dormer windows and roof lights. 2007- Approved extensions and alterations (resubmission). 2008 - Approved erection of replacement dwelling, erection of side extension to commercial premises. 2009 – Approved erection of a conservatory, garage and insertion of Velux window to existing dwelling. Refused erection of a conservatory, garage and insertion of Velux window to existing dwelling. Approved demolition of existing bungalow and construction of new commercial storage unit. 2012 - Approved erection of a new industrial unit. 2013 - Refused erection of a chalet bungalow.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access, but positioning on a high speed road warrants further safety assessment.	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access.	None
Access to Public Transportation & Services	Bus stops within 400m, with regular services. No GP or Primary School within 800m. A convenience store is within 400m, but there is no crossing point. The lack of crossing facility also limits the potential for utilising the public transport provision. Less than 30 minutes public transport time to Maidstone High Street, but just over an hour to the hospital.	New crossing and pavement improvements required.	Mitigation required, but feasible. Potential for delivery in line with adjacent sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-

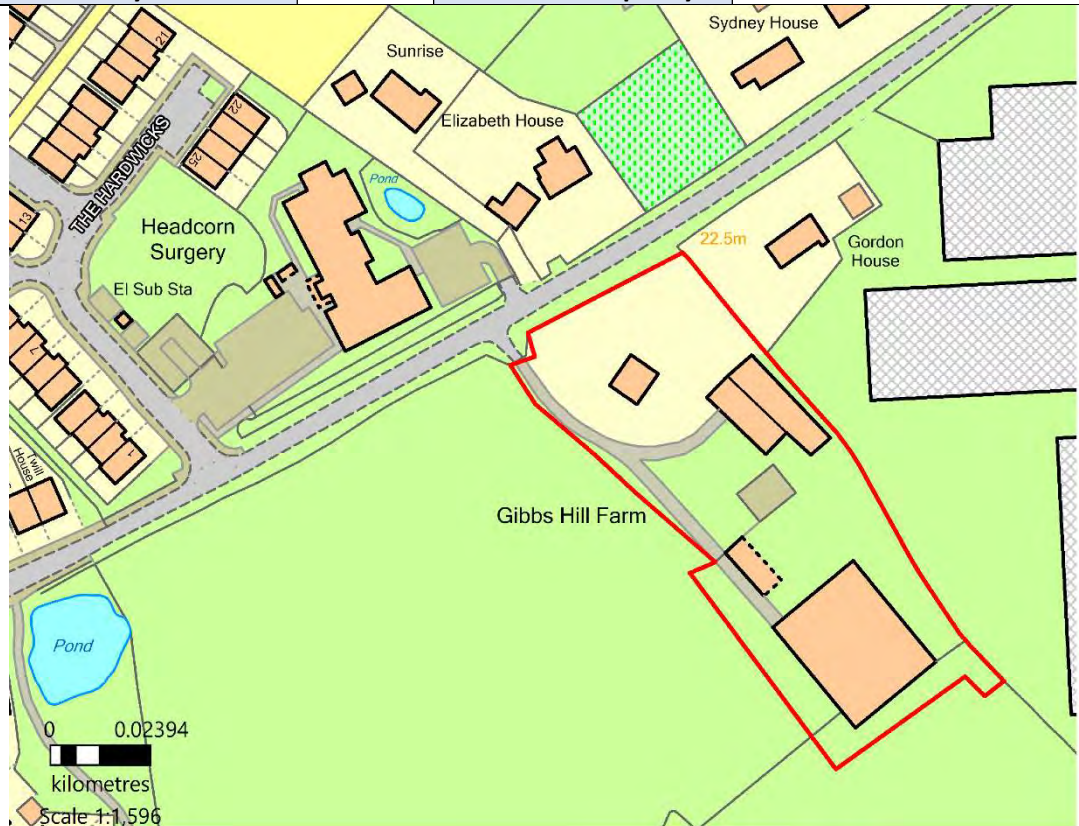
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	The Low Weald (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment 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	Ecology Score:4 KCC Ecology comments - The site is hard standing, industrial and residential buildings and amenity grassland. There is a hedgerow along the northern and western boundary. Some potential for protected species in particular breeding birds.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge location will require investigation; assumed will require attenuation with discharge to off-site sewer but as existing site drainage solution should be available		-
Contamination/ Pollution	1: (Braemar Service Station)	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?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access. New crossing and pavement improvements required. Development will need to ensure that the site is remediated prior to development. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

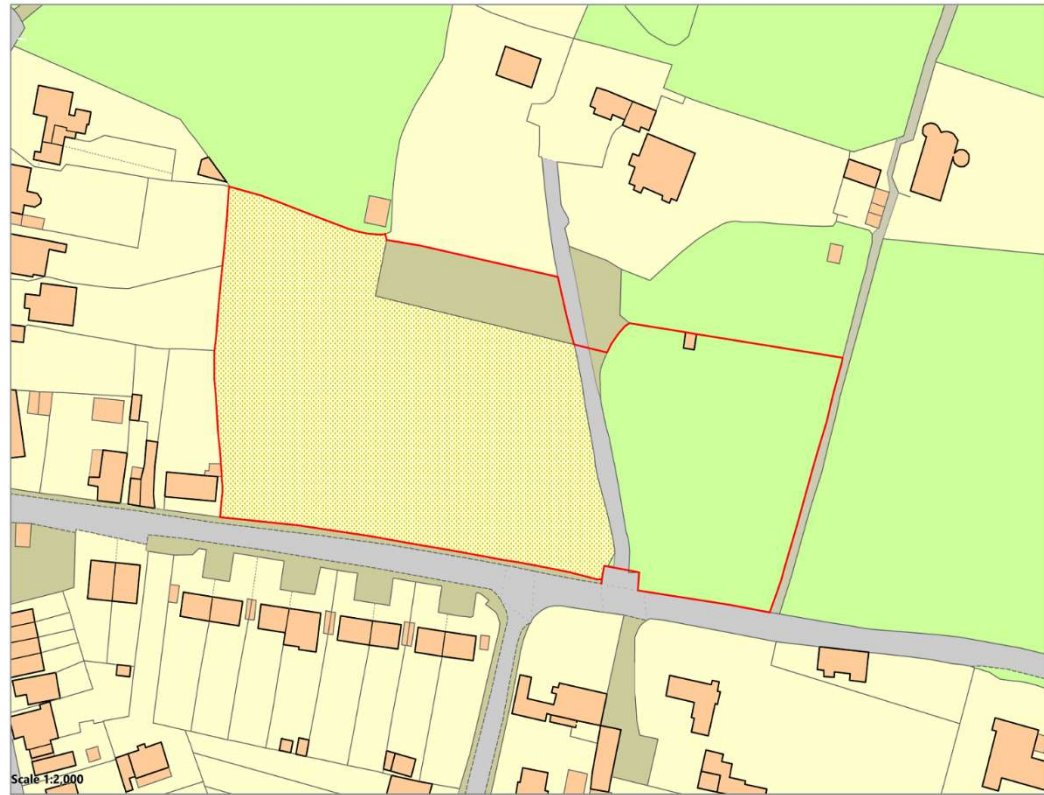
MODELLED DEVELOPMENT SCHEDULE	
Original Site Area	0.59 Ha

[illegible]

Site Ref: 118	Site Name: Gibbs Hill Farm			Parish: Headcorn (100%)			
Address	Gibbs Hill Farm Grigg Lane, Headcorn			AVAILABILITY			
Landowner	Mr D Williams and Mrs I Williams			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Persimmon Homes South East Limited			Developer interest?	Yes	Nominated Capacity	16 units
Current Use	Farmhouse & associated ancillary farm buildings and yard			Availability Date	2020	Modelled Capacity	9 units
Promoted Use(s)	Residential						
Site Area (Ha)	0.55	Brownfield/Greenfield	Brownfield				
Site Description	The site is a small set of agricultural buildings including a farmhouse and a range of sheds. Access is from the south side of Grigg Ln.						
Surrounding Uses	Site H1(39) is allocated to the west of the site, extending the future boundary of Headcorn to the edge of the site. At present the site is surrounded to the east, west, and south by agricultural uses or grassland. Opposite the site on the north side of Grigg Lane are residential uses.						
Planning History	1979 - Approved Erection of glasshouses. 1952 - Approved The erection of an agricultural workers cottage. Approved Proposed bungalow. 1982 Refused Siting of residential caravan. 1985 Refused Agricultural dwelling. 1995 - Approved Change of use of agricultural land to residential garden. Approved Erection of two storey side/rear extension. 2004 - Approved Single storey rear and side extension. 2018 Approved Creation of 55 houses and associated roads, car parking, landscaping.						

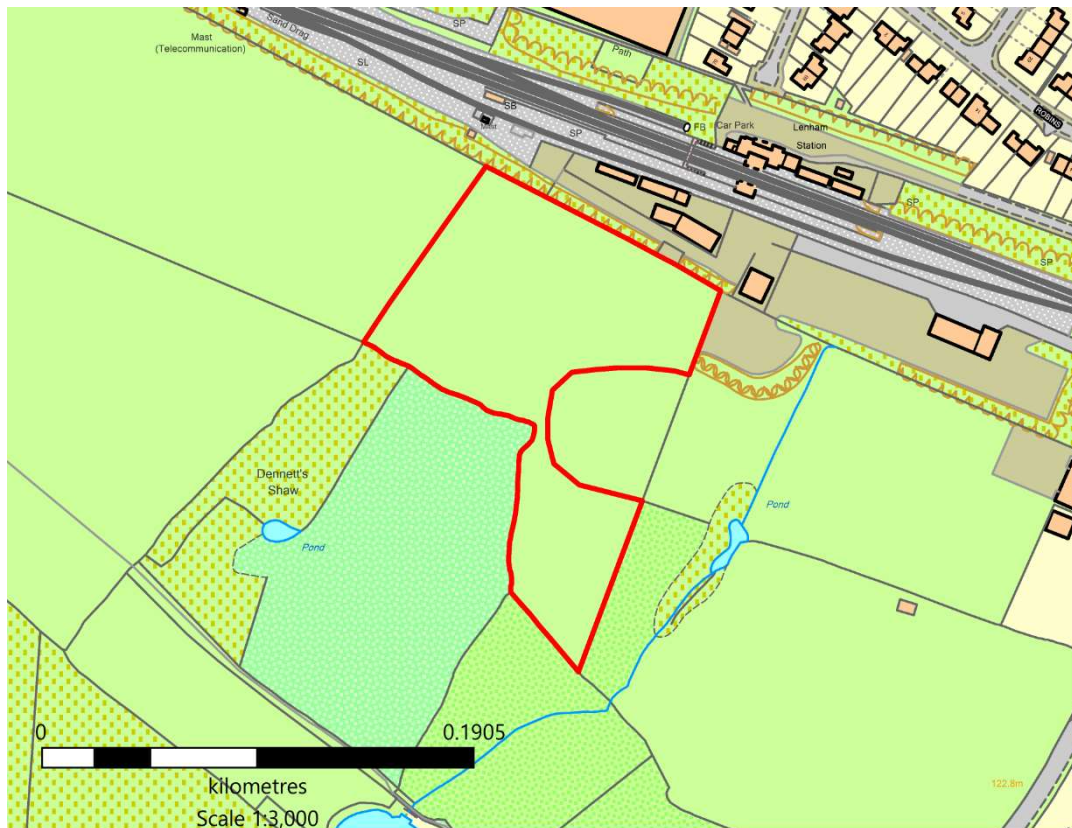
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Grigg Lane might need some widening to the west of the site, but there appears to be achievable with KCC Highways owned verges.	Widening of Grigg Ln, using KCC land.	Required mitigation feasible, so long as sufficient KCC owned verge space is indeed available. If not, this recommendation would become that it is unsuitable.
Access to Public Transportation & Services	No bus stops or routes within 400m. No shop or Primary School within 800m. A GP within 800m. More than 30 minutes public transport time to Maidstone high street, but less than 30 minutes to Ashford High street. 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 unfeasible for this site in isolation, however
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 Assessment 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	Ecology Score:4 KCC Ecology comments - A grassland field with agricultural buildings and there are mature trees along the northern boundary. GCN have been recorded within the surrounding area so could be present within the site. Potential for breeding birds within the site.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows			
TPO/ Veteran Trees	2 – along Grigg Rd and a single tree on the eastern boundary of the site.	Protected trees should be integrated into and development proposal.	10% deduction for retention of protected trees.
Heritage	-	-	-
Archaeology	low potential for archaeology	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation on site with discharge to ditch; setbacks required		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, future adjacent residential use.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Widening of Grigg Ln, using KCC land. Provision of a new or diverted bus route and new bus stops, as well as the necessary pavement improvements to reach them. Protected trees should be integrated into and development proposal. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		

Site Ref: 122	Site Name: The Orchard, Land Adjacent White Cottage			Parish: Boughton Monchelsea (100%)			
Address	Green Lane, Boughton Monchelsea			AVAILABILITY			
Landowner	Mr. and Mrs. Clarke			Landowner Consent?	Yes	Legal Constraints?	Not known
Agent	Gary Mickelborough, Bloomfields			Developer interest?	Yes	Nominated Capacity	24 units
Current Use	Equestrian			Availability Date	Now	Modelled Capacity	18 units
Promoted Use(s)	Residential						
Site Area (Ha)	1.18	Brownfield/Greenfield	Greenfield				
Site Description	The site is a lightly populated orchard and used for grazing of horses. The site is bounded by a mixture of stone wall to the south adjacent to Green Lane, which provides the highways access, and metal railings along three other boundaries, interspersed with some hedgerows and trees. On site there is an existing stable block and adjoining storage area.						
Surrounding Uses	Site lies adjacent to existing residential dwellings located to the south and west of the site. Located to the north east is allocation H1(54).						
Planning History	1978 - Approved storm porch. 1982 - Approved double garage. 1988 - Approved erection of a conservatory. 1998 - Refused outline application for one detached dwelling and garage. 2010 -Refused outline planning permission for the erection of one dwelling. 2015- Approved change of use of an existing barn.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site access existing.	None.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within proximity, but the service is too irregular. 1 shop within 800m, but no GP or Primary School. More than 30 minutes public transport time to high street and more than 1 hour to the hospital.	Provision of increased regularity on the existing bus service.	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 Assessment 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	Ecology Score: 4 KCC Ecology comments - Two Grassland fields with mature trees within the site and mature hedgerows along the eastern and western boundaries. Some potential for protected species including breeding birds and foraging/commuting bats.	Retention and enhancement of site boundaries will retain connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees			


Heritage	Within Boughton Monchelsea Conservation Area, adjacent to a Grade II listed church.	Site should protect and enhance the setting of the listed building, and positively contribute to the Conservation Area.	20% reduction in developable site area.
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, future adjacent residential use.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of increased regularity on the existing bus service. Site should protect and enhance the setting of the listed building, and positively contribute to the Conservation Area. Development will need to protect neighbouring residential amenity.		
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		

Site Ref: 124	Site Name: Old Goods Yard Phase 2			Parish: Lenham (100%)			
Address	Headcorn Road, Lenham			AVAILABILITY			
Landowner	Russell and Russell Roofing Ltd.			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Iceni Projects			Developer interest?	Yes	Nominated Capacity	80 units
Current Use	Agricultural			Availability Date	2020	Modelled Capacity	25 units
Promoted Use(s)	Residential						
Site Area (Ha)	1.33	Brownfield/Greenfield	Greenfield				
Site Description	Agricultural land bounded by Old Goods Yard to the east, agricultural land to the west, woodland to the south and a roofing business and a railway line to the north.						
Surrounding Uses	Old Goods Yard to the east, woodland to south, agricultural to west and roofing business to the north.						
Planning History	1949 - Approved farm building for the purpose of storage. 1953 - Approved provision of doors to shed for use as garage and access. Approved outline application for the use of land for residential purposes. 1956 - Refused outline application for bungalow with garage. 1958 - Refused erection of dwellings. 1959 - Approved site for petrol tank and pump. 1960 - Approved outline application for a pair of semi-detached cottages. Approved outline application for 19 dwellings. 1962 - Refused outline application for residential development. 1963 - Approved outline application for two pairs of cottages. Refused outline application for residential development.						
1967 - Approved shed for security office. Approved extension to existing storage building. 1969 - Approved security office and sanitary accommodation. 1970 - Approved single storey building for offices and toilet accommodation. 1972 – Approved use of land as playing field. Approved installation of office							

and sanitary accommodation. Approved resiting of access. Approved additional toilet accommodation. 1973 - Approved hardstanding for vehicles in connection with security for Customs and Excise. Approved erection of two lodges as security check point for customs and excise. 1974 – Approved 12 dwellings with garages as amended. Approved Erection of two storey office block 1977 - Approved erection of 2 stable blocks to provide an additional 9 stables and tack rooms. 1987 - Approved listed building consent for conversion of barn to dwelling. 1988 - Refused new farmhouse and agricultural buildings. 1989- Refused Erection of farmhouse. 2003 - Refused outline application for a clearance of the existing site and erection of office unit and a residential development. 2014 - Refused demolition of existing commercial buildings and the development (and re-development) of land for residential purposes. Approved demolition of existing buildings and the erection of six office/industrial units. 2016 - Refused outline application for residential development together with associated infrastructure

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site access achievable through adjacent site "Old Goods Yard Phase 1", which has planning permission and is underway.	Provision of a suitable access point.	None.
Access to Public Transportation & Services	No bus stops within 400m. Rail station within 400m, but no current access to provide direct route, so journey distance of more than 400m. No GP or Primary School within 800m. One shop within 800m of some of the site, but not all of it. Just over 30 minutes public transport time to Maidstone High Street, more than 30 minutes to Hospital.	New / re-routed bus service to bring it within 400m of all units within the development (or as close to as practicable), or a footbridge which is ramped or with elevators to provide step free, pedestrian access directly to the rail station.	Mitigation measures feasible if delivered in line 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 Assessment identifies that the site is within the Harrietsham to Lenham 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 Very High, with an overall recommendation to Conserve and Restore.		-
Local Nature Reserves	Ecology Score:3 KCC Ecology comments - Grassland field with a mature hedgerow to the north and a woodland copse to the south of the site. Ponds are present within the surrounding area so GCN may be present within the site. Some potential for protected species to be present (particularly within the site boundaries) including bats and reptiles.	Appropriate mitigation agreed as part of 19/506261/SUB	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	some potential for multi period remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration for surface water management; need confirmation by ground investigation;		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)	-	-	-

Site Ref: 125	Site Name: Old Goods Yard Phase 3			Parish: Lenham (100%)			
Address	Headcorn Road, Lenham			AVAILABILITY			
Landowner	Russell and Russell Roofing Ltd.			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Iceni Projects			Developer interest?	Yes	Nominated Capacity	100 units
Current Use	Agricultural			Availability Date	2020	Modelled Capacity	42 units
Promoted Use(s)	Residential						
Site Area (Ha)	2.23	Brownfield/Greenfield	Greenfield				
Site Description	Agricultural land bounded by the Old Goods Yard to the north, Headcorn Road to the east, agricultural to the south and west. The site boundaries contain a number of established trees and hedgerows.						
Surrounding Uses	Agricultural land, business use and residential to the north and Headcorn Road to the east.						
Planning History	1977 – Approved erection of 2 stable blocks to provide 9 stables and tack rooms. 1988 – Refused new farmhouse and agricultural buildings. 1989 – Refused erection of farmhouse. 2001 – Approved erection of side conservatory. 2002 – Approved single storey rear extension. 2003 – Approved removal of agricultural occupancy condition. Approved occupation of a dwelling in breach of an agricultural occupancy. 2005 – Approved erection of a detached double garage with garden store and conversion of existing garage to living accommodation. Refused erection of detached double garage with living accommodation and conversion of garage to study. 2014 – Refused outline application for demolition of existing commercial buildings and development of land for residential purposes. 2016 – Refused outline application for residential development 2019 – Approved reserved matters following outline application for demolition of commercial buildings and development of 72 units.						

SUITABILITY


Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site access achievable through adjacent site "Old Goods Yard Phase 1", which has planning permission and is underway.	Provision of a suitable access point.	None.
Access to Public Transportation & Services	No bus stops within 400m. Rail station within 400m, but no current access to provide direct route, so journey distance of more than 400m. No GP or Primary School within 800m. One shop within 800m of some of the site, but not all of it. Just over 30 minutes public transport time to Maidstone High Street, more than 30 minutes to Hospital.	New / re-routed bus service to bring it within 400m of all units within the development (or as close to as practicable), or a footbridge which is ramped or with elevators to provide step free, pedestrian access directly to the rail station.	Mitigation measures feasible if delivered in line 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 Assessment identifies that the site is partially within the Harrietsham to Lenham 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 Very High, with an overall recommendation to Conserve and Restore. The Landscape Character Assessment identifies that the site is partially within the East Lenham 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 Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:3 KCC Ecology comments - The site is a grassland field with an area of scrub within the west of the site. There are mature hedgerows to the north and south of the site. The majority of the grassland was recorded as other lowland meadow during	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries and features.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	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. There is potential for protected species to be present (particularly in the boundaries and scrub area) including reptiles, bats and breeding birds.		
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	some potential for multi period remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Minor amount of potential for infiltration; attenuation site, discharge to OWC		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, future adjacent residential use.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-

CONCLUSION: Is the Site Suitable?	Yes
ACHIEVABILITY	
Conditions required to make site Suitable	Provision of a suitable access point. New / re-routed bus service to bring it within 400m of all units within the development (or as close to as practicable), or a footbridge which is ramped or with elevators to provide step free, pedestrian access directly to the rail station. Development will need to protect neighbouring residential amenity.
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	Yes	Yes

[illegible]

Site Ref: 134	Site Name: Baldwins Farm			Parish: Staplehurst (100%)			
Address	Marden Rd, Staplehurst			AVAILABILITY			
Landowner	Mr K & Mrs G Whibley			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Lambert & Foster Ltd			Developer interest?	Yes	Nominated Capacity	120 units
Current Use	Agriculture			Availability Date	Now	Modelled Capacity	88 units
Promoted Use(s)	Residential						
Site Area (Ha)	4.64	Brownfield/Greenfield	Greenfield				
Site Description	A number of irregular grassed fields enclosed by hedges/trees north of Marden Rd, west of Staplehurst.						
Surrounding Uses	Hen & Duckhurst housing site to east, fields to north and west, Marden Rd and some houses to south. Farmyard forms south part of site.						
Planning History	1972 - Refused outline application for the erection of private dwellings. 1974 - Refused outline application for residential development. 1975 - Refused stationing of caravan for agricultural purposes. 1976 - Refused outline application for agricultural dwelling. 1977 - Refused outline application for one dwelling with garage. 1980 - Refused erection of single dwelling house or bungalow. 1989 Approved erection of 4 stables and tack room. 1990 - Refused change of use of land from agricultural holding to livery stables. 1994 - Approved lean-to extension to side of house and access relocation. 1996 – Approved single storey extension. 1997 - Approved erection of an open fronted extension to an existing outbuilding. Refused Replacement agricultural building and demolition of outbuildings. 1998 - Approved erection of a replacement agricultural building. 1999 – Approved demolition and erection of garage. 2002 – Approved change of use of land to additional residential garden and erection of two-storey games room and bedroom extension.						
							

2003 – Refused demolition of dwelling and outbuildings and the erection of two storey extension and temporary consent for mobile home. Refused erection of detached garage. 2004 - Approved change of use of wagon lodge stables and tack room to holiday accommodation. Refused demolition of side extension, erection of two storey extension and stationing of mobile homes. 2005 - Approved installation of an enclosed swimming pool with connecting lobby to house. Refused outline application for the erection of 1 number detached dwelling with all matters reserved. Approved demolition of outbuildings and erection of a two storey extension. 2006 - Approved construction of enclosed swimming with connecting lobby for domestic use. 2007 - Refused erection of a two storey side extension. 2009 - Approved erection of side extension. 2017 - Approved outline application for residential development. 2018 - Approved formation of temporary access for vehicle access.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New or improved access required. Sufficient site frontage to achieve.	Provision of a suitable access.	None
Access to Public Transportation & Services	No bus stops or route within 400m. No GP, Primary School or convenience stores within 800m. More than 30 minutes public transport time to town centre.	New bus route, with new stops, pavements and crossings.	Mitigation unfeasible for this site alone, but the cluster of adjacent sites could provide sufficient massing to achieve.
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 Assessment 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	Ecology Score:2	Mitigation requirements will be dependent on the results of any surveys (including botanical). If the	-


Local Wildlife Sites	KCC Ecology comments - The site consists of three grassland fields and surrounded by mature hedgerows and there are buildings within the site. The site is adjacent to a local wildlife site and this was designated for its botanical interest. The 2012 habitat survey recorded it as Other neutral grassland. which at the time of the survey was not assessed as a habitat of principle importance however the survey date is now 7 years old therefore the botanical interest of the site may have improved if the management change. In additional to the botanical interest there is potential for protected species to be present within the site including bats and breeding birds	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. Retention and enhancement of hedgerows will retain and enhance connectivity to the wider area.	
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	general potential for multi-period remains especially post medieval agrarian heritage remains. Site contains the discovery site of a Neolithic axe.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	No watercourses showing up from mapping however that does not mean they are not present. Further investigation needed as to method of discharge; may need to cross third party land		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

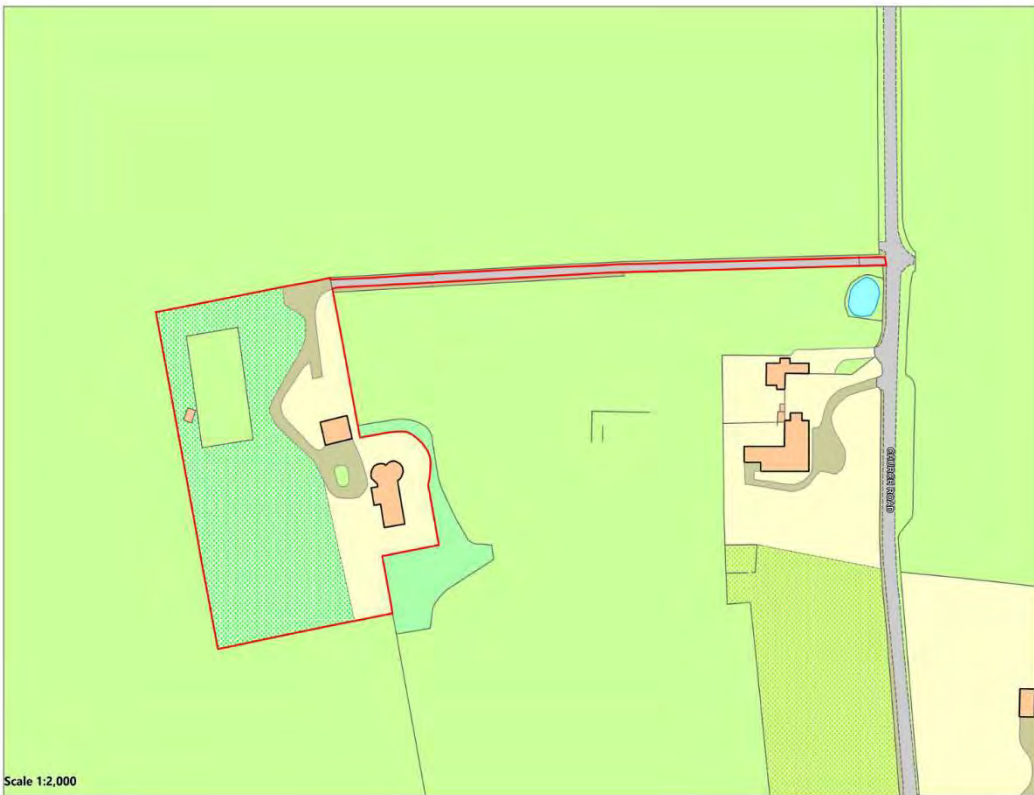
MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	4.64 Ha			
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.97 Ha			
Net Developable Site Area	3.67 Ha			
Gross Floorspace (m²)	7,479 m ²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure

[illegible]

Site Ref: 137	Site Name: Land at Marden Rd			Parish: Staplehurst (100%)			
Address	Land south of Marden Rd, Staplehurst			AVAILABILITY			
Landowner	c/o David Simpson, Lemsford Developments			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields			Developer interest?	Yes	Nominated Capacity	36 units
Current Use	Agriculture			Availability Date	Now	Modelled Capacity	116 units
Promoted Use(s)	Residential						
Site Area (Ha)	6.10	Brownfield/Greenfield	Greenfield				
Site Description	Large arable field and small grassed field. Bounded by Pagehurst Rd to west and two small frontages onto Marden Rd between houses. Tree line along south boundary. Generally level.						
Surrounding Uses	Few houses along north boundary, fields to the east, south, and west.						
Planning History	1975 – Approval for extension. 1976 – Approval for additional bedrooms and bathroom built over existing floor extension. 1977 – Approval for single storey rear extension. 1978 – Approval for single storey rear extension. Approval for extension of dining area. 1980 – Approval for double garage. 1981 – Approval for erection of artists/photographic studio. 1983 – Approval for detached garage. 1984 – Approval for demolition of shed/store and erection of artists studio. 1986 – Approval for new studio annexe. 1987 – Approval for studio annexe. 1993 – Approval dormer extension. 2000 – Refused demolition of existing buildings and erection of detached house with double garage. 2001 – Approval for detached double garage. Refused demolition of B8 and erection of 1 dwelling and detached double garage. 2004 – Approval for side conservatory. 2014 – Refused self-build dwelling (outline). 2015 – Prior approval granted for change of use from B8 to any land within the curtilage to a dwelling. 2016 – Refused outline application for residential development following demolition of existing buildings with replacement storage building. 2018 – Refused demolition of existing buildings and erection of two detached dwellings and replacement storage building (resubmission). Refused demolition of existing buildings and erection of two detached dwellings and replacement storage building						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New or improved access required. Sufficient site frontage to achieve.	Provision of a suitable access.	None
Access to Public Transportation & Services	No bus stops or route within 400m. No GP, Primary School or convenience stores within 800m. More than 30 minutes public transport time to town centre.	New bus route, with new stops, pavements and crossings.	Mitigation unfeasible for this site alone, but the cluster of adjacent sites could provide sufficient massing to achieve.
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 Assessment 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	Ecology Score:2 small field/4 arable KCC Ecology comments - A small grassland field and large arable field which are surrounded by hedgerows. The hedgerow between the two fields consists of large mature trees. The smaller field appears to have minimal management and contains rough grassland - there is some connectivity to the surrounding area and reptiles and GCN have been recorded within the surrounding area so it is possible that they are present within this area. The large arable field may be used by ground nesting birds and commuting GCN.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries and features.	-
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	No watercourses showing up from mapping however that does not mean they are not present. Further investigation needed as to method of discharge; may mean sewer extension		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)			
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		

Site Ref: 140	Site Name: Land at Squerries Oast			Parish: Otham (100%)			
Address	Church Rd, Otham			AVAILABILITY			
Landowner	Mr H Darley			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Consilium Town Planning Services			Developer interest?	No	Nominated Capacity	6 units
Current Use	Residential curtilage			Availability Date	Now	Modelled Capacity	8 units
Promoted Use(s)	Residential						
Site Area (Ha)	0.72	Brownfield/Greenfield	Brownfield				
Site Description	Site is a residential property with a sizeable garden located south of a track off Church Rd in Otham. The site has an extensive garden, and is well wooded around its perimeter.						
Surrounding Uses	The sites is currently surrounded by agriculture/ grasslands, but the Local Plan Allocation H1(8) surrounds the site to the north and west.						
Planning History	1976 – Approval for generator house/coal store. 1988 – Approval for tennis court with fence. 2009 – no objection to re-conductor existing low voltage overhead line with Aerial Bundled Conductor						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site is landlocked - access could be through proposed site 185, however Church Rd is not wide enough for requirements.	Provision of a suitable access and widening of Church Road, 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 or routes within 400m. No GP, Shop or Primary School within 800m. Approximately 30 minutes public transport time to town centre and approximately 1hr to hospital, but no safe pedestrian access to public transport facilities..	New / diverted bus route into the site, which would need to include bus stops, with increased service regularity. A bus route would require widening church road, requiring 3rd party land.	Mitigation measures unfeasible, due to insufficient scale of site to achieve new bus route. Mitigation is also unfeasible due to the requirement for third party land. 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 Assessment 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	Ecology Score:3 KCC Ecology comments - Residential property with mature trees/hedgerows surrounding the site. Potential for protected species to be present include roosting bats, reptiles and breeding birds.	Due to size unlikely that on site species mitigation is possible but will be dependent on result of surveys. Need to ensure connectivity to the wider area is enhanced and retained.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	Several mature trees across the site.	Where possible the existing veteran trees should be incorporated into any future design.	40% deduction from the developable site area.
Heritage	Existing oast house	Oast house should be retained.	10% deduction from the developable area.
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge Via infiltration likely. Dependent on infiltration testing. Appropriate separation distance for soakaways needed.		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of a suitable access and widening of Church Road, requiring 3rd party land. New / diverted bus route into the site, which would need to include bus stops, with increased service regularity. A bus route would require widening church road, requiring 3rd party land. Where possible the		

Site Ref: 144	Site Name: 34-35 High Street			Parish: Unparished (100%)	
Address	34-35 High Street, Maidstone			AVAILABILITY	
Landowner	Maidstone Borough Council			Landowner Consent?	Yes
Agent	Maidstone Borough Council			Developer interest?	No
Current Use	Retail, car parking			Legal Constraints?	No
Promoted Use(s)	Retail/Resi			Nominated Capacity	5-10 units
Site Area (Ha)	0.11	Brownfield/Greenfield	Brownfield	Modelled Capacity	2 units, 56m ² B use, 28m ² A-use
Site Description	2 retail units arranged either side of a laneway leading to a car park.				
Surrounding Uses	To the rear (north) of the site is Local Plan Housing Allocation H1(30). This wraps around the site to form part of the eastern boundary. The use of this site is surface car parking.				
Planning History	<p>1976 – Approval for alterations to shop front. 1978 – Approval for continuation of use as a private car park. 1980 – Refused for new shopfront. 1982 – Approval for new shopfront. Approval for replacement shopfront. 1992 – Refused shop fascia and projecting sign. 1994 – Approval for change of use from retail shop to hot food takeaway restaurant. 1996 – Approval for use of ground floor as restaurant together with associated building works. 1997 – Approval for change of use and new building works consisting of the creation of an additional bedsit flat on the first floor the creation of an additional one bed flat on the second floor. Approval for change of use of first and second floors to 4 residential flats. Approval for five year temporary permission for car sales showroom with ancillary offices. 1998 – Approval for demolition of multi-storey car park, retail unit, surface car parking and sheds, and erect a 7 storey multi-storey, 492 space, car park with storeys, 100 bedroom hotel, 204sq.m. retail unit (A3) pedestrian route and landscaped forecourt. Approval for 6 on bedroom and 1 two bedroom flats with associated parking and vehicular access.</p>				



1999 – Approval for external alterations to existing restaurant. Approval for 5 no. one bedroomed flats and 2 no. two bedroomed flats with associated parking and vehicular access. Approval for removal of condition to allow erection of 6 no. one bedroom and 1 no. two bedroom flats without any parking spaces or turning areas. 2000 – Approval for refuse storage area, change of use of kitchen to mixed use A3 and B1. 2001 – Refused 8 one bedroom flats (resubmission). Refused 8 one bedroom flats. Approval for 5 one bedroom flats and 2 two bedroom flats (retrospective). 2003 – Approval for 3 storey single mother hostel, maintaining car parking and creation of amenity space. 2004 – Approval for 3 storey hostel with car parking and amenity space. 2008 – Approval for change of use of shop to youth café with offices above. 2011 – Approval for change of use from A1 to A5. 2012 – Approval for change of use and conversion of first and second floor into 2 studio flats and 1 one bedroom studio flats. Approval for installation of shopfront and associated works. 2015 – Pre-app closed (installing solar panels). 2016 – Approval for change of use and conversion of first and second floors to 3 residential units. 2017 – Approval for change of use from letting agency to nail salon. 2018 – Refused for replacement front bay window with new door

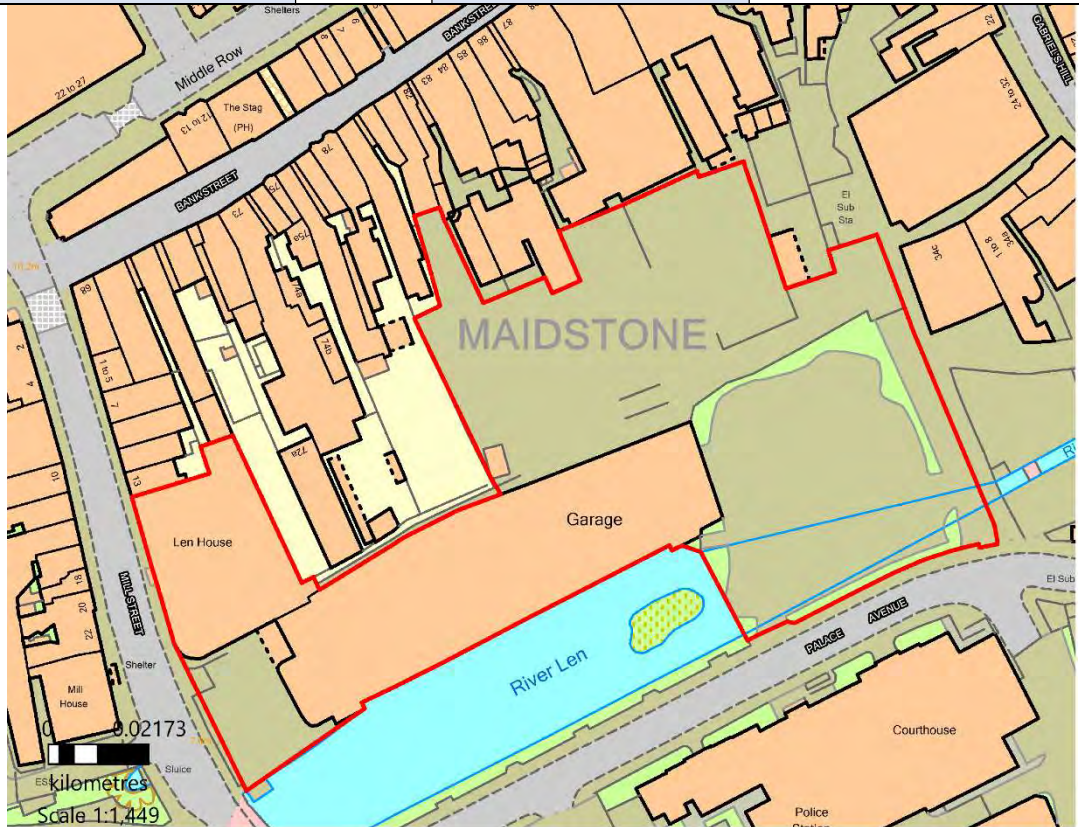
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access available.	None	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Site achieves all criteria for sustainability other than proximity to a Primary School. The nearest Primary School is approximately 1 km away.	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	-	-	-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Hard standing and buildings. The buildings may be used by roosting bats or breeding birds	Likely that any mitigation (if required) can be implemented	-
Local Wildlife Sites			

Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	35 High Street is a grade II listed timber framed building with later alterations. It has significant historic shopfront. Possible curtilage listed structures to the rear.	34 High Street is identified in the CA appraisal as negative and therefore sympathetic redevelopment could be an enhancement of the CA and setting of listed building.	50% deduction from the developable site area.
Archaeology	site contains the designated 16th century house of 35 High Street and may contain associated medieval remains. There are indications of post medieval industrial activities to the rear but there is also the potential for Roman or earlier remains to survive, as demonstrated by the Fremlins development.	Archaeological DBA required to ensure application fully considers heritage issues, including impact on designated building.	
AQMA	88%	Development should mitigate in line with the Low Emissions Strategy.	No deduction from the developable area.
Flood Risk	Flood Zone 2 (37.03%) / None (62.97%)	Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met.	No deduction from the developable area.
Drainage	As existing impermeable area should be able to consider existing connection.		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	0.11 Ha			
Deductions to Site Area	Constraints deduction: 0.056 Ha (Heritage), Open Space deduction 0.029 Ha			
Net Developable Site Area	0.028 Ha			
Gross Floorspace (m²)	282 m ²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure
	2	56m ²	28m ²	0
Policy density assumption	150 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	2	2029	2031	2032
Delivery Profile				

Site Ref: 145	Site Name: Len House			Parish: Unparished (100%)					
Address	Mill Street, Maidstone			AVAILABILITY					
Landowner	Maidstone Borough Council			Landowner Consent?	Yes	Legal Constraints? No			
Agent	Maidstone Borough Council			Developer interest?	No	Nominated Capacity 50-70 units, 5,500 commercial/ other space			
Current Use	Peugeot Garage			Availability Date	2021	Modelled Capacity 29 units, 530m ² B use, 265m ² A use			
Promoted Use(s)	resi, commercial, leisure/ cultural								
Site Area (Ha)	1.06	Brownfield/Greenfield	Brownfield						
Site Description	Peugeot garage in listed art deco building, associated car parking.								
Surrounding Uses	Site adjoins the back of buildings fronting onto the south side of High Street to the north. There are surface car parks and the rears of building fronting onto Gabriel's Hill to the east of the site. The southern boundary is the Len river and Palace Avenue, with the Police Station, the Tyrwhitt-Drake Museum, and Maidstone Magistrate's Court opposite.								
Planning History	<p>1974 – Approval for alterations and repairs after fire damage and change of use of second floor from residential to associated offices involving listed building consent. Approval for covered way and door to existing Magistrates Court, gateway and fence. Approval for stationing mobile building for temporary office accommodation. 1976 – Approval for demolition of buildings. 1977 – Approval for re-arrangement of car sales and staff car parking areas. 1979 – Approval for extension to rear of hairdressers shop. Approval for replacement of existing sales kiosk with new portacabin.</p> <p>1980 – Approval for renewal of planning consent for portacabin. Approval for access platform and lifting hoist. Approval for metal fence. 1981 – Approval for change of use of hairdressers to wine bar. 1982 – Approval for renewal of planning consent for portacabin. Approval to repositioning of existing sales portacabin. Approval for alterations to forecourt. Approval for new car park. 1983 – Approval for demolition of outhouse. Approval for renewal of temporary consent for use of land as car sales. Approval for</p>								

new car park. Approval for change of use to snooker/billiards licensed club. 1984 – Approval for repositioning of existing sales portacabin. 1985 – Approval for retention of sales portacabin. 1987 – Approval for new shop front. 1989 – Refused office extension. Approval for change of use retail shop to a mixed retail/exercise centre use together with single storey rear extension and new shopfront. Approval for listed building consent for single storey rear extension internal alterations and new shopfront. Approval for listed building consent to demolish chimney. 1990 – Approval for engineering operation to river bank to create environmental improvements to the river its bank and island. 1992 – Refused change of use of basement and ground floor from shop to restaurant. 1993 – Approval for alteration and refurbishment of existing dealership building and erection of used car canopy in place of existing used car showroom. Approval for listed building consent for fire precaution works. Approval for demolition of existing used car showroom. 1994 – Approval for single storey extension with canopy erection of decorative wall and revised layout and resurfacing of used car sales area. 1995 – Approval for security fence bollards and lighting (retrospective). Refused listed building consent to install a suspended false ceiling and install lighting. Approval for erection of car wash and associated building. Approval for internal alterations and part replacement of window with a door. Approval for listed building consent for internal alterations to improve fire escape provision and insertion of a door to part replace a window. Approval for listed building consent for internal alterations to improve fire escape and insertion of door to part replace window. 1996 – Approval for change of use from shop to a mixed use for a public house, four bedsits and 3 bedroomed flat with the installation of new shopfront. Approval for alterations to facilitate use as a public house, four bedsits and a three bedroomed flat together with the installation of a new shopfront. Approval for change of use of shop to restaurant/car-café including new building works for the installation of intake and extract duct work. Approval for listed building application for refurbishment of bar/restaurant. Approval for satellite antenna. 1998 – Approval for listed building consent application for conversion from a shop to a restaurant/ bar/cafe including the attachment of a strip light over the fascia sign and installation of the proposed window edge trim applied to junction of the glazed panels of the façade. 1999 – Approval for de-wax bay. 2000 – Approval for listed building consent for internal and external alterations. Approval for change of use of 1st, 2nd and 3rd floors to residential, retaining B1 use. Approval for listed building consent for replacement of steel security fence with brick wall. 2001 – Approval for listed building consent for reinstatement of studwork partitions on first floor. Approval for side boundary fence. Approval for stationing mobile building for temporary office accommodation. 2002 – Refused change of use of land from garden to terraced patio for use by restaurant and provision of new French doors. Refused for listed building consent for new French doors to no. 70 Bank Street and formation of terraced patio to rear of no. 71 Bank Street. Approval for listed building consent for internal alterations to include the removal of first floor walls and partitions. 2003 – Approval for change of use of first and second floors from offices to form 3 flats. Approval for creation of courtyard for seated restaurant area and associated works. Approval for listed building consent to erect a lobby and associated works. Approval for change of use from A1 to A3. Approval for listed building consent for works involved in the conversion of first and second floor offices to flats. 2004 – Approval for listed building consent for demolition of rear lean to structure and construction of new shop front and internal alterations. Approval for listed building consent for change of use of 1st and 2nd floor to 3 flats (amendment). Approval for change of use of first and second floors to 3 flats. Approval for listed building consent for alterations to shopfront, installation of illuminated and non-illuminated adverts and wall lights, other external works and internal alterations to first and second floor to provide ancillary staff accommodation. Approval for listed building consent for internal alterations to provide first floor toilet and shower rooms to second floor bedrooms and other alterations. Refused change of use to a mixed use with bar and nightclub on the ground floor and restaurant on the first and second floors, demolition of outbuildings, insert fire escape and replacement of the security shutters, replacement of a roof and other internal alterations. Approval for listed building consent for the demolition of 2 outbuildings, insertion of a fire escape and replacement of the security shutters, replacement of a roof and other internal alterations. Approval for change of use of building to create 4 residential flats. Approval for change of use from A1 retail to A3 with ancillary staff accommodation and replacement shopfront. Approval for change of use of building to create 4 no. residential flats. Approval for change of use to create residential flat over existing retail unit with rear extension. 2005 – Approval for change of use to a mixed use comprising bar with food facilities, and night club on the ground floor and restaurant on the first and second floors, demolition of outbuildings, insert fire escape and

replacement of the security shutters, replacement of a roof and other internal alterations. Approval for 2 handrails to front entrance to facilitate disabled access. Approval for listed building consent for the erection of 2 no. handrails. 2006 – Approval for listed building consent for new finishes new furniture and new metal stud partition wall. 2007 – Approval for listed building consent for installation of two new external condenser units. Approval for listed building consent for cast Iron fire escape, alterations to existing window to form new door opening onto stair landing. Approval for two external condenser units. 2008 – Approval for listed building consent for conversion of store to studio dwelling with internal and fenestration alterations. 2009 – Approval for conversion of store into studio dwelling. 2011 – Approval for change of use from A1 to A4 and new shop front. 2012 – Approval for listed building consent for alterations to first floor and second floor rear windows including infilling of 1(no) window and replacement of windows with single glazed timber casements and internal alterations. Approval for alterations to first floor and second floor rear windows including infilling of 1(no) window and replacement of windows with single glazed timber casements. 2013 – Approval for change of use from A2 to A4 and external alterations. Approval for listed building consent for internal and external alterations. Approval for external staircase. 2014 – Approval for timber pergola, decking area, conversion of outbuilding into bar and installation of 6 umbrellas. Approval for listed building consent for works to existing outbuilding to facilitate conversion to bar. 2015 – Approval for internal alteration to lower ground floor and new external door opening. Approval for listed building consent for internal alterations to lower ground floor and new external door. Approval for erection of new acoustic lobby to provide alternative means of fire escape from first floor. Approval for listed building consent for internal alteration to first floor to accommodate new bar area and toilets, and erection of new acoustic lobby to provide alternative means of fire escape from first floor. Approval for demolition of flat roof open sided building and erection of a new flat roof outbuilding and pergola. Approval for listed building consent for demolition of existing flat roof open sided building and erection of new flat roof outbuilding and pergola. 2016 – Prior approval granted for change of use of a building from office use to 1no. one bedroom flat. Approval for conversion of building to provide A3 use at ground floor front with 6 flats on ground floor rear and upper floors and associated works. Approval for listed building consent for conversion of building to provide A3 Use (restaurant/cafe) at ground floor front with 6 flats on ground floor rear and upper floors and associated works. Conservation area notification to 5no. Sycamore and 2no Lime - to prune back to the boundary along the entire spread and height of the tree. Approval for internal alterations to first floor and second floor to accommodate bar area, Gents toilet and Ladies toilet; Proposed new bar servery, metal staircase, artificial hedging and metal railings to roof terrace; New plasterboard lining to sections of wall at ground floor. Approval for listed building consent for internal alterations to first floor and second floor to accommodate bar area, Gents toilet and Ladies toilet; Proposed new bar servery, metal staircase, artificial hedging and metal railings to roof terrace; New plasterboard lining to sections of wall at ground floor. Approval for first floor change of use from A3 to C3 and internal alterations to existing listed building to provide first floor flat & ground floor staff office and toilet. Approval for listed building consent for first floor change of use from A3 to C3 and internal alterations to provide first floor flat & ground floor staff office and toilet. 2017 – Approval for demolition of building and erection of 5 storey building for 22 flats with car parking. Approval for new steel framed structure with poly-carbonate roof to existing first floor rear terrace and replacement of first floor existing window with new hard-wood door and side panel. Approval for listed building consent for construction of new steel framed structure with poly-carbonate roof to existing first floor rear terrace and replacement of first floor existing window with new hard-wood door and side panel.

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	Site achieves all criteria for sustainability other than proximity to a Primary School. The nearest Primary School is approximately 1.1 km away.	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	-		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Hard standing and an industrial building. The site is directly adjacent to the River Len therefore any works will have to be sensitive to retain/enhance the ecological interest of the site. May be some potential for roosting bats or breeding birds	Likely that any mitigation (if required) can be implemented. Good design can enhance and improve connectivity to the site.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-

Heritage	Grade II listed former Rootes car showroom and service centre (1393579), a notable local historic and architectural landmark building.	Conversion and extension would need to repair the existing façade, retain key internal elements such as ramp, staircases and open spaces. Roof extension acceptable in principle but should not dominate the listed building or nearby heritage assets. Within the setting of numerous HAs, including Archbishops Palace, All Saints Church and scheduled ancient monuments of Carriage Museum and Gatehouse. Opportunity for sympathetic development and landscaping to car park and open areas, which could enhance conservation area. Town Centre Opportunity Site with published planning guidance.	50% deduction from the developable site area.
Archaeology	Although substantial groundworks have taken place on this site, Roman pottery was located and there may be potential for buried archaeology to survive	-	-
AQMA	62%	Development should mitigate in line with the Low Emissions Strategy.	No deduction from the developable area.
Flood Risk	Flood Zone 2 (3.69%) / Flood Zone 3 (82.86%) / None (13.45%)	Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met.	No deduction from the developable area.
Drainage	Likely for an attenuated discharge to the nearby sewer. Storage on site likely to be difficult due to small site area. Special consideration will be required for flood risk. As existing impermeable area should be able to consider existing connection.		SFRA Exceptions testing required
Contamination/ Pollution	1: (off Palace Avenue)	The site will need to be made safe prior to development commencing.	No deduction from 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	-	-	-

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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Development should preserve and respect the setting of the existing listed building, and make a positive contribution to the Conservation Area. Development should mitigate in line with the Low Emissions Strategy. Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met. The site will need to be made safe prior to development commencing. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLLED DEVELOPMENT SCHEDULE	
Original Site Area	1.06 Ha
Deductions to Site Area	Constraints deduction: 0.53 Ha (Heritage), Open Space deduction 0.27 Ha
Net Developable Site Area	0.26 Ha
Gross Floorspace (m²)	2,655 m ²

[illegible]

Site Ref: 147	Site Name: Gala Bingo & Granada House			Parish: Unparished (100%)	
Address	Gabriels Hill/ Lower Stone St, Maidstone			AVAILABILITY	
Landowner	Gala Coral Group Ltd			Landowner Consent?	Yes
Agent	Maidstone Borough Council			Developer interest?	No
Current Use	Retail uses			Availability Date	2023
Promoted Use(s)	retail, residential			Legal Constraints?	No
Site Area (Ha)	0.40	Brownfield/Greenfield	Brownfield	Nominated Capacity	1,000m ² A use, 100+ units
Site Description	Early 20 th Century cinema in a prominent location at the junction of Palace Avenue, Lower Stone St, Gabriel's Hill, and Granada St; early 20 th Century mixed use parade of shops on east side of Gabriel's Hill.			Modelled Capacity	71units, 201m ² B use, 100m ² A use
Surrounding Uses	Offices uses lie to the south west across Palace Ave, the Mall is contiguous to the east and north of the site.				
Planning History	1974 – Approval for change of use from retail shop to Kentucky Fried Chicken take away. 1975 – Approval for new shop front. Approval for shops, stores, car park and storage. 1976 – Refused for three retail kiosks. Approval for vehicle control office, workshop, generator room, centre control, service flat and amendments to east and south elevations and position of car ramp. Approval for alterations and additions to existing building and change of use of ground floor to retail involving Listed Building Consent. 1977 – Approval for alterations to restaurant. Approval for renewal of consent for the placing of two estate agents notice boards. Approval for demolition of part of parapet. Approval for new shop front on King Street frontage. 1978 – Approval for formation of retail store and car park. Approval for retail sale of beverages and light refreshments for consumption on premises. Approval for extension to form retail shop. Approval for change of use from shop to retail bakers/instore baker/sale of snack				

meals and light refreshments for consumption on and off the premises. Approval for change of use from shop unit to branch bank.



1979 – Refused additional windows to King Street elevation. Approval for change of use to self service restaurant, coffee bar and ice-cream parlour of shop unit and forecourt. Approval for amendment to layout of level 5. Approval for two additional windows. 1980 – Approval for alterations to office block entrance. Approval for shop front to King Street. Approval for demolition of single storey extension, chimney stacks and garage, formation of new door and window openings and internal alterations and repairs. Approval for alterations and restoration of existing property to form offices and doctor's surgeries and new staff building, incorporating listed building consent. Approval for shopfront. 1981 – Approval for bakery. Approval for remove partitions dividing shop units and extend structure to form retail store (outline). Approval for removal of entrance canopy off Granada Street. 1982 – Approval for refitting new shopfront. Approval for alterations to form retail store unit H and extension onto land at 62 King Street. 1983 – Approval for extension to shopping centre to form two retail stores. Approval for amended details of office buildings. Approval for external alterations. 1985 – Approval for landscaping works. 1986 – Approval for partial demolition of existing plant room staircase, construction of new plant rooms and 14 additional parking spaces at roof level 4. 1987 – Approval for new entrance to King Street and Gabriels Hill. Approval for new entrance to King Street and Gabriels Hill. 1988 – Approval for new shopfront. Approval for new shopfront. Approval for removal of canopy. 1992 – Approval for satellite dish installation. Approval for indoor activity

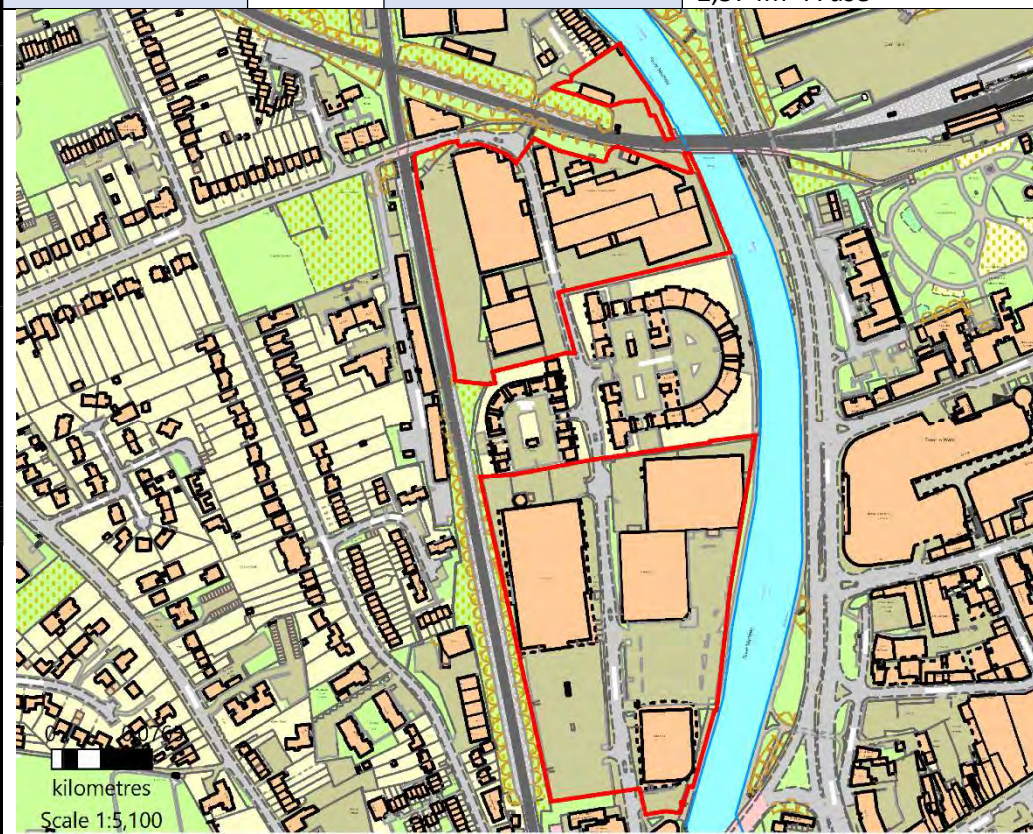
centre for children. Refused new shopfront and security shutter. Approval for removal of shopfront (conservation area consent). 1993 – Approval for change of use to information centre for disabled people carers and others. Approval for installation of new shopfront. Approval for new shop front. 1994 – Refused for change of use of existing kiosk from A1 to A3 use construction of new from elevation and provision of canopy. Approval for change of use of units 1-8 from office to flats. Approval for new shopfront. 1995 – Approval for temporary change of use of units from offices to 5 contained flats. Approval for change of use from shop to a food and drink use, together with the insertion of a new shop front. Approval for removal of 3 existing extract vents and replacement with 1 louvre extract vent. 1996 – Approval for temporary change of use of units from office use to self-contained flats. Refused installation of new shopfront. Approval for erection of a front extension and a new entrance to the shopping mall on King Street and the erection of a new entrance to the shopping mall on Gabriels Hill. 1997 – Approval for temporary change of use from offices to flats. Approval for extension to existing heat rejection enclosure. Approval for creation of a new shop unit. Approval for listed building consent for internal and external alterations to facilitate a change of use to a bar/ restaurant use and the provision of a managers flat. Approval for change of use from an office to a bar/restaurant use and provision of a managers flat. Approval for erection of front extension and new entrance to shopping mall on King Street and the erection of a new entrance on Gabriel's Hill. 1998 – Approval for change of use from offices to either offices or clinic. 1999 – Approval for removal of 3 cooling towers and installation of 2 new cooling towers. 2000 – Approval for conversion of existing building and change of use from office to 2 bed flat. 2001 – Approval for change of use of part of D2 to A1 and/or A3. 2003 – Approval for change of use from A1 to A2. 2005 – Approval for conversion of 2 units to 1 unit. 2006 – Approval for replacement ATM. 2007 – Approval for canopy and wall mounted rest. Approval for erection of awning and wall mounted rest. 2009 – Approval for change of use from A1 to A5 coffee kiosk. 2010 – Approval for certificate of lawfulness for existing office as 8 self contained flats. Approval for change of use from office to 1 self-contained flat. Approval for certificate of lawfulness for existing use of offices as 5 self-contained flats. Approval for change of use from office to 4 self-contained flats. Approval for change of use from office to 2 self contained flats. 2012 – Approval for subdivision of shop to form barbers shop. 2014 – Approval for conversion of rood space to 2 bedroom apartment. Approval for minor changes to fenestration. 2015 – Approval for listed building consent for demolition and replacement of shopping entrances at King Street and Gabriel's Hill. Approval for demolition and replacement of shopping entrances at King Street and Gabriel's Hill. Approval for demolition and replacement of shopping entrance at Gabriel's Hill. 2016 – Approval for change of use of part of shop to office. 2017 – Approval for change of use from shop to office. 2018 – No objection to installation of electronic communications apparatus/development ancillary to radio equipment housing. Approval for retention of ATM

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	Site achieves all sustainability criteria.	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	-		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Buildings and hard standing. May be some potential for roosting bats or breeding birds	Likely that any mitigation (if required) can be implemented	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	Gala Bingo building (originally Granada Cinema) identified as Essential in CA appraisal, therefore considered a non-designated heritage asset. It is a key townscape building on a prominent junction.	Development should positively contribute to the appearance and setting of the Conservation Area	50% deduction to developable site area.
Archaeology	Despite being heavily developed there is potential for post medieval or earlier remains especially associated with industrial activity. A Roman road is considered to	A presumption to retain the building unless a design of equal or greater merit were proposed. Granada House considered neutral and might	Town Centre Opportunity Site with published planning guidance.

	follow the alignment of Gabriels Hill and Upper Stone Street with potential for associated remains. Buildings may be of local heritage interest and the use of the building as a cinema is of local heritage interest.	provide scope for upward extension or sympathetic redevelopment subject to views and setting of numerous listed buildings nearby.	
AQMA	48%	Development should mitigate in line with the Low Emissions Strategy.	No deduction from the developable area.
Flood Risk	Flood Zone 3 (100%)	Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met.	No deduction from the developable area.
Drainage	Likely for an attenuated discharge to the nearby sewer. Storage on site likely to be difficult due to small site area. Special consideration will be required for flood risk.		Exceptions testing 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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Development should positively contribute to the appearance and setting of the Conservation Area. Development should mitigate in line with the Low Emissions Strategy. Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		

Site Ref: 148		Site Name: Maidstone Riverside		Parish: Unparished (100%)	
Address		Baltic Wharf, Wickes, TK Maxx, Hobbycraft, The Range and ASDA Living, Maidstone		AVAILABILITY	
Landowner		Canada Life c/o Wickes Building Supplies Ltd		Landowner Consent?	Yes
Agent		Maidstone Borough Council		Developer interest?	Some
Current Use		Mixed, retail warehouse, industrial		Legal Constraints?	No
Promoted Use(s)		retail, resi, community, leisure		Nominated Capacity	550-650 units plus retail, community and leisure
Site Area (Ha)		6.87	Brownfield/Greenfield	Modelled Capacity	273 units, 5,148m ² B use, 2,574m ² A use
Site Description		This is three sites. From north to south: 1. Small car park and taekwondo centre north of Maidstone East rail line; 2. Characterful Victorian riverside warehouse, little Dino's soft play, and associated car parking; 3. Retail warehousing units and associated car parking either side of St. Peter's Rd.			
Surrounding Uses		All sites front onto the Medway to the east, and the Medway rail line to the west. Site 1 is enclosed by the railway line to the south, a small residential estate to the north. A residential estate separates sites 2&3. There are leisure and retail uses north of site 2, and St. Peter's church south of site 3.			
Planning History					
1975 - Approved Depot for scaffolding, contracting, sale and hire of builders equipment. 1974 - Approved Two bay extension to steel framed cladded workshop to be used as covered vehicle-loading bay. 1979 - Approved Change of use to coach works and paint spray shop. 1978 – Approved Fire escape at rear of offices. 1978 - Approved Retention of portable office building. 1979 - Approved Portakabin for temporary office accommodation. 1979 - Approved Change of use of unit B to scenery warehouse. 1979 - Approved Change of use to sandwich bar. 1980 - Approved Scenery warehouse. 1979 - Approved Temporary siting of Portakabin for					



<p>cloakroom. 1980 - Approved Erection of portakabin for Segas Staff Training. 1982 Approved Change of use to gymnasium.</p>	
<p>1985 - Approved Change of Use to sale of second hand motorcycle spares. 1985 - Approved Transport workshop and 2.3m high frontage security fencing. 1985 - Refused Change of use to retail warehouse. 1985 - Approved Demolition of existing storage building and erection of replacement store. 1983 - Approved District distribution office, store building and petrol installation. 1984 - Approved District distribution offices and stores building (amended scheme). 1982 - Approved Temporary siting of office accommodation, mess room, 2 concrete garages and 4 store huts. 1988 - Approved Extension of existing building to provide larger training area and ISCU store. 1988 - Approved Change of use of units to gymnasium. 1988 - Approved Canopy to entrance and brick wall. 1991 - Approved Extension of fifth floor to form additional industrial space. 1988 - Approved Residential development and restaurant. 1988 - Approved Covered storage yard and recladding to part of building. 1988 - Approved Retail warehouses. 1987 - Approved Partial demolition to provide access/parking conversion from industrial to car showrooms. 1988 - Approved Change of use from industrial to storage . 1986 - Approved Warehouse extension for loading bay. 1986 - Approved Research and development laboratory extension with car parking. 1987 - Approved Mansard roof office extension. 1987 - Approved New storage building. 1990 - Refused Change of use for use as retail warehouse - sale of furniture carpets kitchen. 1990 - Approved Change of use to centre of operations of a haulage business. 1990 - Approved Change of use vehicle rental including preparation of rental vehicles. 1989 - Approved Erection of a height restrictor to public car park as validated on 15/2/89. 1990 - Refused Outline application for offices restaurant mooring for leisure craft and car parking. 1989 - Refused Hoardings. 1989 - Approved Use of land for parking. 1990 - Approved Leisure developments. 1995 - Approved Use of premises as a taxi and private hire. 1994 - Approved Plant equipment platform extension to riverside elevation. 1994 Approved Change of use to indoor golf simulation centre. 1995 - Approved Use of premises as a dancing school. 1995 - Approved Erection of a two storey office building. 1995 - Approved Erection of new two storey office building with plant room and associated car parking. 1994 - Approved Change of use of the premises to a builders' merchants alterations access. 1992 - Approved Car park lighting to staff car park. 1993 - Approved Single storey extension with roof mounted equipment. 1997 - Approved Construction of new entrance lobby to south elevation and elevational alterations to west elevation. 1998 – Approved Redevelopment of the site to provide a non-food retail warehouse. 1998 - Approved Change of use to retail sales of pine furniture and associated goods with storage and office space. 1998 - Approved Erection of metal mesh fence, enlargement of fire exit. 1997 - Refused Erection of new radio mast. 1998 - Approved Single storey extension. 1997 - Approved Renewal of permission reference. 1996 - Approved Change of use to a tool and equipment hire premises. 1996 - Approved Change of use of transport workshop ancillary to depot to a use for the service and repair of motor vehicles. 1996 - Approved Change of use of existing industrial unit to retail use. 2000 - Refused Erection of 26No. flats with parking and access onto Buckland Hill. 2000 - Approved Full application for the erection of 3no. retail warehouses with associated car parking. 1979 - Approved Use as Exhibition Hall for Motor Show. 2006 - Refused Mixed use regeneration scheme comprising A1, A3 & C3 residential development. 1976 - Approved Building to be used as office accommodation. 2014 - Refused Demolition of Raglan House, St Peter's Street. 2001 - Approved Erection of 13 no. residential dwellings. 2007 - Approved Erection of a six-storey hotel (class C1) and a single storey retail building. 1985 - Approved Change of use to gymnasium as an expansion of existing gymnasium. 1986 A- pproved Redevelopment. 1998 - Approved Outline application for terraced housing with garaging/ parking and turning facilities. 1995 - Approved Development of vacant land to include offices. 1988 - Approved External lift shaft as amended by letter and plans. 1993 - Approved Part change of use to resource unit for people with learning disabilities 2001-Refused Development of non-food retail warehousing, restaurant and landscaped piazza, and pedestrian access with alterations. 2001 - Approved outline application for new bridge across the River Medway. 2001 - Approved Change of use from tool and equipment hire to plumbing and heating merchant. 2002 - Approved Construction of a class A3 restaurant unit and landscaped piazza, improved pedestrian access and minor alterations. Approved Demolition of all buildings upon the site and the erection of two, four and five storey buildings accommodating 307 flats with parking space. 2005 - Approved Erection of a 2 m high palisade fence and gate to loading bay. 2004 - Approved Erection of a cribblock wall. 2005 - Approved Change of use for the siting of</p>	

a catering van in car park. 2004 - Approved Erection of a sprinkler tank and associated pump room. 2003 – Approved Demolition of existing buildings and erection of retail warehouse unit with parking and landscaping. 2006 - Approved Installation of external air conditioning. 2006 - Approved Minor modifications to the retail warehousing. 2005 - Approved Alterations to the external appearance of building, erection of new entrance. 2006 - Approved Change of use from class B1 to a sui generis. 2005 - Refused Installation of external air conditioning units, 2005 – Approved with removal of one parking space and provision of 5 additional spaces. 2009 - Refused Planning permission for erection of 2.4m high boundary fencing to delivery/loading area for property. 2009 - Approved Extension of existing approved retail mezzanine floor by 200 sqm (Class A1). 2010 - Approved Erection of timber made boundary fencing and gates. 2011 - Approved Change of use of part of car park for the stationing of a mobile catering unit. . 2018 - Approved Change of use of Units G14/G15 from A1 use to Class D1 non-residential institution or Class D2. 2017 - Approved Relocation of steps. 2018 - Refused Change of use to D2 assembly and leisure or A1 retail use for the display and unrestricted sale of goods to visiting members of the public. 2004 – Approved demolition and erection of retail warehouse unit with associated parking. 2004 - Approved Demolition of existing buildings and erection of retail warehouse. 2004 - Approved Demolition of existing buildings and erection of retail warehouse unit with associated parking. 2004 - Approved Demolition of existing buildings and erection of retail warehouse unit with associated parking. 2004 - Approved erection of a cribblock wall on western boundary. 2004 - Approved Demolition of existing buildings and erection of retail warehouse unit with associated parking. 2004 - Approved Demolition of existing buildings and erection of retail warehouse unit with associated parking. 2018 - Approved Change of use of Unit G9 Baltic Wharf D2 assembly and leisure (with ancillary A3 café use) or A1 retail use for the display and unrestricted sale of goods to visiting members of the public. 2017 - Approved Change of position of 1no. mobile catering unit within Wickes car park. 2017 - Approved Change of use from B1, B2 and B8 to B1, B2, B8 and D2 Assembly and Leisure. 2018 - Approved Change of use from Storage and customer collection facility to non-residential institution (Use Class D1) or assembly and leisure (Use Class D2) with ancillary (A3) Cafe. 2012 - Approved Change of use of first floor of Raglan House to a dance academy studio. 2016 - Approved Change of use from A1 retail to A1 retail or D1 and D2 (childrens soft play facility and before and after school childcare provision). 2016 - Approved Retrospective application for change of use from plumbing merchant to car wash and tyre replacement centre (use being B1, B2 and B8). 2016 - Approved Change of use of Unit G17. 2016 - Approved Change of use from open A1 retail development to open A1 retail development or D2 assembly and leisure use. 2015 - Approved Change of use to A1 retail for the display and unrestricted sale of goods to visiting members of the public.

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	All sustainability criteria achieves, except for proximity to a public transport connection. The site	Provision of extra bus stops along St. Peter's Street, on the existing route.	Required mitigation measures are feasible. Site recommended as suitable on sustainability grounds at this stage.

	has bus stops, with a regular service, within 400m of most of the area but not all.		
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 Assessment identifies that the site is partially within the Medway Valley Allington 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 Low, with an overall recommendation to Improve and Reinforce.		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Industrial buildings and hard standing. May be some potential for roosting bats or breeding birds. Site is directly adjacent to the Medway River therefore any development will have to be sensitive to retain/enhance the ecological interest of the site.	Likely that any mitigation (if required) can be implemented. Good design can enhance and improve connectivity to and through the site.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	The grade II listed Powerhub Building is the former Tilling Stevens factory dating from 1919 and a rare example of a 'Daylight Factory' (1408072). It is a landmark building in Maidstone of architectural and historic interest. A degree of alteration to facilitate conversion has been accepted under appeal. Raglan House is not listed and has immunity from listing, although nonetheless contributes to the setting of the LB and is considered a NDHA. Grade II listed St Peter's Church (and perimeter walls - 1086281) on St Peter's Street, and a small group of LBs on Buckland Road. Development would need to have due regard to the setting of the church and this		A Town Centre Opportunity Site with published planning guidance.

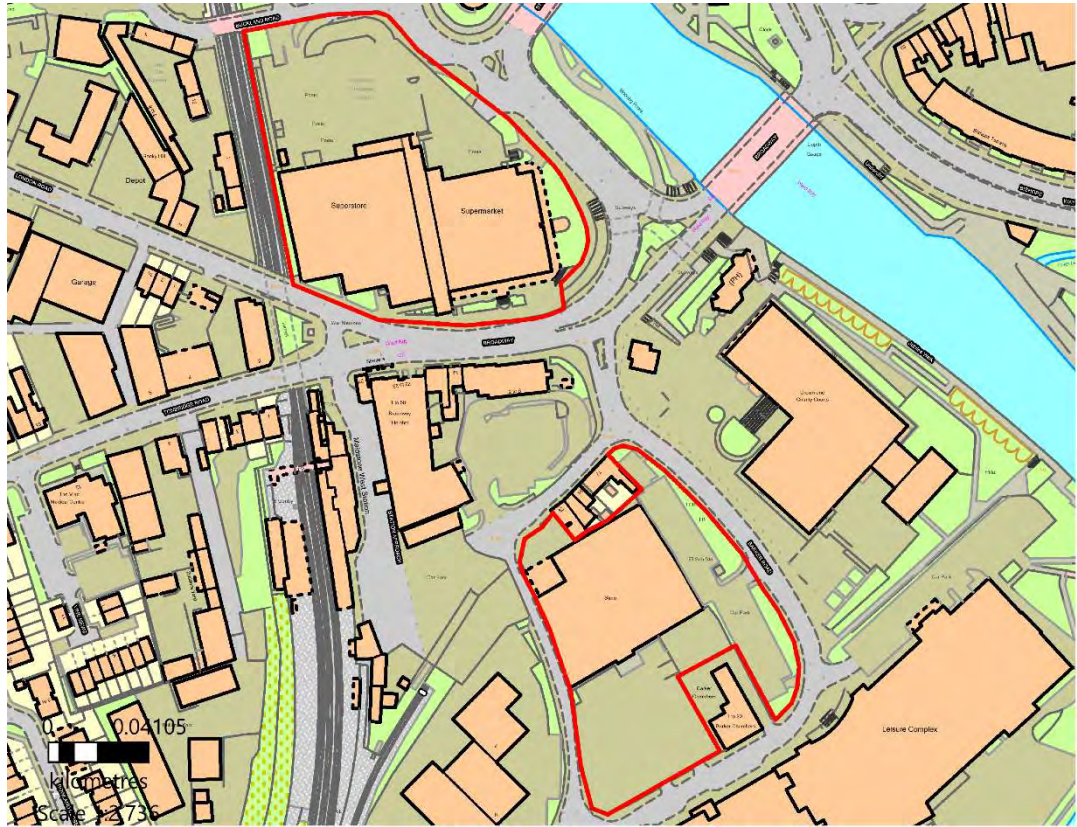
	may affect its siting and scale. The nearest is Chillington House CA across the river although development is unlikely to have much impact on its significance. Rocky Hill CA is to the south west and has panoramic views over Maidstone including this site.		
Archaeology	Despite being in the centre of Maidstone and heavily developed already there is potential for prehistoric and later remains. It is located at a key location on the west side of the river crossing and has potential for prehistoric remains through to post medieval and modern industrial structures of local heritage importance. There are records to suggest this may contain remains of St Peters Hospital, a medieval hospital and as such sensitive remains may survive on site.	Archaeological DBA and Historic Interpretation and Enhancement Assessment required in view of the location and strategic importance of this town centre proposal. There should be proposals to understand and then reflect the heritage of this site and the development needs to be sympathetic to the heritage of the town centre.	
AQMA	0.08%	Development should mitigate in line with the Low Emissions Strategy.	No deduction from the developable area.
Flood Risk	Flood Zone 2 (53.06%) / Flood Zone 3 (8.3%) / None (38.64%)	Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met.	No deduction from the developable area.
Drainage	As existing impermeable area should be able to consider existing connection.		-
Contamination/ Pollution	3: (Maidstone Industrial Centre / close to Maidstone Industrial Centre / St Peters Street)	Site should be made safe prior to any development commencing.	No deduction from 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	-	-	-
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Provision of extra bus stops along St. Peter's Street, on the existing route. Existing Baltic Wharf building should be retained. Development should mitigate in line with the Low Emissions Strategy. Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met. Site should be made safe prior to any development commencing. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	6.87 Ha			
Deductions to Site Area	Constraints deduction: 1.72 Ha (Heritage), Open Space deduction 2.63 Ha			
Net Developable Site Area	2.52 Ha			
Gross Floorspace (m²)	25,745 m ²			
Policy Mix of Uses (Modelled m ²)	Residential Units	B Use	A Use	Infrastructure
	650	5,148m ²	2,574 m ²	-
Policy density assumption	150 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin

[illegible]

Site Ref: 149	Site Name: Maidstone West			Parish: Unparished (100%)			
Address	Broadway Shopping Centre & B&Q, Maidstone			AVAILABILITY			
Landowner	Simon Fowler, Legal & General Assurance Society c/o GVA			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Maidstone Borough Council			Developer interest?	No	Nominated Capacity	1,000 units & ancillary uses
Current Use	Retail, Station car parking			Availability Date	2030	Modelled Capacity	130 units, 1,034m ² B use, 517m ² A use
Promoted Use(s)	retail/ leisure/ community/ reidential						
Site Area (Ha)	2.07	Brownfield/Greenfield	Brownfield				
Site Description	2 Sites - B&Q retail warehouse occupies the north of the site with associated surface car parking in the south. Some mature trees lie adjacent to Barker Rd in a landscaped area. Broadway shopping centre is a small medium-density mall, with 2 levels of parking and a mix of large floorplate retail and smaller leisure uses.						
Surrounding Uses	The site wraps around a small mixed use Victorian terrace of town centre use and residential on Hart St, and a period office block on Barker Rd. The B&Q site is surrounded by town centre uses, Maidstone Magistrate's Court to the east, McDonald's to the north, Maidstone West station car park, Gurkha restaurant, and retail warehousing to the west, and Lockmeadow to the south. The Broadway Shopping Centre is bounded to the west by the Medway rail line, and to the south and east by the town centre gyratory. Travelodge, and St. Peter's church lie to the north.						
Planning History							


1975 – Approved change of use from residential to counselling room. 1976 – Approved inner ring road, phase one, stage 2. 1978 – Outline application for building to house 8 crown courts and one country court, ancillary accommodation and parking. 1979 – Approved car park. 1980 – Approved temporary permission for car parking. 1982 – Approved change of use from betting shop to retail shop. 1983 – Approved redevelopment to form DIY cash and carry retail warehouse and car park. Approved erection of shops, ancillary accommodation and car parking. Approved continued use as a car park. 1984 – Approved extension to below ground car park. Approved single storey extension. 1985 – Approved change of use from shop to betting office. Approved change of use to coffee shop, restaurant and ice cream centre with outside seating. 1986 – Approved licenced betting office shop. 1987 – Approved change of use of second floor from store to office. 1989 – Approved shop front and entrance. Approved change of use from residential to hot food takeaway. 1993 – Approved change of use to leisure and entertainment. Approved change of use to family entertainment centre with café. Approved change of use from retail units to leisure and entertainment club premises. 1997 – Approved retrospective application for demolition of existing outbuildings and erection of extension and change of use of ground floor from A1 to A3. 1998 – Approved application to carry out development permitted for change of use to leisure and entertainment. 1999 – Approved change of use of unit A from A1 to A3. Approved change of use of premises A1 to D2. 2002 – Approved conversion of vacant area of shopping centre to new security office. 2004 – Approved change of use of land to allow operation of mobile catering unit. 2008 – Refused change of use of ground floor from offices to A3 and first and second floors from B1 to C3. Approved change of use of ground floor office (B1) to restaurant (A3) and change of use of first and second floors from offices to residential for 2 flats. 2009 – Approved change of use from A1 to D2. 2010 – Approved change of use from A3 to A5 hot food takeaway. 2012 – Approved change of use from A1 retail to D2 leisure including A1 ancillary use. 2015 – Approved change of use from vacant betting office A2 to tanning salon Sui Generis. Prior Approval Granted for conversion of offices to residential 8 one bed flats and 6 two bed flats. 2016 – Approved extension to roof to form 1 two bedroom apartment and 2 one bedroom apartment. Prior Approval Granted for change of use of offices to residential comprising 11 one bed flats and 6 two bed flats. 2017 – Approved change of use to flexible use between B1(a) and restaurant A3 and change of use to provide 2 flats. Approved change of use from D2 leisure with ancillary A1.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access.	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus and rail stops / stations with regular services within 400m. At least one each of GPs, Primary Schools and convenience stores within 800m. Site is within the town centre area and less than an hour away from the Hospital by public transport.	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	-		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Industrial buildings and hard standing. May be some potential for roosting bats or breeding birds	Likely that any mitigation (if required) can be implemented	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	despite being in the centre of Maidstone and heavily developed already there is potential for prehistoric and later remains. It is located at a key location on the west side of river crossing and is within the medieval core of Maidstone. St Peters Church was a focus and there is high potential for medieval burials, industrial and settlement. Bronze Age ditch has been located at St Peters Church and as such there is some potential for prehistoric remains.	Archaeological DBA and Historic Interpretation and Enhancement Assessment required in view of the location and strategic importance of this town centre proposal. There should be proposals to understand and then reflect the heritage of this site and the development needs to be sympathetic to the heritage of the town centre.	-
AQMA	38%	Development should mitigate in line with the Low Emissions Strategy.	No deduction from the developable area.

Flood Risk	Flood Zone 2 (44.74%) / Flood Zone 3 (29.2%) / None (26.06%)	Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met.	No deduction from the developable area.
Drainage	Likely for an attenuated discharge to the nearby sewer. Storage on site likely to be difficult due to small site area. Special consideration will be required for flood risk.		Exceptions testing 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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access. Development should mitigate in line with the Low Emissions Strategy. Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		

Site Ref: 150	Site Name: Mill Street Car Park			Parish: Unparished (100%)	
Address	Knightrider Street, Maidstone			AVAILABILITY	
Landowner	Maidstone Borough Council			Landowner Consent?	Yes
Agent	Maidstone Borough Council			Developer interest?	No
Current Use	Car Park			Legal Constraints?	Yes
Promoted Use(s)	Residential			Nominated Capacity	40-60 units
Site Area (Ha)	0.45	Brownfield/Greenfield	Brownfield	Availability Date	5+ years
Site Description	Site is a collection of car parks to the rear of properties on Knightrider St and Mill St in Maidstone town centre.				
Surrounding Uses	The site is surrounded by town centre uses, including All Saints Church, office buildings and a Baptist church to the west, office buildings to the south and east, and more office buildings with associated car parking to the north. car parking.				
Planning History	1983 – No objection for new divisional and sub-divisional police station headquarters. 1984 – Refused retail store. 1985 – Approval for use as temporary public car park. 1986 – Approval for change of use from domestic to foot clinic. 1987 – No objection use as a temporary car park-extension. 1988 – Approved refurbishment. Approval for new external works and new access road, removal of existing boundary wall. Approval for new external works and new access road, removal of existing boundary wall. 1989 – Approval for change of use to a public car park and demolish existing garages and office. Approval for conversation area consent to change use of site to a public car park and to demolish existing garages and office. Approval for offices and car parking. 1990 – Approval for refrigeration condensing units. Approval for Conservation Area Consent for demolition of redundant premises. Approval for				



	new offices and parking extension of public car park. 1992 – No objection to galvanised external fire escape - emergency exit.	
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1993 – Approval for air conditioning units. 1995 – No objection to proposed access way and alterations to car park. 1997 – Approval for change of use from office to single dwelling. 1998 – Approval for change of use of land from former council works depot and associated office to car park. 2001 – Approval for extension of boundary brick wall and provision of security gates and fencing. 2003 – Approval for listed building consent for alterations to the boundary wall and erection of signs as accompanying advertisement consent application. Refused replacement of 3 doors. Approval for temporary use of former Council Depot as short stay car park. Approval for new brick wall panel. 2004 – Approval for replacement 3 external doors. 2013 – change of use from office to dual office and health use/internal and external alterations. Approval for listed building consent for internal and external alterations to facilitate change of use from Office to dual office and health use. Approval for rearrangement of wheelchair access ramp to front elevation. No objection to reduce crown on south, east and northeast sides. 2015 – Approval for change of use from office to flats (prior notification)

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Suitable access existing, via the A229.	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops with regular services within 400m. At least one each of GPs, Primary Schools and convenience stores within 800m. Site is within the town centre area and less than an hour away from the Hospital by public transport.	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	-		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Hard standing	Unlikely that any mitigation will be required.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1, opposite the site.	Development should not impact the local TPO.	No deduction from the developable area.
Heritage	Numerous listed buildings to all sides of the site, but none within its boundary. The listed buildings grouped around All Saints Church and Archbishop's Palace area are highly graded or scheduled monuments, and therefore particularly sensitive in terms of their setting. Views to and from these buildings might constrain the height of new development. Partly within the All Saints CA and adjacent to the Maidstone Centre CA north and south where building heights are predominantly of 2-3 storeys and more loosely spaced than the High Street and Lower Stone Street.	Development in this location should seek opportunities to enhance the historic environment, for example by providing public realm, providing interpretation, or reducing the impact of the road.	20% deduction from the developable site area.
Archaeology	this site is located within the medieval core of Maidstone and possibly within the centre of the early	PreAllocation Archaeological DBA needed as well as Heritage assessment and Enhancement Report. There	-

	medieval settlement. Despite the extent of development there is very high potential for very sensitive and significant archaeological remains. The site is also surrounded by a number of designated heritage assets including Archbishops Palace, All Saints Church,	is a need to assess the impact on the setting and significance of the designated and non-designated heritage assets and impact assessment to clarify the potential for sensitive remains. There need to be early design proposals to ensure there is full understanding of the character of the designated heritage assets and the urban landscape with enhancement of the setting of the designated heritage assets fully informed. Heritage interpretation should be integrated into the final design through "embedded heritage" wherever possible. A full detailed phased programme of fieldwork will be required with early access for test pitting advisable.	
AQMA	83%	Development should mitigate in line with the Low Emissions Strategy.	No deduction from the developable area.
Flood Risk	Flood Zone 2 (4.02%) / Flood Zone 3 (10.47%) / None (85.51%)	Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met.	No deduction from the developable area.
Drainage	As existing impermeable area should be able to consider existing connection.		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access. Development should not impact the local TPO. Development should preserve and respect the setting of the existing listed building, and make a positive contribution to the Conservation Area. Development should mitigate in line with the Low Emissions Strategy. Development should preserve and respect the setting of the existing listed building, and make a positive contribution to the Conservation Area. Development should mitigate in line with the Low Emissions Strategy. Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	0.45 Ha			
Deductions to Site Area	Constraints deduction: 0.09 Ha (Listed buildings), Open Space deduction 0.18 Ha			
Net Developable Site Area	0.18 Ha			
Gross Floorspace (m²)	1,791 m²			
Policy Mix of Uses (Modelled m²)	Residential Units	B Use	A Use	Infrastructure

[illegible]


Site Ref: 152	Site Name: Former Royal British Legion Social Club			Parish: Unparished (100%)	
Address	Bicknor Rd, Parkwood, Maidstone			AVAILABILITY	
Landowner	Maidstone Borough Council			Landowner Consent?	Yes
Agent	Maidstone Borough Council			Developer interest?	No
Current Use	Social Club			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	0.29	Brownfield/Greenfield	Brownfield	Nominated Capacity	36 units
Site Description	Site is presently the home of Weaving Warriors Rugby Club. The site contains a clubhouse in the west, and car parking in the east of the site.				
Surrounding Uses	The site is on Bicknor Rd, and has a small residential development to its north. There is parkland (playing fields) to the west, and other leisure facilities to the south. Across Bicknor Rd to the east there is a terrace of residential properties.				
Planning History	1978 – Approval for change of use to headquarters and club facilities. 1983 – Approval for portastor. 1988 – Approval for partial demolition and construction of new extension including internal alterations. 1994 – Approval for single storey extension to west elevation and formation of patio to South elevation				

0 0.0177
kilometres
Scale 1:1,180



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access.	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, with regular services. GP, Shops and a Primary School all within 800m. Less than 30 minutes public transport time to town centre and approximately 1hr to 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	-	-	-
Landscape Character	-	-	-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Short mown grassland, hard standing and building. May be some potential for roosting bats or breeding birds	Likely that any mitigation (if required) can be implemented. Good design can enhance and improve connectivity to and through the site.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	2 TPOs	TPO should be retained as a part of any design	10% deduction from developable site area
Heritage	-	-	-

Archaeology	some archaeological potential for prehistoric and Roman remains which are known to the south and west especially	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration or sewer an option; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways; alternatively should confirm existing connections		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		

Site Ref: 156	Site Name: Danebury			Parish: Unparished (100%)		
Address	75/75a College Road, Maidstone			AVAILABILITY		
Landowner	Mr K Bowra			Landowner Consent?	Not stated	Legal Constraints? No
Agent				Developer interest?	Yes	Nominated Capacity 12 flats or 5 houses
Current Use	Residential			Availability Date	Now	Modelled Capacity 3 units
Promoted Use(s)	Residential					
Site Area (Ha)	0.16	Brownfield/Greenfield	Brownfield			
Site Description	Site is presently the home of Weaving Warriors Rugby Club. The site contains a clubhouse in the west, and car parking in the east of the site.					
Surrounding Uses	Urban – predominantly large detached properties fronting College Road. Mixture of residential properties and some offices (B1 uses) in converted properties. On the opposite side of College Road are fenced off rear gardens of properties on Underwood Close.					
Planning History	2004 - Approved Erection of a two storey extension to office building, and erection of detached office building to the rear of the site with car parking. 2007 - Approved Alteration, extension and refurbishment of unit. 1974 - Approved External spiral fire escape staircase. 2012 - Approved Change of use from office to two dwellings and alterations to create porch. 2013 - Approved Change of use from office B1 use to domestic C3 use . 1978 - Approved Extension to kitchen and dining room. 1982 - Approved Change of use to independent local radio station & associated office accommodation. 1990 - Approved Amalgamation of sites and redistribution of parking facilities . 1995 - Approved Demolition of existing side extension to create access and new car park at rear. 1992 - Approved Erection of Glass Porch to front elevation. 2006 - Approved Loft conversion and installation of side and rear dormer. 2010 - Approved An application for a flat roof extension to basement, sunken patio and associated external.					

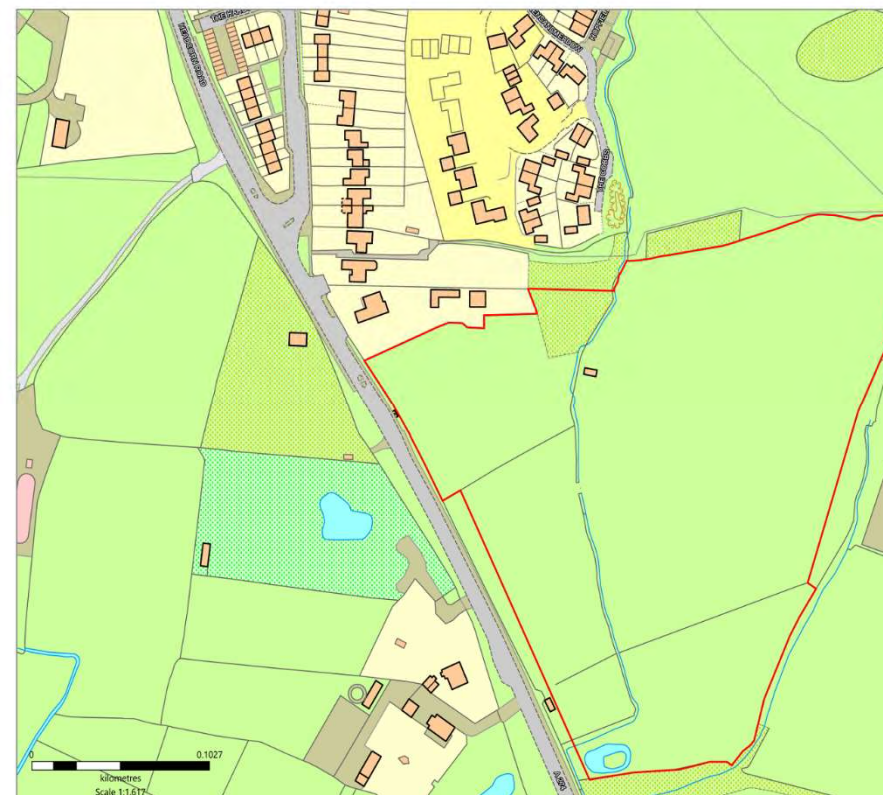


2012 - Approved Change of use and extension of office building to form one residential unit. 2017 - Approved Erection of a two storey rear extension and extended rear balcony. 2015 - Approved Retrospective - Change of use from residential (C3) to house of multiple occupancy (HMO). 2015 - Approved Demolition of existing detached garage, erection of single storey extension. 2015 - Refused Outline application for 5No 2 to 3 bedroom houses. 2016 - Refused Outline application to use the redundant parking and garden area.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access.	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops with regular services within 400m. At least one each of GPs, Primary Schools and convenience stores within 800m. Site is close town centre area and less than an hour away from the Hospital by public transport.	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	-	-	-
Local Nature Reserves	Ecology Score:3 KCC Ecology comments - Residential property with hard standing and amenity grassland. Building may be used by roosting bats and breeding birds.	Likely that any mitigation (if required) can be implemented. Good design can enhance and improve connectivity to and through the site.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways likely option. Close to boundary with Weald clay. Therefore investigations will be needed.		-
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, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Ensuring that existing access provisions meet standards and safety requirements, or provision of a new suitable access. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		

Site Ref: 158	Site Name: Land adjacent to Headcorn Road and Heniker Lane			Parish: Sutton Valence (100%)	
Address	L/A Headcorn Road and Heniker Lane, Sutton Valence			AVAILABILITY	
Landowner	Darren Hoadley and Elenor Dimant			Landowner Consent?	Yes
Agent				Developer interest?	No
Current Use	Part equestrian part agricultural			Legal Constraints?	No
Promoted Use(s)	Residential/office/retail/community uses			Nominated Capacity	150 dwellings
Site Area (Ha)	8.62	Brownfield/Greenfield	Greenfield	Availability Date	Now
Site Description	Site is a combination of garden land, grassland, and paddocks to the south of the lower part of Sutton Valence. The sites are enclosed by Headcorn Rd and Heniker Lane. There are two grassland sites adjacent to Headcorn Rd, a larger grassland site in the centre of the site, and an area of paddock land in the eastern portion of the site adjacent to Heniker Ln.			Modelled Capacity	114 units, 2,778m ² B use, 1,389m ² A use
Surrounding Uses	The recently completed Harbour development site adjoins the land to the north, along with existing residences fronting onto Headcorn Rd. There is a small group of houses across Headcorn Rd from the site, but otherwise the site is surrounded by tree-lined grass/scrublands.				
Planning History	1988 - Refused Erection of 6 No. detached dwelling houses with garaging & access road. 1999 - Refused Demolition of existing cafe and greenhouses, erection of two five bedroom houses with attached double garages. And single vehicular means of access. 2000 - Approved Outline application for the demolition of the existing cafe and greenhouse and erection of new dwelling. Refused Outline application for demolition of the existing cafe and greenhouse and erection of two new dwellings. Part Permitted Part Refused Removal of 3 no. hedgerows to allow use of farm machinery. 2001 - Approved Erection of 2No. detached dwellings with associated work. 2002 - Approved Change of use of land to keeping of horses and erection of stables. 2005 - Approved Erection of a tractor shed, hay store, wash box and loose box. 2002 - Refused Alterations to dwelling and erection of a double garage; Change of use of agricultural land to the keeping of horses and erection of a stable block. 2003 - Approved The				

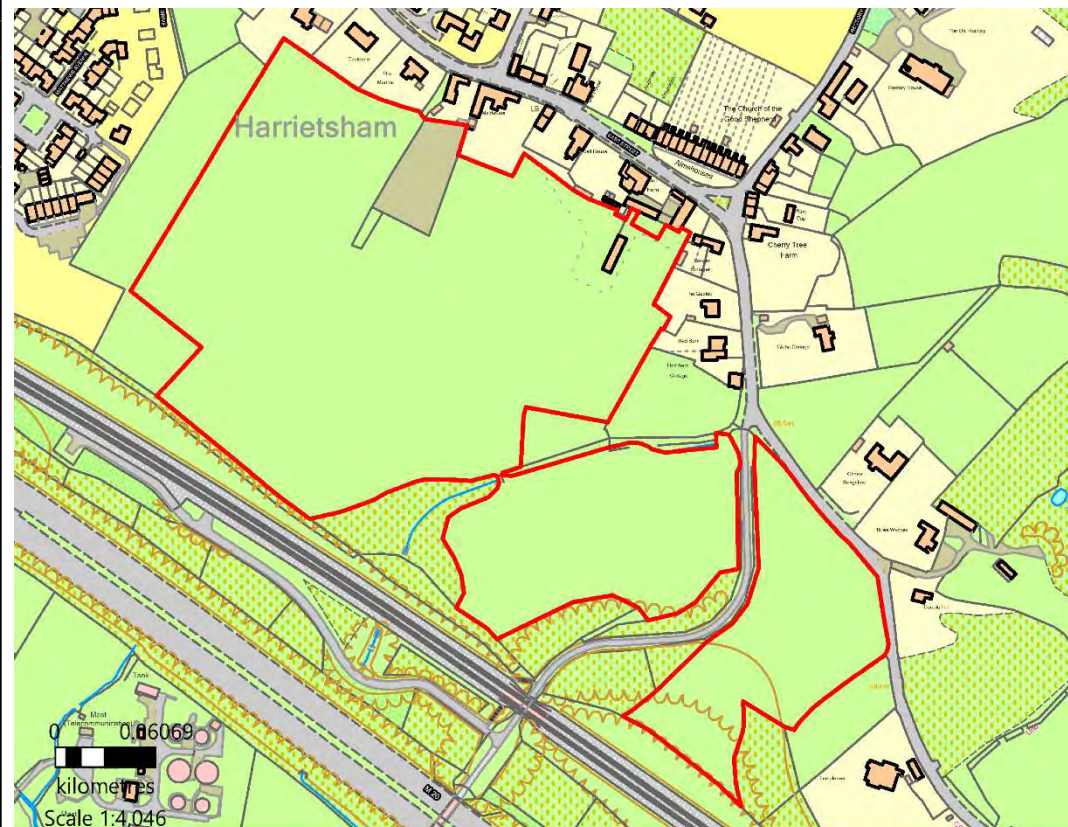


	erection of buildings for the keeping of goats. 2007 - Approved Change of use of agricultural land to horse paddock.	
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SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required onto Headcorn Rd. Heniker Ln is too narrow to be an access road.	New access onto Headcorn Rd required. Site has sufficient frontage.	None
Access to Public Transportation & Services	Within 400m of a bus stop, with a regular service. No GP or Primary School within 800m, but there is a convenience store just within 800m. More than 30 minutes public transport time to Maidstone High St and Hospital. Limited pavements and crossing points reduce the potential benefit of the public transport provision, however.	New pavements and crossing points required.	Mitigation required, but feasible. Potential for delivery in line 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 Assessment 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	Ecology Score:3 KCC Ecology comments - The site is three grassland fields and there are hedgerows within the centre, western boundary, northern boundary and partially along the western boundary. In the north of the site is a small woodland copse and in the south of the site is a	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries and features.	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	pond surrounded by trees. There is some connectivity to the surrounding area and potential for protected species including GCN, bats and breeding birds.		
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	moderate potential for multiperiod archaeology especially Roman with Roman coin located on site and post medieval or earlier in view of Henikers adjacent. Henikers is considered to be a 14th century farm complex and associated remains may extend in to site. Henikers is a designated heritage asset	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation with controlled discharge to OWC; setbacks required from OWCs and incorporate SW flood risk		22% of site affected, assumed to be within open space deduction.
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	Yes	PROW should be retained and improved through any new development.	
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 (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			

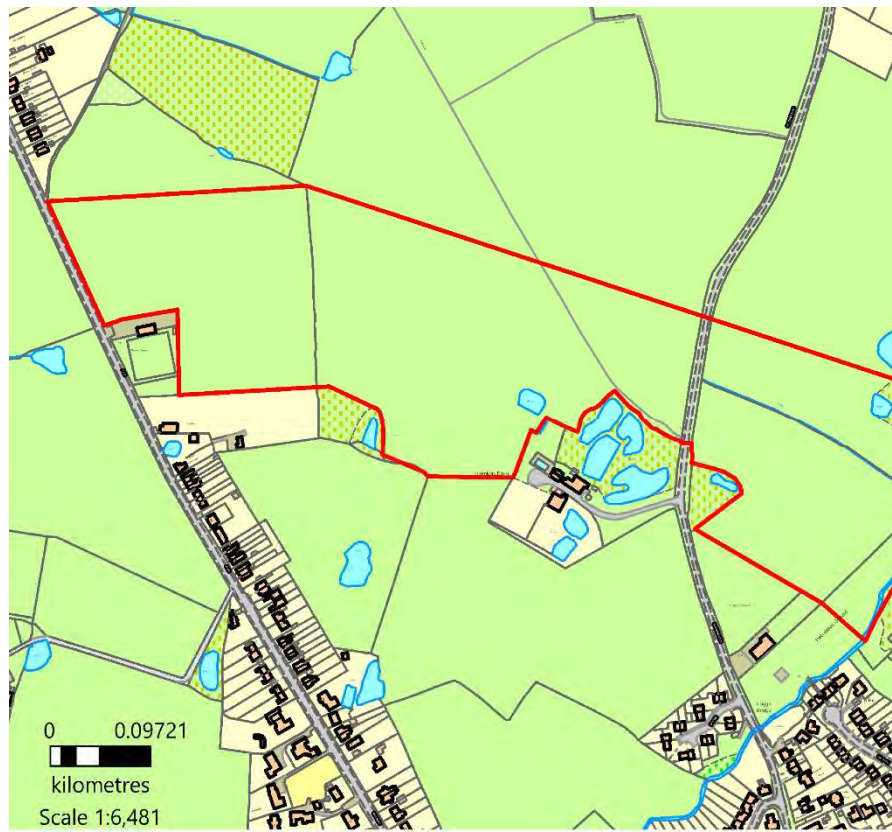
Site Ref: 161	Site Name: Bell Farm East Street Harrietsham			Parish: Harrietsham (100%)	
Address	Bell Farm East Street, Harrietsham			AVAILABILITY	
Landowner	The Bell Farm Partnership			Landowner Consent?	n/a
Agent	c/o DHA Planning Ltd			Developer interest?	Yes
Current Use	Agricultural			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	8.33	Brownfield/Greenfield	greenfield	Nominated Capacity	140-150
Site Description	The site is a collection of three irregularly shaped fields to the south of East St, north of the railway lines in Harrietsham.				
Surrounding Uses	East St encloses the site to the west, and has residential uses on both sides of it for the majority of its length. To the southeast of the site there is Templetree House, and woodland and open fields. The southwestern boundary of the site is the HS1 rail line. To the northwest of the site is a recent development site (Southfields Way).				
Planning History	<p>1983 - Approved Single storey rear extension. 1989 - Approved Side extension. 1998 - Approved Maidstone Package 4 - Construction Arrangements Tunnel portals; three new road bridges rail bridge. 1999 - Approved The routes by which anything is to be transported on a highway by large goods vehicles. 1999 - Approved Maidstone Package 4 - Plans and Specifications Maidstone Package 4 - Construction Arrangements Tunnel portals; three new road bridges rail bridge. 2005 - Approved Retrospective application for the erection of a single storey rear extension. Refused Change of use of land and erection of a building for use as an office/workshop. 2006 - Refused Provision of a driveway.</p> <p>2007 - Approved Erection of a detached double garage. 2007- Approved listed building consent for the installation of rooflight, relocation of rear dormer, re-building/heightening of the chimney, enlargement of ground floor window and insertion of French doors. 2007 - Approved Construction of new drive and access. 2016 - Refused Hybrid application comprising change of use and conversion of existing building to one residential dwelling, site access works and alterations to farm access.</p>				



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Site lacks frontage onto the highway network, other than along East Street and Sandway Road at the eastern end of the site. Any other access points would have to rely on 3rd party land. The eastern section of the site is separated from the rest of the site by 3rd party land.	Access to the highway network and throughout the site is required, this would need 3rd party land to achieve. Provision of a suitable access point can enable the eastern most section of the site.	Due to the requirement for 3rd party land to achieve access to most of the site, only the detached eastern section is feasible at this stage. The remainder of the site is recommended as unsuitable on access grounds.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP or Primary School within 800m. There is a shop within 800m of some of the site, but not all (depends on position of access [points]). Approximately 30 minutes public transport time to town centre but averaging over an hour.	Provision of a new bus service, along with the necessary pedestrian infrastructure.	Required mitigation not feasible due to insufficient site scale to support a new bus route. 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 Assessment identifies that the site is within the Harrietsham Vale landscape character area, which forms a part of the Valleys 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	<p>Ecology Score:4</p> <p>KCC Ecology comments - 3 large arable fields.</p> <p>There is a strip of mature trees and hardstanding within the western field. The fields may be used by ground nesting birds. The southern boundaries of the fields are adjacent to areas of rough grassland and the railway line</p>	<p>On site mitigation can be implemented through good design and the retention and enhancement of site boundaries and features.</p>	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	<p>The site is near a group of important historic listed farm buildings on the south side of East Street: Bell Farm (1086145) and barn (1086146), Bell House (1086144) and Malthouse (1336313). The historic buildings on East Street have strong group value and a village setting well preserved despite the road and railway.</p> <p>Harrietsham East Street CA retains a village character despite the presence of modern development and transport infrastructure nearby. This site contributes strongly to maintaining the village character of the CA and development is likely to result in a degree of harm to its significance.</p>	<p>Development would need to have due regard to the setting of the listed farm buildings and if their historically rural settings were diminished this could be considered harmful.</p>	20% deduction from the developable area.
Archaeology	<p>potential for multi period remains particularly associated with a possible ring ditch system within the western side and Medieval and Post medieval remains associated with the early settlement of Harrietsham south of the main road. Several houses along East Street are of 15th century date and there is high potential for</p>	<p>Archaeological DBA needed to inform the application to clarify the nature and extent of any constraints on development, particularly in the area of the possible ring ditches. In view of the proximity of several historic, designated buildings adjacent to the northern side of the site there needs to be consideration of the</p>	-

	Medieval cultural material. The southern part of this site may have been subject to disturbance from the HS1 scheme and there may have been archaeological works associated with this too.	impact on these historic buildings, on the historic character of the East Street settlement and on the setting of the buildings. An Archaeological DBA also needs to review the extent of archaeological works and HS1 scheme.	
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	possible option for infiltration; but more likely attenuation with controlled discharge to OWC		-
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 should be retained and improved through any new 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 (add to list)			
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Access to the highway network and throughout the site is required, this would need 3rd party land to achieve. Provision of a suitable access point can enable the eastern most section of the site. Provision of a new bus service, along with the necessary pedestrian infrastructure. Development should protect and respect the setting of the listed building, and contribute positively to the character of the Conservation Area. The developer should ensure that appropriate consultation with the underground utilities operator take place. PROW should be retained and improved through any new development. Development will need to protect neighbouring residential amenity.		

Site Ref: 162	Site Name: North of Headcorn			Parish: Headcorn (100%)	
Address				AVAILABILITY	
Landowner	Appin (Headcorn) Ltd			Landowner Consent?	n/a
Agent	c/o DHA Planning Ltd			Developer interest?	Yes
Current Use				Legal Constraints?	No
Promoted Use(s)	Residential			Nominated Capacity	250 dwellings; 50 specialist care bedspaces
Site Area (Ha)	15.58	Brownfield/Greenfield	greenfield	Availability Date	Now
Site Description	The site is a collection of agricultural fields to the north of Headcorn. It straddles land from Maidstone Rd/ Millbank (A247), across Ulcombe Rd, and to a treeline some way north of Lenham Rd.				
Surrounding Uses	The site forms part of a pattern of fields north of Headcorn. Most are in agricultural use, with sporadic copses and ponds, and the occasional detached dwelling.				
Planning History	1982 - Approved use of land as bowls. 1983 - Approved erection of second hand prefabricated buildings as club house. 1984 - Approved conversion of barn into one dwelling. 1985 - Approved conversion of barn to dwelling and siting of mobile home during construction. 1986 - Approved erection of prefabricated sectional building. 1987 - Approved proposed garage and greenhouse. 1991 - Approved listed building consent for conversion of existing garage to playroom. 1995 - Refused erection of building to be used as indoor swimming pool ancillary to the enjoyment of 'The Barn' Millbank Headcorn as a dwellinghouses. Approved conversion of existing barn to residential use ancillary to existing dwelling. Approved listed building consent for conversion of existing barn to residential use ancillary to existing dwelling. Approved listed building consent application for front porch addition. Approved formation of new vehicular access provision of car parking area and stationing of storage shed. 1998 - Approved listed building consent for conversion of barn to form games room and studio ancillary to the main dwelling house. Approved Erection of double garage.				
					

1995 - Approved Listed Building Consent for conversion of existing barn to residential use ancillary to existing dwelling. 1995 - Approved Listed Building Consent application for front porch addition. Approved Formation of new vehicular access provision of car parking area and stationing of storage shed. 1998 - Approved Listed building consent for conversion of barn to form games room and studio ancillary to the main dwelling house. Approved Erection of double garage. 1999 - Approved Erection of sectional precast tool shed. 2002 - Approved application for listed building consent to change the external colour of barn from black to heritage white and replacing oak doors and windows with pine. Approved Part demolition and erection of two storey side and rear extension with vehicular access. Approved Conversion of existing garage to annexe accommodation as shown on drawing. 2004 - Refused Demolition of existing stables; erection of 2 bedroom unit and construction of swimming pool with enclosure. 2005 - Approved Erection of a replacement shed. Approved Installation of a 20m high telecommunications mast of timber column design. 2006 - Approved Erection of a new single storey building for the 1st Headcorn Scout.. 1982 - Approved Use of land as bowls. 2007 - Refused Listed building consent for the installation of six conservation roof windows. Refused Installation of six conservation roof windows. 2019 - Approved Listed Building Consent for the conversion and extension of existing outbuildings into 2 No. dwellings. 2019 - Approved Conversion and extension of existing outbuildings into 2 No. dwellings.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage available to provide access onto the A274.	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, however the western end of the site (likely the location of the main access junction) is on the A247, which has a regular bus route. No GP or Primary School within 800m. A shop is within 800m of some of the site, but not all. More than 30 minutes public transport time to town centre and just over an hour to the Hospital.	Provision of extra bus stops and diversion / extension to existing bus service to run through / into the site.	Required mitigation feasible, if delivered in line with site 019. 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%)	The design of any future development should be reflective	-

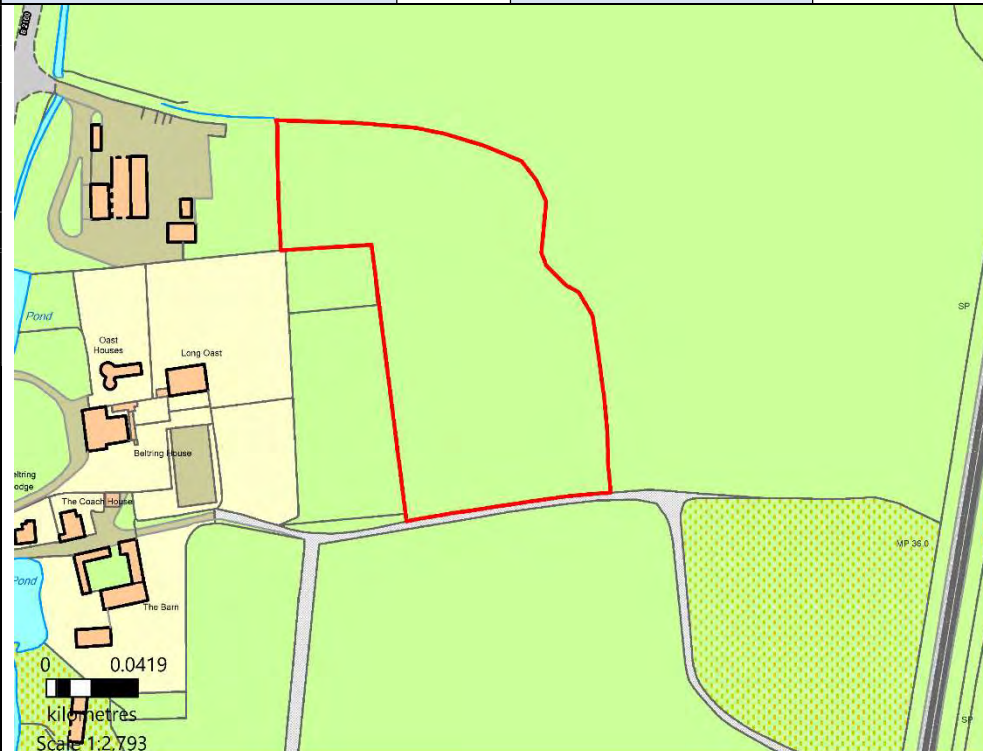
		of, and minimise impact on, the designated landscape.	
Landscape Character	The Landscape Character Assessment identifies that the site is within the Headcorn Pasturelands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - 4 arable fields which are dissected by hedgerows. There are ponds within and adjacent to the site and GCN have been recorded within the area so it is possible that they will be present within the site. The site has potential to be used by ground nesting birds. the hedgerows may be used by foraging bats and breeding birds.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries and features.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1, adjacent to the site	Adjacent TPO should be protected.	Due to the site's size, no deduction from developable site area.
Heritage	-	-	-
Archaeology	Site lies adjacent to the designated building of Hazelpitts which is also a 19th century or earlier historic farm complex. Remains associated with post medieval agrarian activity may survive on site. There is also potential for Iron Age remains which have been located to the south. There is also a undated Bethersden Marble quarry site to the NE corner of the site.	Archaeological DBA would be required to inform any detailed planning application, especially with regard to the impact on Hazelpitts designated complex.	-
AQMA	0		
Flood Risk	Flood Zone 2 (9.43%) / Flood Zone 3 (6.88%) / None (83.69%)	Development should be directed to the parts of the site with the lowest risk from flooding.	7% deduction from developable site area.
Drainage	Attenuation on site with discharge to ditch; setbacks required for areas of flood risk		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-

Utilities (underground)	-	-	-
Public Rights of Way	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
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 a suitable access junction. Provision of extra bus stops and diversion / extension to existing bus service to run through / into the site. Adjacent TPO should be protected. Development should be directed to the parts of the site with the lowest risk from flooding. The developer should ensure that appropriate consultation with the underground utilities operator take place.		
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	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE

[illegible]

Site Ref: 169	Site Name: Land adjacent to Long Oast			Parish: Yalding (100%)	
Address	Land adjacent to Long Oast, Maidstone Road, Paddock Wood TN12 6PY			AVAILABILITY	
Landowner	Mr Charles Eckley			Landowner Consent?	Yes
Agent	Gary Mickelborough, Bloomfields			Developer interest?	No
Current Use	Grassland adjacent to commercial buildings			Legal Constraints?	No
Promoted Use(s)	B1a, B1b, B1c, B8			Nominated Capacity	-
Site Area (Ha)	1.68 Ha	Brownfield/Greenfield	Greenfield	Modelled Capacity	5,363m ² B use
Site Description	Section of large arable field with a mature hedgerow along the southern boundary. Accessed from Maidstone Road (B2160).				
Surrounding Uses	Agricultural fields, commercial buildings				
Planning History					
					

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	No direct access to the highway network from the site. Existing access does not appear to be of sufficient width (not confirmed). Submission states two access tracks available.	Provision of suitable access to the highway network. This may require 3rd party land, to achieve access and to widen access. Potential for a one - way access system, using the two access points, which may prevent the necessity to widen.	Suitable access achievable, however it may rely on 3rd party land. Site recommended as suitable on access grounds, on the condition that the stated access provision can be evidenced and suitable widths provided.
Access to Public Transportation & Services	No bus stops or rail stations within 400m walking distance. Less than half an hour door to door journey to Paddock Wood, by bus from the Hop Farm, but there is not suitable pedestrian infrastructure. The existing bus route does pass by the site, but there are not currently any accessible stops.	Provision of pedestrian infrastructure to the existing bus stop at the Hop Farm, a new bus stop at the site or a new bus stop near to the site, with suitable pedestrian infrastructure to provide safe access.	Required mitigation is achievable. 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 design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The site is a large field with mature hedgerow along the southern boundary. Fields surround the site with a few dispersed industrial units and residential buildings located to the west of the site – between the site and Maidstone Road (B2160). The area has a largely rural character.		-

Local Nature Reserves	Ecology Score: 4 KCC Ecology comments - Section of a large arable field - may be used by ground nesting birds. There is a mature hedgerow along the southern boundary.		
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology		-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (5.9%) Flood Zone 3 (94.1%)	Sequential and Exceptions Tests apply - B uses are classified as 'less vulnerable' and development is therefore appropriate within FZ 2 and 3a. It is not permitted in FZ 3b. Sequential test may determine alternative more appropriate sites.	Even though uses are acceptable, 20% reduction for flood mitigation measures e.g. SuDS.
Drainage	Entire site within flood zone 2. Development Is likely difficult in this area.		
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 – the site is suitable at this stage.		
ACHIEVABILITY			
Conditions required to make site Suitable	Necessary highways access and mitigation measures, plus any flood mitigation measures would make this site suitable.		
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, the site is assumed to be achievable.		

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	1.68 Ha			
Deductions to Site Area	Constraints deduction: 0.3 Ha			
Net Developable Site Area	1.34 Ha			
Gross Floorspace (m ²)	m ²			
Policy Mix of Uses (Modelled m ²)	Residential Units	B Use	A Use	Infrastructure
	-	5,363m ²	-	-
Policy density assumption	-			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	-	2022	-	-