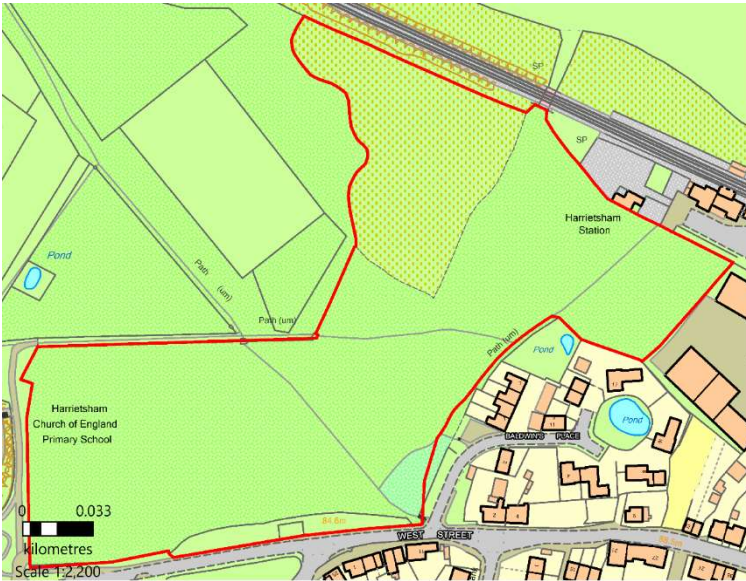


Site Ref: 136	Site Name: Tong Meadow			Parish: Harrietsham (100%)			
Address	Land North of West St, Harrietsham			AVAILABILITY			
Landowner	Mr Tong & Mrs Wheeler			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields			Developer interest?	Yes	Nominated Capacity	50 units
Current Use	Agriculture			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	3.5	Brownfield/Greenfield	Greenfield				
Site Description	Mature trees, scrub, formal and informal footpaths Southern edge Screened from West Street by trees/hedges and low ragstone wall East side has post and rail fence to Baldwin's Place. Open boundary to west (school)						
Surrounding Uses	Train station, housing, school, farmland						
Planning History	1979 – Approved change of use of part Council Depot to vehicle repair workshop, stores and offices. 1980 – Approved change of use of part of council depot to vehicle parts store and office for one year. 1987 – Approved use of land for vehicle parking and stationing of two portacabins. Approved change of use from general industrial to warehousing. 1988 – Approved storage of buildings materials. 1995 – Approved use of building for motor vehicle repairs. 2001 – Approved change of use from agricultural land to sports field and amenity land, construction of sports pavilion with related equipment store and associated parking provision. 2002 – No objection for outline primary school with play areas, off street parking and drop off/pick up and new access. 2004 – No objection for construction of primary school with play areas, off street parking and drop off/pick up and new access and fencing. Approved 14 dwellings (outline). Approved reserved matters (approval for 14 dwellings, outline). 2005 – Approved 2 dwellings (amendment to position of 2 plots from previous permission). 2006 – Approved children's playhouse. 2011 – Approved change of use of premises from office use to use as a children's day nursery. 2013 – Approved rear conservatory. 2017 – Approved conservatory (retrospective). 2018 – County notification for single storey extension/internal and external modifications/extension. Refused change of use of agricultural land to equestrian use/erection of stable block. 2019 – County notification for single storey extension/internal and external modifications/extension						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	New access should be easily achieved onto West St. Potential for access to Station Rd to the north as well. Sustainability ratings are based on the assumption that at least pedestrian access to Station Rd is achieved.	Provision of suitable access points.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	Bus stop within 400m of the site, but service is less than 2 per hour. If pedestrian access is provided to Station Rd at the north west of the site, then a rail station with a regular service is also within 400m. A Primary School within 800m (though it is a C of E School, so not applicable for all potential residents). A shop is within 800m. No GP within 800m. Less than 30 minutes to town centre, and less than an hour to the hospital.	Provision of pedestrian access to the rail station, using existing site frontage.	None. Site recommended as suitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Leeds Castle Parklands landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore.		-
<b>Local Nature Reserves</b>	2 - A grassland field with areas of scrub. Surveys carried out within the site has confirmed that three species of reptiles	Mitigation requirements will be dependent on the results of any surveys.	Site is unsuitable due to it's use as a receptor site for GCN.

<b>Local Wildlife Sites</b>	and GCN have been recorded within the site or surrounding area. It's likely that breeding birds, bats and badgers are present.	Possible that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for multi period remains particularly prehistoric remains associated with an undated enclosure to the north and discoveries of early prehistoric and Iron Age/RomanoBritish remains from the school site to the west.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Split geology type. Infiltration within Folkestone beds is likely. Further ground investigations required.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW access should be retained and improved through the design of any future development.	Included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	Yes	Site may need to be designed to protect user's amenity	Assumed built into the density assumption
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
<b>Other (add to list)</b>			

<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Ecology</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	n/a

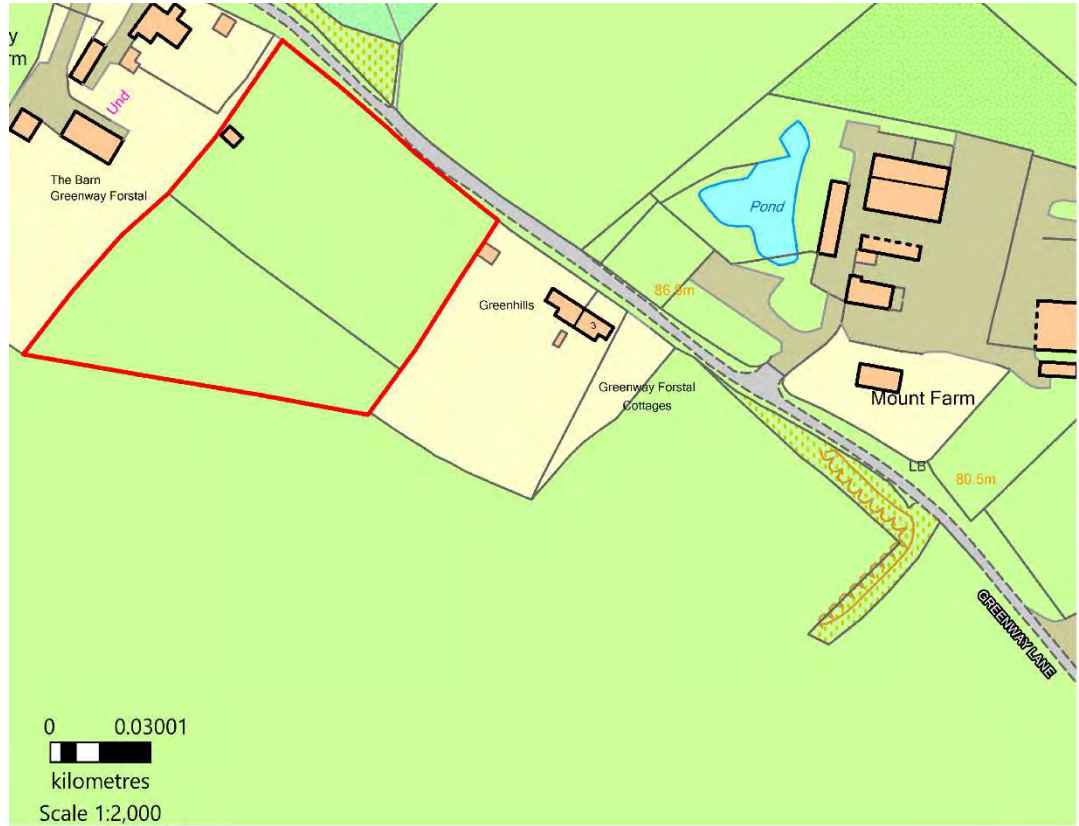


<b>Site Ref: 138</b>	<b>Site Name: Abbots Court Farm</b>		<b>Parish: Bredhurst (100%)</b>	
<b>Address</b>	The Street, Bredhurst		<b>AVAILABILITY</b>	
<b>Landowner</b>	David Barton, D&D Carpentry		<b>Landowner Consent?</b>	Yes
<b>Agent</b>	Bloomfields		<b>Developer interest?</b>	No
<b>Current Use</b>	Equestrian/ commercial/ residential		<b>Availability Date</b>	Now
<b>Promoted Use(s)</b>	Commercial		<b>Legal Constraints?</b>	No
<b>Site Area (Ha)</b>	1.2	<b>Brownfield/Greenfield</b>	<b>Nominated Capacity</b>	B use
<b>Site Description</b>	There are various buildings on the site with hardstanding and a menage.		<b>Modelled Capacity</b>	N/A
<b>Surrounding Uses</b>	North of Maidstone Road/The Street and South of M2. There are residential properties to the south of the site			
<b>Planning History</b>	1977 – Approved Dutch barn and cattle shed. 1991 – No objection to new vehicular access. 2010 – Approved replacement agricultural building. 2016 – Approved replacement of temporary mobile home with detached rural worker's dwelling. 2018 – Prior approval not required for change of use from agricultural to a flexible use falling within Class B1 (offices). 2019 – Refused replacement of B1 commercial building with a new B1 office building. Approved replacement of B1 commercial building with new B1 office building			

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access available onto Maidstone Road	Provision of a suitable access.	None
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, but the service is of insufficient regularity. A primary school is within 800m, but it is a C of E school so not necessarily suitable for all children. No convenience store or GP within 800m. Less than 30 minutes by public transport to a major shopping area and less than an hour to a hospital.	None. Site qualifies at this stage on public transport journey times to key services.	Site recommended as suitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	Kent Downs (100%)		Development in AONB generally unsuitable if there are alternative suitable locations to accommodate growth
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Bredhurst and Stockbury Downs landscape character area, which forms a part of the Dry Valleys and Downs landscape character type. The overall condition of the area is considered to be Poor, and the sensitivity to be Moderate, with an overall recommendation to Restore and Improve.		-
<b>Local Nature Reserves</b>	3 - the site is a Residential property, modern agricultural buildings and mature trees along the Northern and Western boundary. Potential for protected species include foraging bats and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			

<b>Hedgerows</b>		of site boundaries will retain and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for medieval remains associated with 15th century Abbots Court Farm and designated heritage asset.	Archaeological DBA required to inform application, especially consideration of impact on the setting of the designated Abbots Court Farm.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	0.7ha of site highlighted at risk of surface water flood risk. This may be a possible flow path or just a localised depression.		0.20%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: AONB</b>		

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

Site Ref: 139	Site Name: Paddock adjoining Greenway Forstal Farmhouse			Parish: Harrietsham (61.76%) / Hollingbourne (38.24%)			
Address	Greenway Forstal Lane, Hollingbourne			AVAILABILITY			
Landowner	Sir Filmer Honywood			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Son of landowner			Developer interest?	Yes	Nominated Capacity	16 units
Current Use	Paddock			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.8	Brownfield/Greenfield	Greenfield				
Site Description	Paddock land east of listed building curtilage. Hedgerow to Forstal Lane with some gaps. Tress screen to west and east but open to south						
Surrounding Uses	Farmland, one house to east						
Planning History	1969 – Approved double garage. 1982 – Approved internal alterations. 1989 – Approved conversion of barn to dwelling and construction of new garage. Approved listed building consent for conversion of existing barn to dwelling and construction of garage. 1991 – Refused restoration and conversion of redundant agricultural buildings to business use. 1992 – Approved listed building consent for conversion of redundant agricultural barn to business use. 1993 – Approved renewal of listed building consent for conversion of barn to dwelling and construction of a garage. Approved renewal of permission for conversion of barn to a single dwelling and erection of a double garage. 1995 – Approved change of use of land from residential use to use for parking commercial horse transport lorry. 2003 – Approved two timber stables, tack room and hay store						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Greenway lane and Holm Mill Lane are of insufficient width to meet standards.	Widening of Greenway Lane and the section of Holm Mill Lane joining Greenway Lane to the A20, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or route within 400m. No GP, Shops or Primary School s within 800m. Approximately 30 minutes public transport time to Maidstone High St, but more than 1 hour to Hospital.	New or diverted bus route (with increased service regularity if re-routing), along with bus stops, pavements and crossing points. Also, widening of Greenway Lane to provide sufficient widths for buses, as well as the pavement provision. 3rd party land req	Mitigation unfeasible due to the need for 3rd party land and also the disproportionate, prohibitive cost of the required measures. Site recommended as unsuitable.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Leeds Castle Parklands landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore.		-
<b>Local Nature Reserves</b>	3 - Residential property with a number of trees/woodland copse along the eastern boundary. Good connectivity to the surrounding area. Potential for protected species to be present include roosting bats, reptiles and breeding birds.	Mitigation requirements will be dependent on the results of any surveys.	-
<b>Local Wildlife Sites</b>		Possible that any mitigation required can be implemented onsite if presence of protected species (if present) and habitats considered	
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>		at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for multi period remains especially associated with Prehistoric and RomanoBritish activity. Greenway Forstal contains several historic buildings of 16th and 17th century date and forms a small hamlet group along a historic routeway. Roman pottery found on site itself	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration likely on site, ground investigations needed to confirm soakage rates. Located within SPZ 2 therefore, appropriate pollution controls needed.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
<b>Other (add to list)</b>			



<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: access to the site and public transport access</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	n/a

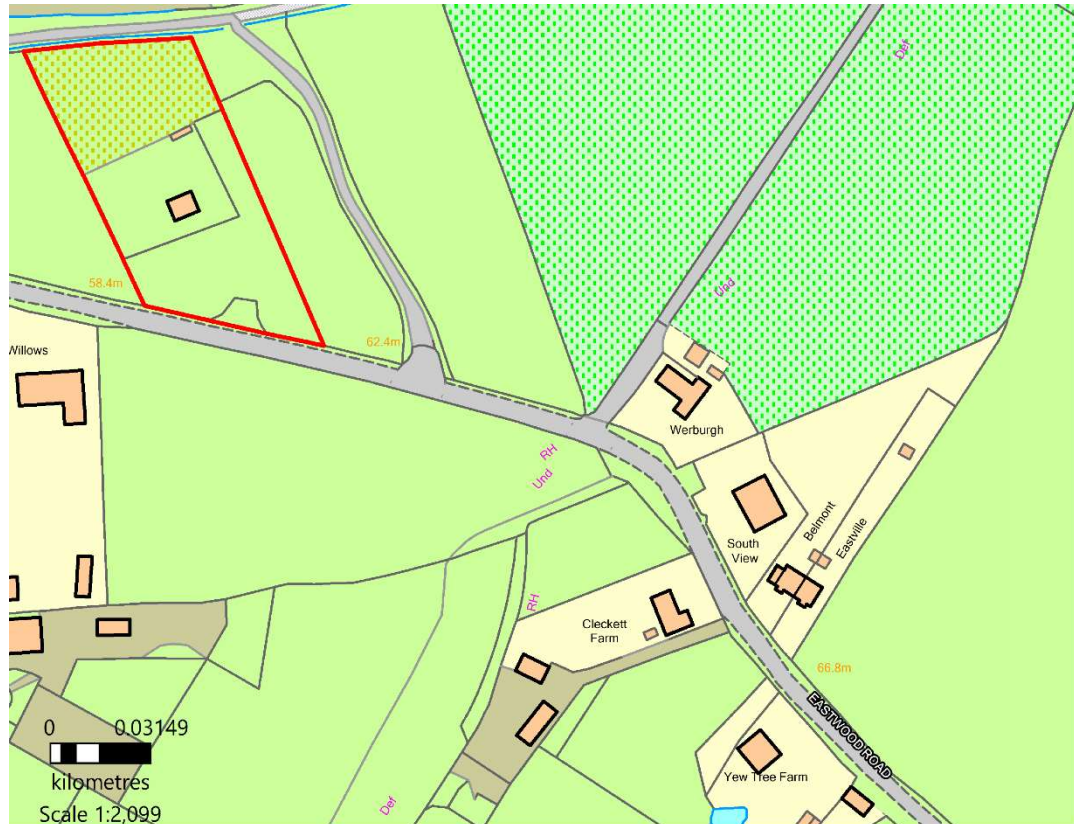
Site Ref: 141	Site Name: Rear south of Eastwood Rd		Parish: Ulcombe (100%)			
Address	Eastwood Rd, Ulcombe		AVAILABILITY			
Landowner	Mr & Mrs Pearce		Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning		Developer interest?	No	Nominated Capacity	20-25 units
Current Use	Paddock		Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential					
Site Area (Ha)	0.92	Brownfield/Greenfield	Greenfield			
Site Description	Agricultural field on the corner of Headcorn & Eastwood Rds in Ulcombe. Site is tree lined on the eastern edge, hedge-lines on other edges.					
Surrounding Uses	Ulcombe cricket ground lies to the east, and the associated football pitch abounds the site to the south. There is a buffer of vegetation, then a single detached house to the east of the site on Eastwood Rd.					
Planning History	1959 – Approved cricket pavilion. 2001 – Approved veranda extension to sports pavilion. 2009 – Approved remove hand exposed tree roots and suckers of a line of Hybrid Poplars					

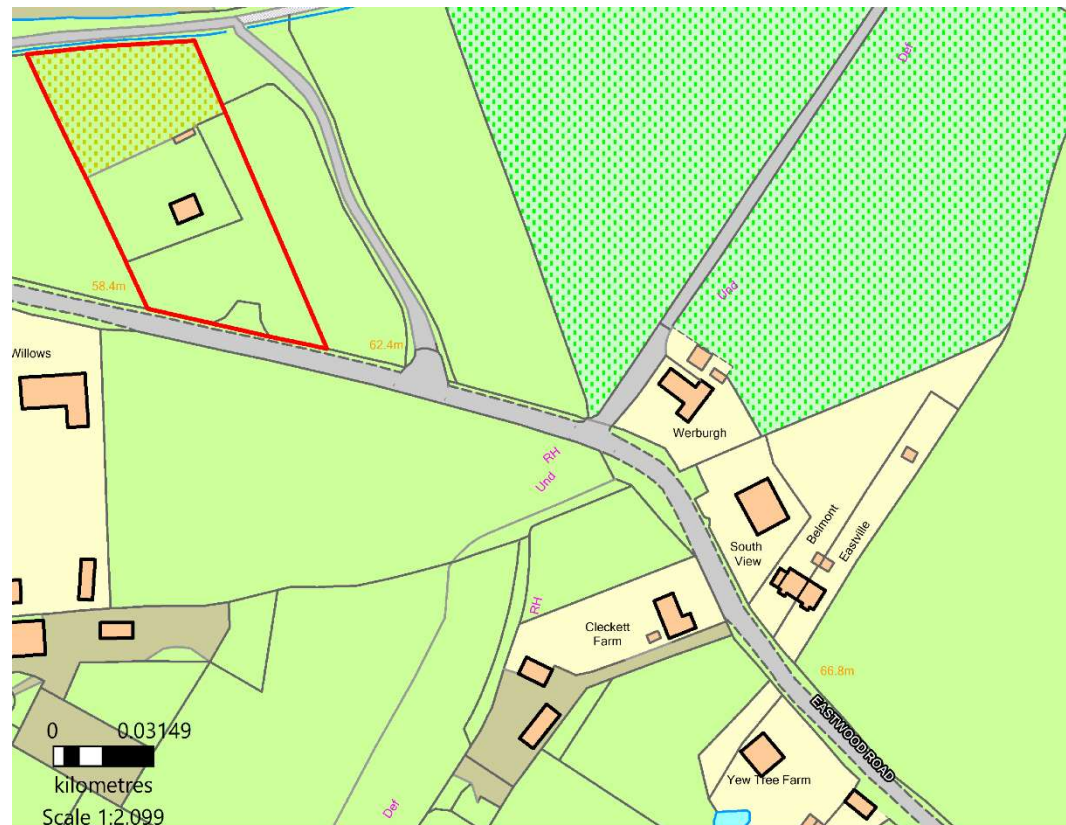
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Road widths insufficient to achieve standards at several sections to the north and south of the site, on the routes towards Headcorn and the A20.	Widening of roads connecting to the primary road network, requiring 3rd party land.	Site recommended as unsuitable on access grounds due to the need for 3rd party land in order to deliver on the required mitigation measures.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, but service is irregular. Primary School within 800m, but no GP or Shop. More than an hour's journey time to Maidstone High Street and Hospital via public transport.	Increased service regularity on existing bus route.	Mitigation measures unfeasible, due to insufficient scale of site to achieve new bus route. Site recommended as unsuitable.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Ulcombe Mixed Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - An unmanaged grassland field with hedgerows/mature trees around the site boundary and a ditch along the eastern boundary. There is good connectivity to the surrounding area. Potential for protected species to be present include reptiles, breeding birds and bats.	Mitigation requirements will be dependent on the results of any surveys. Possible that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			

<b>Hedgerows</b>		and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some potential for prehistoric remains and for post medieval agrarian heritage particularly associated with Bakers Farm (Vale Beck)	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Discharge to adjacent watercourse. Minimum setback from watercourse of at least 8 metres advised.		0.02%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: access to the site and public transport access</b>		

**CONCLUSION Is the Site...**

Available?	Suitable?	Achievable?
Yes	No	n/a

Site Ref: 142	Site Name: The Acre			Parish: Ulcombe (100%)			
Address	Eastwood Rd, Ulcombe			AVAILABILITY			
Landowner	Ramac Group Ltd			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Barton Willmore			Developer interest?	Yes	Nominated Capacity	5 units
Current Use	Business/ Builders Yard			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.4	Brownfield/Greenfield	Brownfield				
Site Description	Secured site containing one business in a c2 storey industrial shed on the north side of Eastwood Rd. The site is wooded at the site boundary, and there are additionally numerous trees within the site.						
Surrounding Uses	The site is the middle of three land parcels within a loop road north of Eastwood Rd. The other two parcels are grassland. The loop is surrounded to the north by a small industrial estate and a B&B, a residential/ small farm holding to the east, and grassland to the west. There are 2 detached residential properties to the south of Eastwood Rd, and open land.						
Planning History	1970 – Approved established use certificate for Builder's Yard and plant store. Refused detached dwelling with garage or space (outline). 1976 – Refused storage building and covered walled storage area. 1977 – Refused continued use of storage shed and covered area. 1982 – Approved repositioning existing access with improvements and replacement of existing building. 1985 – Refused farmworkers cottage (outline). 1991 – Refused change of use to 9 hole golf course and adaptations of existing farm buildings. 2002 – Refused erection of two detached dwellings						

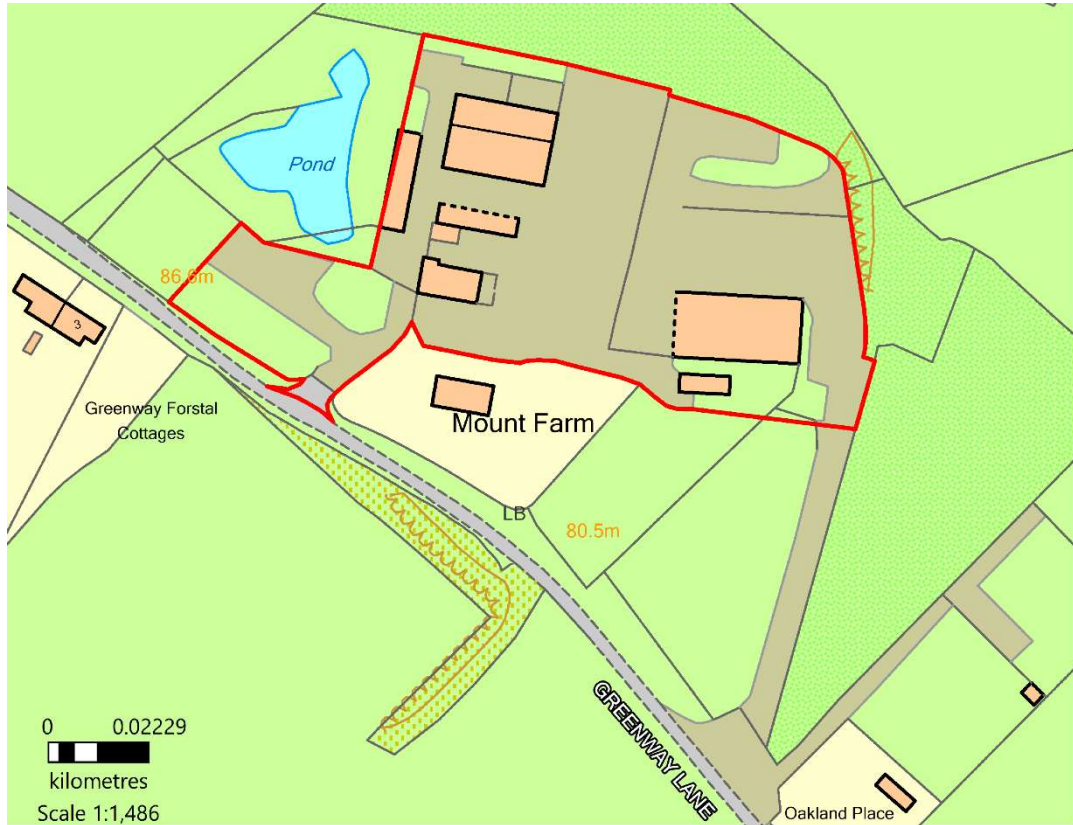


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Suitable access achievable. Eastwood Road becomes too narrow for requirements to the West, but widths are sufficient to the East.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m. There is a bus route running adjacent to the site but service is irregular. No Primary School, GP or Shop within 800m. More than an hour's journey time to Maidstone High Street and Hospital via public transport.	Increased service regularity on existing bus route.	Mitigation measures unfeasible, due to insufficient scale of site to achieve new bus route. Site recommended as unsuitable.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Ulcombe Mixed Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - A area of woodland to the north of the site and a unmanaged grassland field to the south of the site. It is surrounded by mature trees and there is a ditch running to the north of the site. Potential for protected species to be present include reptiles, GCN, breeding birds, bats and badgers.	Mitigation requirements will be dependent on the results of any surveys. Due to size of site Unlikely that any mitigation required can be implemented onsite. Retention, creation and enhancement of site boundaries will	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			



<b>Hedgerows</b>		retain and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low archaeological potential	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Setback from watercourse needed. This is particularly important because of the small scale of the site.		0.03%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	Yes	Site may need to be designed to protect user's amenity	Assumed built into the density assumption
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed included within density assumption.
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: PT access</b>		

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

Site Ref: 153	Site Name: Mount Farm			Parish: Harrietsham (100%)			
Address	Greenway Lane, Harrietsham			AVAILABILITY			
Landowner	Mr R Lee			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Consilium Town Planning Services Ltd			Developer interest?	Yes (S&B Developments (Kent) Limited)	Nominated Capacity	30
Current Use	Light Industrial and commercial vehicle repairs			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.77	Brownfield/Greenfield	Brownfield				
Site Description	Industrial units set away from the road via an area of trees/scrub. Pond at site frontage						
Surrounding Uses	Pond to west, farmland to north. Unkempt curtilage of commercial brownfield to east, House and garden to south						
Planning History	1989 – Approved two storey extension. 1999 – Refused construction of 4 metre shingle track. 2000 – Refused change of use of barn to B8 and construction of a new 4m wide Grasscrete track. 2004 – Approved demolition of existing stables and erection of a detached building to be used as a self-contained annexe. Approval for certificate of lawfulness for an existing development being the change of use of land from agriculture to residential. 2008 – Refused rebuilding of barn and cow shed. Approved change of use of agricultural units to mixed use units (joinery workshop, gypsy caravan restoration, caravan store, and carpenters shop and car storage). Refused change of use of land for the stationing of 4 residential mobile homes for a gypsy family. 2009 – Refused erection of four bay garage and workshop with annexe. 2010 – Approved change of use of barn from agricultural to B2 general industrial. 2011 – Refused three bay garage with ground and first floor annex. 2014 – Refused conversion of light industrial barns to a total of 4 residential units. 2019 – Refused extension to existing residential caravan site, including placement of 3 additional caravans and erection of 3 utility buildings						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Greenway lane and Holm Mill Lane are of insufficient width to meet standards.	Widening of Greenway Lane and the section of Holm Mill Lane joining Greenway Lane to the A20, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or route within 400m. No GP, Shops or Primary School s within 800m. Approximately 30 minutes public transport time to Maidstone High St, but more than 1 hour to Hospital.	New or diverted bus route (with increased service regularity if re-routing), along with bus stops, pavements and crossing points. Also, widening of Greenway Lane to provide sufficient widths for buses, as well as the pavement provision. 3rd party land req	Mitigation unfeasible due to the need for 3rd party land and also the disproportionate, prohibitive cost of the required measures. Site recommended as unsuitable.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is partially within the Eythorne 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. The Landscape Character Study identifies that the site is partially 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.		-

<b>Local Nature Reserves</b>	4 - Bare ground, modern agricultural buildings with some small areas of regularly mown grassland. There is a pond directly adjacent to the north of the site which may contain GCN. Some potential for protected species to be present including breeding bats and commuting GCN.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some potential for multi period remains, especially for prehistoric and post medieval remains, evidence of origins of Greenway Forstal. Site is a brownfield site and been subject to some level of disturbance	although site has been subject to some level of 20th century disturbance, the depth of disturbance is not clear and there may still be archaeology surviving on site. Archaeological DBA needed to clarify presence/absence.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	No OWC shows up on mapping but they may be present. Further investigation needed.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-

Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

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

<b>Site Ref: 154</b>	<b>Site Name: Duckhurst Farm</b>			<b>Parish: Staplehurst (100%)</b>	
<b>Address</b>	Clapper Lane, Staplehurst			<b>AVAILABILITY</b>	
<b>Landowner</b>	David Jones			<b>Landowner Consent?</b>	
<b>Agent</b>				<b>Developer interest?</b>	No
<b>Current Use</b>	Equestrian and stables			<b>Legal Constraints?</b>	No
<b>Promoted Use(s)</b>	Residential			<b>Nominated Capacity</b>	50
<b>Site Area (Ha)</b>	1.79	<b>Brownfield/Greenfield</b>	Brownfield	<b>Availability Date</b>	Now
<b>Site Description</b>	A number of grass fields enclosed by hedges/trees and small pockets of ancient woodland. Farm buildings at east end. Clapper Lane to east				
<b>Surrounding Uses</b>	Surrounded by fields, some houses to east and railway line to south.				
<b>Planning History</b>	<p>1979 - Approved use of land and buildings as Riding School. 1982 - Refused temporary stationing of mobile home. 1983 - Approved indoor riding school. 1988 - Approved change of use of barn partly to staff living quarters. 1991 - Approved riding school extension. 1997 - Refused conversion of a traditional three bay Wealden barn to form a single dwelling. 1997 - Approved Conversion of a traditional three bay Wealden Barn to a single dwelling. 1998 - Approved conversion of barn and stables to a dwelling and garaging. Refused conversion of a traditional three bay Wealden Barn to a single dwelling. Approved conversion of a traditional three bay Wealden Barn to a single dwelling. 1999 - Refused stationing of a mobile home for residential purposes. 2000 - Approved listed building consent for erection of single storey rear extension. Approved erection of single storey rear extension. Approved conversion of stables and workshops to garage and other uses ancillary to the enjoyment of the dwellinghouses 2001 - Refused change of use to residential, re-siting of a mobile home. Approved use of Duckhurst Farm as a mixed use for horse stabling. 2003 - Approved listed building consent for erection of single storey rear extension. 2006 - Approved installation of a metal chimney flue. 2007 - Approved change of use of existing outbuilding to form holiday let unit. 2011 - Approved listed building consent for redevelopment of existing equestrian building to form two units of holiday accommodation. Approved Redevelopment of existing equestrian building to form two units of holiday accommodation. 2013 – Approved conversion of oasthouse and barn to two residential dwelling.</p>				


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Multiple locations along Clapper Lane and George Street are of insufficient width for requirements.	Widening of Clapper Lane and George Street, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and more than 1 hour to the hospital.	New or diverted bus route, along with bus stops, pavements and crossing points. Also, widening of Clapper Lane and George Street to provide sufficient widths for buses, as well as the pavement provision. 3rd party land required.	Mitigation unfeasible due to the need for 3rd party land and also the disproportionate, prohibitive cost of the required measures. Site recommended as unsuitable.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	1 due to impact on LWS area. But majority of the site is a 4) - The site is adjacent to a LWS and a southern section of the site is within the LWS. The majority of the site is hard standing, industrial buildings and residential buildings. The south east corner of the	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of protected species (if present) and presence	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			



<b>Ecology (including ponds)</b>	site is grassland with mature trees. There are ponds within the south and the north of the site and GCN have been recorded within the surrounding area. Potential for protected species to be included including GCN, breeding birds and Bats.	of LWS are considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	This site contains two designated heritage assets; Duckhurst Farmhouse, 19th century, and Duckhurst Barn, 17th century. This farm may have earlier origins and post medieval remains, including upstanding remains, are likely to survive on site.	Archaeological Assessment of designated heritage assets and whole historic farm complex needed. Consideration of impact on historic buildings and their significance essential to guide masterplan	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	No OWC shows up on mapping but they may be present. Further investigation needed.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	Yes	PROW access should be retained and improved through the design of any future development.	Included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	Farmyard	Site may need to be designed to protect user's amenity	
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			

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


Site Ref: 155	Site Name: Field adjacent to Weavers, Howland Road			Parish: Marden (100%)			
Address	Howland Road, Marden			AVAILABILITY			
Landowner				Landowner Consent?		Legal Constraints?	No
Agent				Developer interest?	Jones Builders have shown initial interest	Nominated Capacity	
Current Use	Grass			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential, specialist housing						
Site Area (Ha)	0.62	Brownfield/Greenfield	Greenfield - though one storage shed				
Site Description	Site is a grassland field between Howland Rd & Copper Lane east of Marden. The site is bounded by trees.						
Surrounding Uses	There are residential properties to the northeast of the site, but otherwise the adjacent uses are grass/scrubland.						
Planning History	1976 - Approved double garage. 1987 - Approved installation of sewage treatment plant. 2007 - Approved erection of a three bay detached garage with log store and first floor storage.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access possible onto Howland Road.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and more than 1 hour to the hospital.	New or diverted bus route (with increased service regularity if re-routing), along with bus stops, pavements and crossing points.	Mitigation unfeasible due to prohibitive cost of required measures, considering the scale of the site. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2/3 - Grassland field surrounded by mature hedgerows with a pond to the north of the site. GCN have been recorded within the area so may be present within the pond. There is good connectivity to the site and potential for protected species to be present including reptiles, GCN, bats and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Possible that any mitigation required can be implemented onsite if presence of habitats and 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			

<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low potential for post medieval agrarian heritage remains	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	No OWC shows up on mapping but they may be present. Further investigation needed.		0.03
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site and services</b>		

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

Site Ref: 157	Site Name: Harrietsham Rectory			Parish: Harrietsham (100%)	
Address	The Rectory Church Road, Harrietsham			AVAILABILITY	
Landowner	Canterbury Diocesan Board of Finance Limited			Landowner Consent?	Yes
Agent	John Bishop and Associates			Developer interest?	No
Current Use	Residential			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	0.31	Brownfield/Greenfield	Brownfield	Nominated Capacity	7 dwellings
Site Description	Garden of Rectory, within village Mature trees to north				
Surrounding Uses	Housing to south and west, pasture to east and listed Church to the NE				
Planning History	1949 – Approved erection of a dwellinghouses. Approved re-siting of Rectory. 1954 - Approved outline application for proposed dwellinghouses. Approved details of erection of dwellinghouses. 1957 - Approved outline application for two dwellings. 1959 - Approved garage and tool shed. 1965 - Approved kitchen extension. 1966 - Refused use of land for the siting of residential caravan for temporary period and the erection of chalet bungalow. 1967 - Refused outline application for a bungalow with garage. 1975 - Approved extension of existing garage and study and erection of new porch. 1990 - Approved outline application for community/medical centre and housing. 1993 - Approved carrying out of development permitted.				

					
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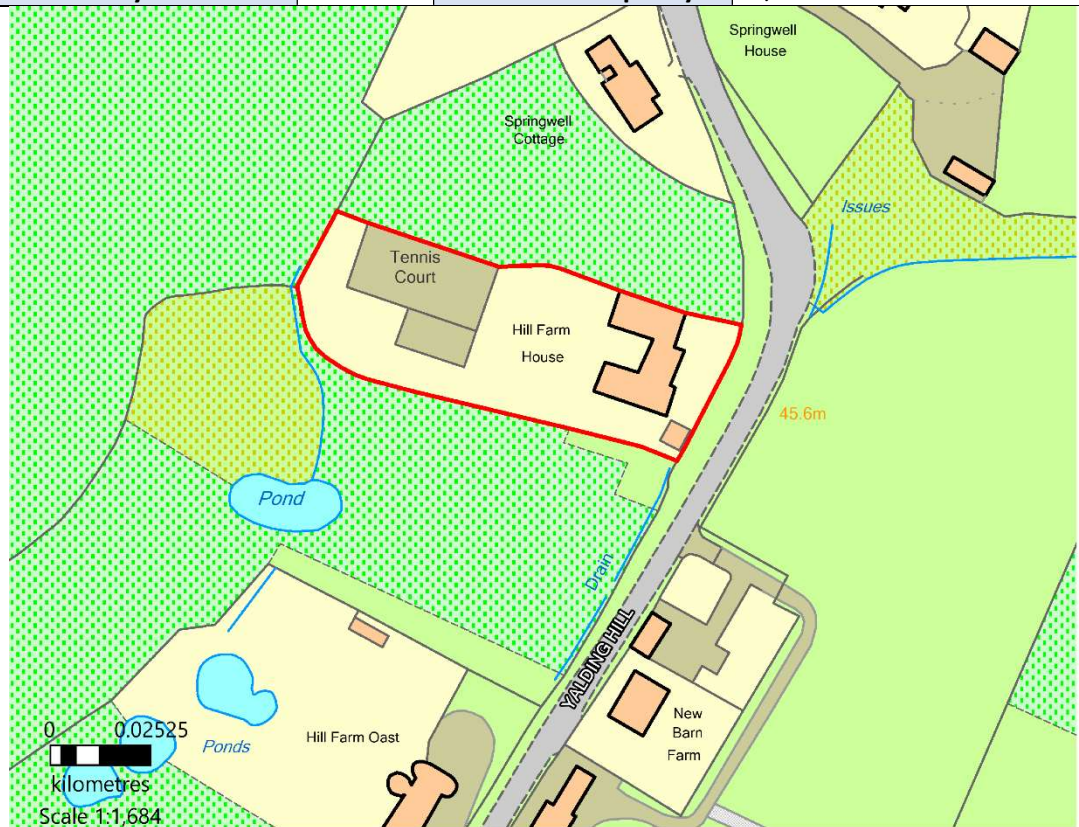
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Existing access, at the north east of the site, may be sufficient with improvements within the site area. Average road speed needs to be determined, however, before visibility can be confirmed sufficient.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. GP and Shop within 800m, but no Primary School. Within 30 minutes public transport time of Maidstone town centre and approximately an hour to the hospital. There is no complete pedestrian route to the required bus stop to achieve that 1 hour door-to-door journey, however (lack of pavements and a suitable crossing on the A20)	Due to the short public transport journey times to Maidstone town centre and Hospital, bus service enhancements are not a requirement at this stage. However, there still needs to be safe pedestrian connectivity to the public transport services. Therefore,	Required mitigation measures unfeasible due to the requirement for 3rd party land.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study 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.		-
<b>Local Nature Reserves</b>	3 - Residential property with hard standing and amenity grassland and surrounded by mature trees/small woodland area. May be used by bats, breeding birds .	Mitigation requirements will be dependent on the results of any surveys. Possible that any mitigation required can be implemented onsite if presence of existing habitats and protected species (if present)	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			



<b>Ecology (including ponds)</b>		considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	very high potential for Romano British and sensitive Early Medieval settlement remains which were located immediately east and south of the site	Pre allocation Archaeological DBA needed to clarify whether site is developable or not given the likelihood of Early medieval remains across the whole site.	Potentially unsuitable due to archaeological value.
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Dischagre via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways; small size of site may require special consideration		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to services, potential for archaeology</b>		

**CONCLUSION Is the Site...**


Available?	Suitable?	Achievable?
Yes	No	N/A

Site Ref: 159	Site Name: Hill Farm House			Parish: Yalding (100%)			
Address	Hill Farm House Yalding Hill, Yalding			AVAILABILITY			
Landowner	Peter Tabor			Landowner Consent?		Legal Constraints?	No
Agent				Developer interest?	Yes	Nominated Capacity	Between 20 and 60
Current Use	House and gardens			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.37	Brownfield/Greenfield	Brownfield				
Site Description	Large house on a deep residential plot with swimming pool & tennis court. Land slopes from the north (high) to south (low), albeit the site itself is fairly level.						
Surrounding Uses	Vacant land to the north, west, south, and across the road to the east.						
Planning History	1973 - Refused outline application for one detached dwelling house with vehicular access. 1978 - Approved double garage, conversion and extension of existing garage into playroom. 1983 - Approved addition of swimming pool range, two storey extension to house. 1988 - Approved extension of existing bedroom, addition of shower. 1990 - Approved extension to sewing room to form a games room. 1990 - Refused extension to two storey house. 1993 - Approved installation of extending tennis court. 2015 - Approved removal of existing decorative gable ends and replace with three dormers on the east elevation. 2016 - Approved creation of balcony on existing flat pool roof accessed with spiral staircase; door for games room.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Suitable frontage available to provide / improve access point. Visibility lines to the north may be difficult to achieve, however.	Provision of a suitable access junction (compliant with Manual for Streets visibility splay requirements).	Site recommended as suitable, as provision of a suitable access is a requirement for all sites. If suitable visibility splays cannot be achieved, however, then the site would become unsuitable.
Access to Public Transportation & Services	Bus stops within 400m, but the service is too infrequent. No GP, Shop or Primary School within 800m. Approximately 30 minutes public transport time to Maidstone High Street, but just over an hour to the Hospital.	Increased regularity of 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	Greensand Ridge (100%)		Development would have an unacceptable impact on local landscape, including the Greensand Ridge.
Landscape Character	The Landscape Character Study identifies that the site is within the Linton Greensand Ridge landscape character area, which forms a part of the Greensand Ridge landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		
Local Nature Reserves	3 - the site contains Farm/residential buildings, mown amenity grassland, tennis court and mature trees to the west of the site. There is a pond adjacent to the NW corner of the site. There is potential for protected species to be present including GCN, bats and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species (if present) considered at design stage. Retention, creation and enhancement of site	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

<b>Hedgerows</b>		boundaries will retain and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low potential for post medieval agrarian heritage remains	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Attenaution with controlled dischagre to OWC; setbacks required from OWCs.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to services and located in the Greensand Ridge</b>		

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

Site Ref: 160	Site Name: Land at Thurnham			Parish: Bearsted (14.78%) / Thurnham (85.22%)			
Address	Land at Thurnham,			AVAILABILITY			
Landowner	Canterbury Diocesan Board of Finance Limited			Landowner Consent?	Yes	Legal Constraints?	No
Agent	John Bishop and Associates			Developer interest?	No	Nominated Capacity	20
Current Use	allotments and gardens			Availability Date	3 years	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.8	Brownfield/Greenfield	Brownfield				
Site Description	Site is in use as allotments. The site also contains the rear gardens of 4 properties on Ware St.						
Surrounding Uses	The site is surrounded to the north by Bearstead Golf Club and a wood. The golf club's car park is to the east of the site, The Bearstead rail line runs to the south of the site.						
Planning History	1976 - Approved extension to Bearsted golf course. 1977 - Approved extension to golf course. 1979 - Approved public recreation ground and public allotments. 1985 - Approved first floor extension, alteration of coal store to provide front porch and conservatory Internal alterations. 2000 - Approved demolition of existing clubhouse, erection of new clubhouse with new car park. 2001 - Approved demolition of existing buildings and provision of car parking with layout and landscaping. 2003 - Approved change of use of former contractor's depot building to a cafe (A3), creation of access to Ware Street and demolition and alterations. 2004- - Approved application for listed building consent for the removal of the sprayed insulation and installation of peg tiles. 2005 – Approved outline application for the redevelopment of land at Bearsted station. 2018 - Approved listed building consent for the change of window colour from the existing brown colour to Green.						



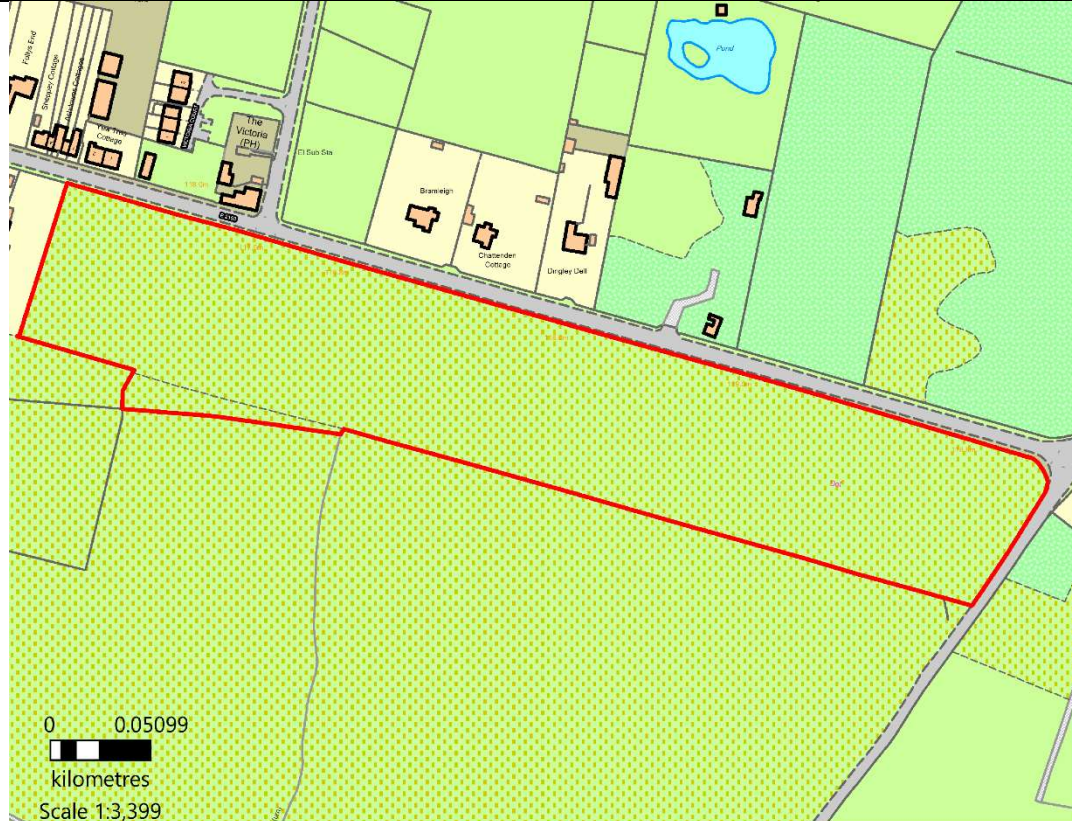
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access road too narrow for requirements.	Widening of access track, requiring 3rd party land. The rail bridge provides a further constraint to delivery of this mitigation.	Required mitigation measures unfeasible due to the requirement for 3rd party land. recommended as unsuitable.
Access to Public Transportation & Services	No bus stops within 400m. Rail station with a regular service is within 400m. No GP or Primary School within 800m. Shops available within 800m. Less than 30 minutes public transport time to central Maidstone. 30 - 45 minutes to Hospital.	Provision of pavements to connect to public transport facilities, requiring 3rd party land to provide enough space for a suitable pavement and road width on the access track and the rail bridge.	Despite close proximity to public transport facilities and short journey times to Maidstone town centre and High Street, the lack of any safe, suitable pedestrian access to them from the site and the need for 3rd party land to mitigate means that the recommendation for this site must be that it is unsuitable on sustainability grounds.
Utilities Access	No obvious connection	Utilities connection will need to be secured	Included within density assumption
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is partially within the Thurnham Vale landscape character area, which forms a part of the Gault Clay Vale landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	2 - Two sites. Allotments to the north of the railway and residential gardens to the south of the railway. The site has good connectivity to the surrounding area. There	Mitigation requirements will be dependent on the results of any surveys.	-
Local Wildlife Sites			

<b>Special Area of Conservation</b>	are ponds to the north of the allotments and there is woodland surrounding the allotment on the Northern and western boundary. Allotments are typically excellent habitat for protect species including reptiles, GCN, bats, invertebrates and breeding birds.	It may be possible for mitigation required to be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area	
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	3	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low archaeological potential	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Depending on soakage rates and development type, infiltration may be possible however a surface water sewer exists should site layout prevent infiltration.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-



Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Site is in active use as an allotment. Insufficient access to site and services		


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

Site Ref: 163	Site Name: Land opposite Dingley Dell			Parish: Coxheath (0.89%) / East Farleigh (80.29%) / Hunton (18.82%)			
Address	Heath Road, East Farleigh			AVAILABILITY			
Landowner	Mr W J Connolley, Connolley Enterprises Ltd			Landowner Consent?	yes	Legal Constraints?	No
Agent	D C Hudson and Partner LLP			Developer interest?	No	Nominated Capacity	137 houses and flats (average density 40/ha)
Current Use	Fallow grassland			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	4.18	Brownfield/Greenfield	Greenfield				
Site Description	The site is a long stretch of grassland/shrubs/few trees on the corner of Heath Road and Upper Hunton Hill, running along Heath Road (B2163). The site is bounded by hedgerow on the north and east boundaries and does not appear to have any direct access onto either Heath Road or Upper Hunton Hill.						
Surrounding Uses	Predominantly agricultural / fields with a handful of residential dwellings and a pub on the opposite side of Heath Road, directly north of the site. Coxheath is nearby, however there is a distinct green gap of fields between the site and Coxheath.						
Planning History	No Planning history.						

SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Sufficient site frontage to achieve access onto Heath road.	Provision of a suitable access junction	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	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, 084 & 257. recommended as suitable on sustainability grounds at this stage, dependant on mitigation being achieved with adjacent sites.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	34% of the site is within 15m.	34% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
<b>Local Nature Reserves</b>	1 - Adjacent to a Local Wildlife site and within and adjacent to an area of Ancient woodland. The site is a mixture of rough	Mitigation requirements will be dependent on the results of any surveys.	-
<b>Local Wildlife Sites</b>			

<b>Special Area of Conservation</b>	grassland and scrub. Protected species likely to be present include reptiles, breeding birds, dormouse, GCN and bats.	Unlikely that any mitigation required can be implemented onsite. There is a requirement for at least a 15m buffer along the southern boundary - buffer size informed by survey results.	
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low archaeological potential	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring residential use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site and services. Large percentage of site contains ancient woodland and adjacent to Local Wildlife Site</b>		

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

Site Ref: 164	Site Name: Land to the north of Church Lane, Detling			Parish: Detling (100%)			
Address	North of the Street, Detling			AVAILABILITY			
Landowner	Rochester Bridge Trust			Landowner Consent?	yes	Legal Constraints?	No
Agent	Savills			Developer interest?		Nominated Capacity	150-200
Current Use	Agricultural - arable			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/retail/community uses						
Site Area (Ha)	5.64	Brownfield/Greenfield	Greenfield				
Site Description	Undeveloped piece of land currently used for agricultural purposes. Contains a number of large protected trees						
Surrounding Uses	Housing to the east of the site. A249 to the west of the site.						
Planning History	1975 - Approved access road, garages and on-site sewers. 1976 - Approved amended details of conversion of oasthouse into dwelling with double garage. 1979 - Approved rear extension for Lobby and Kitchen. 1980 - Refused outline application for erection of single storey dwelling. 1981 - Approved outline application for erection of single storey dwelling. Approved details of single storey dwelling. 1982 - Refused recreation ground. Refused Two storey rear extension. 1983 - Approved ground and first floor rear extension. Approved First floor rear extension. 1984 - Approved change of use to children's recreation ground and formation of footpath link. 1986 - Approved single storey industrial building. 1988 - Approved change of use of land to provide additional parking. 1990 - Refused extension to existing workshop and storage for additional storage. 1992 - Refused single storey extension for B1(c) purposes and associated with car parking. 2005 - Approved listed building consent for new tarmac path beside existing cobbled path and creation of paved area allowing wheelchair. Approved new tarmac path beside existing cobbled path and creation of paved area allowing wheelchair. 2007 - Approved change of use from school fields to public open space. 2009 - Refused replacement of existing commercial works with a development of seven new dwellings with garage, extensive landscaping and new access roads. 2010 - Approved replacement of commercial works barn with six new dwellings, garage, landscape and access road. 2015 - Refused erection of side conservatory. 2016 - Approved replace a PVC conservatory with a hipped roof seasoned oak conservatory.						




SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto The Street.	Provision of a suitable access.	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.	Increase in bus service frequency, along with the necessary pedestrian infrastructure improvements.	Required mitigation may be difficult to achieve with the site in isolation, due to the extent of the required increase in bus service regularity being effectively providing an entirely new service. Certainly feasible if delivered in line with site 164, however. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	Kent Downs (100%)		Development in AONB generally unsuitable if there are alternative suitable locations to accommodate growth
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the 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	4 - Large Arable field with a woodland strip adjacent to the western boundary.	Mitigation requirements will be dependent on the results of any surveys.	-
Local Wildlife Sites	May be used by ground nesting birds.	Likely that any mitigation required can be implemented onsite if presence of protected	



<b>Special Area of Conservation</b>		species protected species (if present)	
<b>Ecology (including ponds)</b>		considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	7	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	Detling Conservation Area	-	-
<b>Archaeology</b>	potential for Prehistoric and later archaeology particularly associated with Iron Age and Roman activity and with St Martins church and early medieval settlement of Detling. St Martins Church was originally a Chapel of Ease but may have been the focus of an Early Medieval settlement located just off the Pilgrims Way.	Archaeological DBA would be required to inform any detailed application and ensure there is full understanding of the potential sensitivity of remains associated with St Martins Church, a Grade 1 listed building. There needs to be consideration of the impact of the scheme on the building and its setting as well as associated remains. Predetermination archaeological fieldwork likely to be recommended.	Assume 20% deduction from developable site area.
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	SPZ 1C therefore potential restrictions on surface water entering the ground are possible. Suitable measures will need to be in place to remove contaminants prior to infiltration.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW access should be retained and improved through the design of any future development.	Included within density assumption.
<b>Pylons on site</b>	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Site is located in the AONB		

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

Site Ref: 165	Site Name: Land to the south of Church Lane, Detling			Parish: Detling (100%)			
Address	Church Lane, Detling			AVAILABILITY			
Landowner	Rochester Bridge Trust			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Savills			Developer interest?		Nominated Capacity	360
Current Use	Agricultural - arable			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/retail/community uses						
Site Area (Ha)	12.08	Brownfield/Greenfield	Greenfield				
Site Description	Undeveloped piece of land currently used for agricultural purposes. Contains a number of large protected trees						
Surrounding Uses	Housing to the east of the site.						
Planning History	1975 – Approved extension. Approved extension to garage to form workshop. 1977 - Approved extension to stables for 2 additional stables and tack room and new double garage. 1984 - Approved demolition of 10 Airey Houses; erection of 8 houses; 11 old people’s bungalows. 1986 - Approved change of use of agricultural land to garden areas. Approved outline application for the erection of a detached bungalow. 1987 - Approved erection of one detached bungalow details pursuant to 86/841. 1988 - Refused erection of two storey rear extension and side extension. Approved two storey side & rear extension. 1990 - Approved lounge/dining extension. 1991 - Approved single storey rear extension and new pitched roof. Approved pitched roof with living accommodation. Approved Single storey rear extension. 1993 - Approved erection of garden shed. Approved First floor extension to rear. 1994 - Approved single storey rear extension. 1995 - Refused retention of existing mixed use building. Approved use of land for the construction maintenance restoration and sale of trailers and ancillary parts. Refused outline application for the erection of two detached dwellings. 1997 - Approved erection of garage/workshop with ancillary store. 1998 - Approved Maidstone Package 2 - Plans and Specifications works associated with the Channel Tunnel Rail Link. Approved erection of a single storey rear extension. Approved erection of garage to side and conservatory to rear. 1999 - Approved routes by which anything is to be transported on a highway. 2002 - Approved erection of single storey rear extension and conservatory. 2004 - Refused erection of two storey extension; erection of a ground floor extension; insertion of a dormer window and the provision of a pitched roof.						

2005 - Approved erection of a single storey rear extension. 2006 - Approved erection of a single storey side extension and front entrance porch. 2008 Approved erection of a rear conservatory. 2009 - Approved erection of a rear conservatory. 2012 - Refused erection of single storey rear extension and alterations to roof forming pitched roof and raised existing ridge. Refused Erection of single storey rear extension and alterations to roof. 2013 - Approved loft extension with front roof lights, rear dormer, change from hip to Barn Hip. Approved erection of single storey rear extension and alterations to roof forming pitched roof and raised existing ridge. 2014 - Approved erection of single storey rear extension. 2015 - Approved loft conversion and insertion of dormer window. 2016 - Approved single storey front and side extensions, and part single storey and two storey rear extension. 2017 - Approved demolition of existing stable block and conversion and extension of existing garage to form a single dwelling. Approved rear extension and alterations to roof to create first floor accommodation. 2018 - Approved demolition of existing conservatory and erection of a single storey rear extension. 2019 - Refused erection of a part first floor extension, two storey side and rear extension and a front porch.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access achievable onto The Street.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	Bus stops in proximity of some but not all of the site, service is 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.	Increase in bus service frequency, essentially providing a new service, along with the necessary pedestrian infrastructure improvements. The new service would need to route through the sites in such a way as to ensure all units are within 400, safe walkin	Required mitigation is plausible with the site in isolation, due to the scale of the site. Certainly feasible if delivered in line with site 165, however. Site recommended as suitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	Kent Downs (100%)	-	Development in AONB generally unsuitable if there are alternative suitable locations to accommodate growth

<b>Ancient Woodland</b>	2.4	2.4% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Thurnham Vale landscape character area, which forms a part of the Gault Clay Vale landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
<b>Local Nature Reserves</b>	3 - Large arable field. There is a LWS and area of ancient woodland directly adjacent to the southern boundary. Field may be used by ground nesting birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer along the southern boundary - buffer size informed by survey results.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	Detling Conservation Area	Any development would need to respond to the character of the Conservation Area.	
<b>Archaeology</b>	potential for Prehistoric and later archaeology particularly associated with Iron Age and Roman activity and with St Martins church and early medieval settlement of Detling. St Martins Church was originally a Chapel of Ease but may have been the focus of an Early Medieval settlement located just off the Pilgrims Way.	Archaeological DBA would be required to inform any detailed application and ensure there is full understanding of the potential sensitivity of remains associated with St Martins Church, a Grade 1 listed building. There needs to be consideration of the impact of the scheme on the building and its setting as well as associated remains. Predetermination archaeological fieldwork likely to be recommended.	Assume 20% deduction from developable site area.

<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration through soakaways possible on site. Ground investigations required on site to confirm rates. 2.1 ha of site within surface water flow path and careful consideration is needed as to layout of site to avoid placing building in high risk areas.		0.01%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Site is located in the AONB</b>		

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






<b>Access to Highway Network</b>	Access achievable onto Old Chatham Road.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	Bus stop within 400m, but the service is too infrequent. No GP or Primary School within 800m, but there is a shop (Tyland Barn). Approximately 30 minutes public transport time to Maidstone town centre, but over an hour to the Hospital.	Increased bus service regularity.	Required mitigation not feasible due to insufficient site scale to support a new bus route. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	Kent Downs (100%)	None	Site is unsuitable as other sites outside of the AONB are available.
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Boxley 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 Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	4 - Section of a large arable field - may be used by ground nesting birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-

<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for Roman remains associated with use of Roman road following alignment of Chatham Road.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Dischagre via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Site located in AONB and insufficient access to services</b>		

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

Site Ref: 173	Site Name: Durrants Farm			Parish: Hunton (100%)	
Address	West Street, Hunton			AVAILABILITY	
Landowner	Mr Mark Stevens			Landowner Consent?	Yes
Agent	Lambert & Foster Ltd			Developer interest?	Yes
Current Use	Agricultural			Availability Date	
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	3.13	Brownfield/Greenfield	Greenfield	Nominated Capacity	80 units
Site Description	The site consists of slightly raised unused farm land, generally screened from the road, and surrounding uses with trees and informal hedgerows. It is part of Durrants Farm complex, with access from West Street			Modelled Capacity	N/A
Surrounding Uses	A primary school is across Bishops Lane, and there are two cottages forming the north-eastern corner of the land parcel outside the site. There is agricultural uses to the south, and residential garden to the west, across an access route.				
Planning History	1985 - Approved alterations and extensions				

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access achievable onto West Street.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	No bus stop within 400m, existing bus route is of insufficient regularity. No Shop or GP within 800m. One Primary School within 800m. More than 30 minutes public transport time to Maidstone town centre and more than an hour to the Hospital.	Provision of increased bus service regularity and new bus stops, as well as the necessary infrastructure to provide pedestrian access.	Required mitigation measures are not feasible due to insufficient units for increased bus services. Site recommended as unsuitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Yalding Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - Grassland field, with areas of scrub and a small area of traditional orchard in the SW corner of the site. There is a mature hedgerow along the western boundary. Potential for protected species to be present include reptiles, GCN, bats and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			

<b>Hedgerows</b>		site boundaries will retain and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	Site has potential for multiperiod archaeology but particularly post medieval remains associated with a small holding identifiable on the Tithe Map along the northern boundary. Structural and cultural remains may survive.	Archaeological DBA needed to inform planning application.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 2 (1.15%) / None (98.9%)	Development should be directed to the part of the site with the lowest flood risk, and flood risk should not be increased overall	Due to size of site, no deduction from developable area.
<b>Drainage</b>	Discharge to adjacent watercourse likely. On site attenuation required with a restricted discharge.		0.02%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	No		
<b>Pylons on site</b>			
<b>Neighbour/ Residential amenity</b>	Yes - Farm to the south	Development would need to respect the amenity of neighbouring amenities	Assumed built into the density assumption
<b>Neighbouring resi use?</b>	Yes – Cottages to the north	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			

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



<b>Site Ref: 175</b>	<b>Site Name: Land at Vicarage Road</b>			<b>Parish: Yalding (100%)</b>	
<b>Address</b>	Vicarage Road, Yalding			<b>AVAILABILITY</b>	
<b>Landowner</b>	Mr G Dunn			<b>Landowner Consent?</b>	Yes
<b>Agent</b>	Consilium Town Planning Services Ltd			<b>Developer interest?</b>	Yes
<b>Current Use</b>	Agricultural			<b>Availability Date</b>	3-7 yrs
<b>Promoted Use(s)</b>	Residential			<b>Legal Constraints?</b>	No
<b>Site Area (Ha)</b>	1.03	<b>Brownfield/Greenfield</b>	Greenfield	<b>Nominated Capacity</b>	6 to 8 units
<b>Site Description</b>	Undeveloped piece of land that has most recently been used for horse grazing. Contains a number of large protected trees at the western end and along the southern boundary with the track that leads to Wardes Moat.				
<b>Surrounding Uses</b>	Housing along Vicarage Lane is in the form of Ribbon Development. The Lodge is immediately to the west of the site. Adj to the village boundary of Yalding.				
<b>Planning History</b>	<p>1988 - Approved listed building consent for the conversion of house into 4 residential units and provision of garages. Approved two storey extension. Approved conversion of coach house to a single dwelling. Approved conversion of existing house into 4 residential units and Garage provision. 2000 - Refused outline application for erection of 1 detached dwelling and detached garage with external appearance. 2002 - Approved part demolition and erection of single storey rear extension with dormer. Refused outline application for the erection of 2 detached dwellings and associated access and garaging, with external appearance. 2006 - Approved erection of a single storey side extension. 2014 - Approved single storey side extension and addition of rooflights. Approved listed building consent for internal alterations. 2015 - Refused outline (access and layout not reserved) - development of 9 detached dwellings.</p>				






SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access achievable with existing site frontage.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m. On a bus route, but the service is of insufficient regularity. No GP or shop within 800m. One Primary School within 800m, but it is a C of E School and so not suitable for all children. More than 30 minutes public transport time to town centre and over an hour to the Hospital.	Provision of increased bus service regularity and new bus stops, as well as the necessary infrastructure to provide pedestrian access.	Required mitigation unfeasible due to the site being of insufficient scale to increase bus service regularity. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Yalding Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - A traditional orchard with an area of woodland to the SE of the site. The site has potential for protected species including roosting bats, reptiles, GCN and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Due to size it's unlikely if mitigation can be implemented on site. Retention, creation and enhancement of site boundaries will	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			

<b>Hedgerows</b>		retain and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	9	Any potential development will need to retain protected tree.	Presence of protected trees likely to significantly curb achievability of the site.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	Site lies adjacent to Wardes Moat, an 18th century moated complex with associated outbuildings and archaeological landscape features. Remains associated with the earliest and agrarian uses of this complex may survive on site.	Consideration of designated heritage assets, moat, historic outbuildings and their settings will be required, set out in a desk-based assessment	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Awaiting comments from KCC Drainage		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes – residential to the north	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			

<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Large number of protected trees within site and insufficient access to services</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	N/A

Site Ref: 178	Site Name: Land south of Warmlake Road and east of Chart Hill Road			Parish: Chart Sutton (100%)		
Address	Warmlake Road, Maidstone			AVAILABILITY		
Landowner	Edward Salmon; Robert Salmon; Christopher Salmon; Fiona Wight; Sally Testka; and, Anna Wight.			Landowner Consent?	Yes	Legal Constraints? No
Agent	Savills			Developer interest?		Nominated Capacity 200 to 300
Current Use	Agricultural			Availability Date	2022	Modelled Capacity N/A
Promoted Use(s)	Residential					
Site Area (Ha)	10.51	Brownfield/Greenfield	Greenfield			
Site Description	This large site comprises of five adjoining fields, currently in agricultural use – crop growing. The site is part of a larger collection of fields, also used for the same purpose. Bordered by hedgerows/trees. There is an access gate onto Warmlake Road to the north of the site and an access track to the south of the site, off Chart Hill Road. The land is flat.					
Surrounding Uses	Predominant surrounding use is agricultural fields, with a cluster of residential units abutting the site in the north-west corner (around the junction of Amber Lane/ Warmlake Road/ Chart Hill Road).					
Planning History	1955 - Approved proposed sectional Cricket Pavilion. 1978 - Approved first floor extension to provide enlarged bedroom over dining room. 1983 - Approved extension. 1983 - Approved extension. 1985 - Approved extension to car park. 1986 - Approved single storey rear extension. 1989 - Approved two storey rear/side extension. 1995 - Approved first floor side extension. 1995 - Approved single storey side extension. 1995 - Approved demolition of existing garage erection of two storey side extension front porch and new detached garage. 1999 - Approved extension to car park. 2001 - Approved erection of a sports wall. 2002 - Approved erection of a single storey side and rear extension and extension to garage. 2003 - Approved erection of 1 three bedroom bungalow and creation of new access to serve Girvan. 2004 - Approved erection of a rear conservatory. 2005 - Approved erection of a single storey side and rear extension plus extension to garage to form double garage. 2007 - Approved erection of replacement garage to 5 erection of detached two-storey dwelling to adjoining land. 2009 - Approved erection of a sports pavilion.					



2010 - Approved application for the conversion of a garage into additional residential accommodation and the erection of a porch. 2016 - Approved demolition of existing side extension and garage.

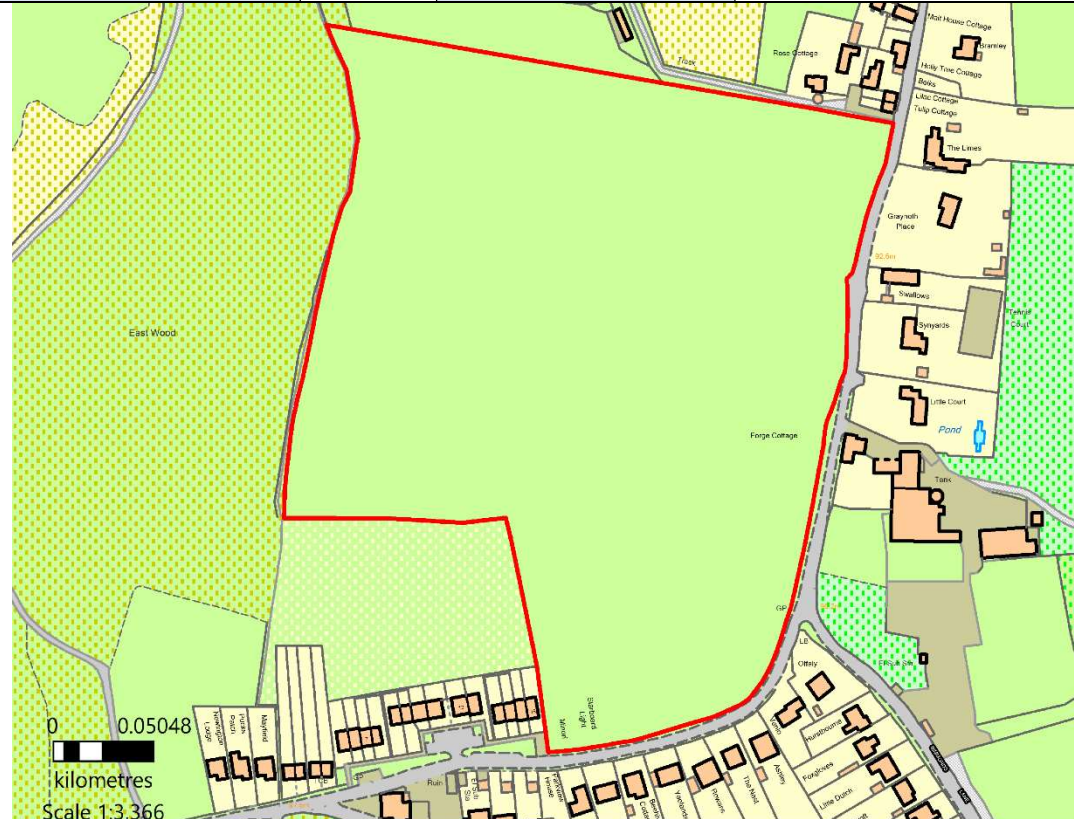
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Suitable access achievable onto Warmlake Road. Chart Hill Road, to the west of the site, is not suitable.	Provision of a suitable access.	None. Site recommended as suitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to Maidstone High Street and more than an hour to the Hospital.	New bus stops around or, preferably, just within the site, with extra services to provide sufficient frequency.	Required mitigation measures are feasible due to the number of units promoted of the site. Site 271 might assist achieving this as well, as the bus route in question runs through the site 271 area.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	Greensand Ridge (0.33%)	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve.		-
<b>Local Nature Reserves</b>	4 - 5 intensively managed orchards with hedgerows in between. May be used by	Mitigation requirements will be dependent on the results of any surveys.	-
<b>Local Wildlife Sites</b>	breeding birds and foraging bats or badgers.	Very Likely that any mitigation required can be	

<b>Special Area of Conservation</b>		implemented onsite if presence of protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	2	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	High potential for remains associated with prehistoric and Roman activity. Site may contain important archaeological landscape features of an Iron Age boundary bank and ditch system and a Roman road. There is high potential for associated remains, including sensitive roadside activity and burials.	Predetermination Archaeological and archaeology landscape assessment needed to inform outline application. It would be preferable to preserve in situ remains of the Iron Age bank and ditch system and the Roman road and any associated significant remains. There may be constraints on development over much of this site. Pre-Allocation Archaeological Assessment needed to inform the decision on this site being allocated or not.	Site may be unsuitable due to archaeological interest.
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration through soakaways is likely. Ground investigation to confirm rates needed at planning. Should rates be lower, then the site is sizeable to allow for infiltration to be spread out.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to services and facilities, and potentially archaeology.		

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




Site Ref: 180	Site Name: Land to the west of Otham Street			Parish: Otham (100%)	
Address	Otham Street, Otham			AVAILABILITY	
Landowner	Catharine Walter			Landowner Consent?	Yes
Agent	Savills			Developer interest?	No
Current Use	Agricultural			Nominated Capacity	215 units
Promoted Use(s)	Residential			Modelled Capacity	N/A
Site Area (Ha)	7.12	Brownfield/Greenfield	Greenfield		
Site Description	Site is a large agricultural field adjacent to the hamlet of Otham. The site is tree lined, with a right of way passing through it from east to west.				
Surrounding Uses	The site is enclosed to the south and east by White Horse Ln/ Otham Street. Beyond a hedgerow there are residential gardens and paddocks to the north. To the west is woodland. There are residential properties across White Horse Ln to the south, as part of the Three Tees triangle.				
Planning History	1982 - Refused temporary stationing of caravan. 1985 - Approved demolition of two airey houses and erection of 2 bungalows and 2 houses. 1987 - Approved erection of stables and tack room. 1997 - Approved creation of disabled parking space.				
					

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Some sections of Otham Street, White Horse Ln and Gore Court Rd, which provide the access routes to the primary highways network, are too narrow for requirements.	Widening of connecting roads, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to provide suitable access to the highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and more than an hour to the hospital.	New or diverted bus route, along with the necessary infrastructure to access them (bus stops, pavements, etc.) Connecting roads would require widening to achieve sufficient widths for bus access (requiring 3rd party land)	Required mitigation measures unfeasible due to the requirement for 3rd party land and the insufficient scale to enable increased service frequency. recommended as unsuitable.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	8.8	8.8% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	0		
<b>Green Belt</b>	0		
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Langley Heath Undulating Farmlands landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-

<b>Local Nature Reserves</b>	2 (Due to the adjacent AW) - Large arable field with potential for ground nesting birds. The site is directly adjacent to an area of ancient woodland along the western boundary.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	<p>The site is immediately adjacent to the Otham Conservation Area which is notable for having a historic rural village character despite its proximity to Maidstone. The site is a key element of the rural buffer which maintains this character, and development would likely result in a high degree of harm.</p> <p>The village has a significant grouping of medieval and Tudor listed buildings, including Synards opposite the site (grade I listed, ref: 1263084); The Limes (grade II, 1250856) which would be impacted by development. In particular, the site provides an important agricultural setting to the medieval farmstead around Belks (grade II, ref: 1263042) and associated buildings.</p>		Development of the site would likely result in a high degree of harm to the setting of the above heritage assets by eroding their historic rural setting.
<b>Archaeology</b>	potential for remains associated with 13th and 14th century farm holdings of Otham and general post medieval agrarian heritage	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration through soakaways is likely. Ground investigation to confirm rates needed at planning.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-

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

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

Site Ref: 181	Site Name: Madam Taylors Farm			Parish: Otham (100%)	
Address	Otham Street, Otham			AVAILABILITY	
Landowner	Catharine Walter			Landowner Consent?	Yes
Agent	Savills			Legal Constraints?	No
Current Use	Agricultural			Developer interest?	
Promoted Use(s)	Residential			Nominated Capacity	20 units
Site Area (Ha)	0.93	Brownfield/Greenfield	Greenfield	Availability Date	2025
Site Description	Site is an existing agricultural warehouse building, with ancillary land and a small section of arable land in the north of the site.			Modelled Capacity	N/A
Surrounding Uses	The site has residences adjoining it to the north and the south. To the west is farmland, and across Green Hill to the east is scrubland.				
Planning History	1979 - Refused cottage and garage. 1982 - Approved erection of an agricultural general purpose store. 1984 - Refused outline application for conversion of redundant farm building into two dwellings. 1988 - Approved conversion of stables to dwelling house as amended. 1990 - Approved extension.				


SUITABILITY		
Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability

<b>Access to Highway Network</b>	Some sections of Otham Street, White Horse Ln and Gore Court Rd, which provide the access routes to the primary highways network, are too narrow for requirements.	Widening of connecting roads, requiring 3rd party land.	Site recommended as unsuitable due to the need for 3rd party land in order to provide suitable access to the highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and more than an hour to the hospital.	New or diverted bus route, along with the necessary infrastructure to access them (bus stops, pavements, etc.) Connecting roads would require widening to achieve sufficient widths for bus access (requiring 3rd party land)	Required mitigation measures unfeasible due to the requirement for 3rd party land and the insufficient scale to enable increased service frequency. recommended as unsuitable.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Langley Heath Undulating Farmlands landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	3 - Arable field with an agricultural building to the south - Surrounding the agricultural building there is unmanaged grassland and scrub. There is a hedgerow along the eastern boundary. There is an allotment to the north of the site therefore it's likely that protected species including reptiles and breeding birds are present within this area. There is some connectivity between the allotments and the	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			

	grassland/scrub area and therefore it is possible that protected species are present.	and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	Otham Conservation Area	Any development would need to respond and protect the character of the conservation area.	
<b>Archaeology</b>	some potential for post medieval archaeology associated with agrarian heritage	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration through soakaways is likely. Ground investigation to confirm rates needed at planning.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to services</b>		

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



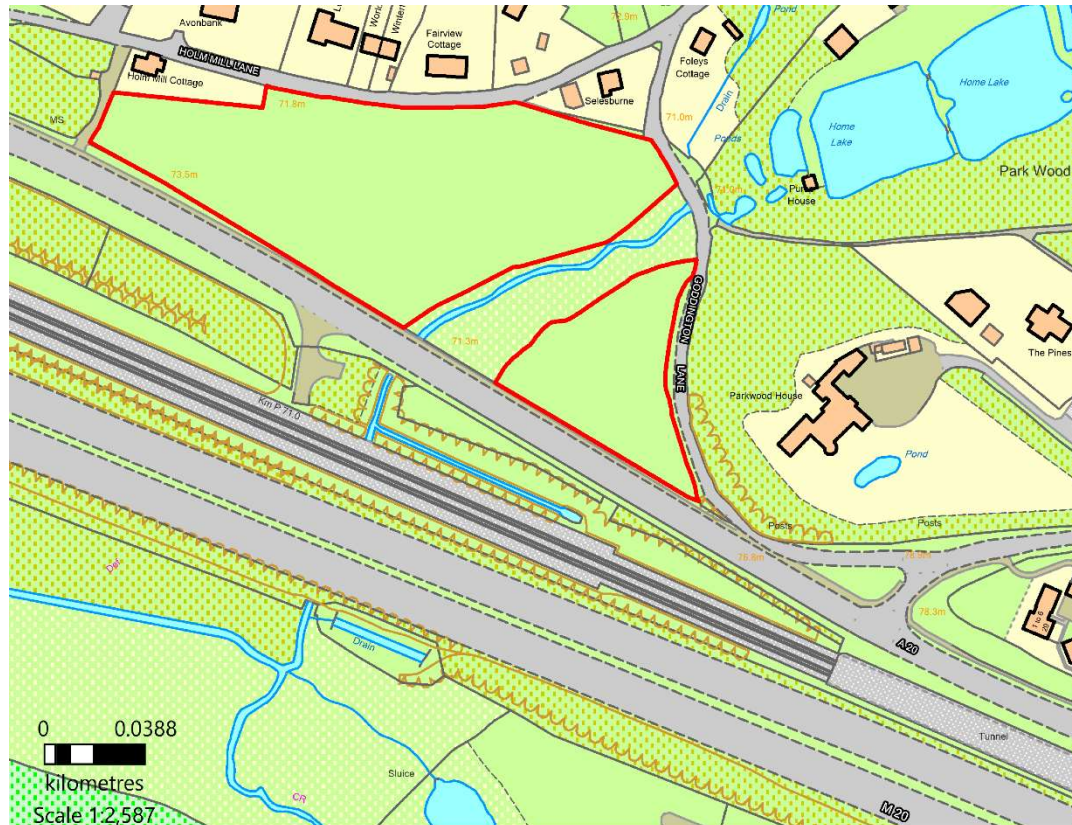
Site Ref: 184	Site Name: Brickfields Farm and Rosemount			Parish: Staplehurst (100%)			
Address	Maidstone Road, Staplehurst			AVAILABILITY			
Landowner	PJ Burke Properties Ltd			Landowner Consent?	Yes	Legal Constraints?	No
Agent	MDAssociates			Developer interest?		Nominated Capacity	430 units
Current Use	Arable land and Residential dwelling			Availability Date		Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	14.3	Brownfield/Greenfield	Mixed				
Site Description	Arable fields divided by hedging in places and smaller grassed field at north end. Dwelling 'Rosemount' in NW corner. Bounded by hedging/tress. Generally level						
Surrounding Uses	Grazing fields to north, Couchman Green Lane and fields to east, sewage works and railway line to south, A229 to west.						
Planning History	1960 - Approved vehicular access. 1975 - Approved double garage and workshop. 1976 - Refused outline application for detached farmhouse. 1981 - Approved roof space conversion and conservatory. 1982 - Refused outline application erection of dwelling. 1986 - Refused existing workshop for agricultural/light engineering work. 1988 - Refused division of existing residential plot into two erection of one dwelling (traditional style) on rear plot and erection of appropriate garaging. 1995 - Approved demolition of existing conservatory and erection of two storey side extension. 1998 - Approved erection of a conservatory. 2000 - Approved demolition of existing detached garage and outbuildings and erection of two storey side extension to provide a double garage (ground floor) and two bedrooms (first floor), 2004 - Refused erection of a single storey rear extension. 2006 - Approved erection of a conservatory and alterations to fenestrations. 2007 - Approved erection of a conservatory and alterations to fenestration. 2010 - Refused replacement of existing garaging and stables with new garage. 2014 - Refused Single Storey extension. 2014 - Refused listed building consent for a single storey extension. 2015 - Approved two storey side extension and single storey front extension. 2016 - Approved two-storey side extension. Approved listed Building Consent - Two-storey side extension. 2018 - Approved erection of a two storey side extension and single storey rear extension.						

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

<b>Ecology (including ponds)</b>		species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	19th century or earlier brickworks identifiable in SE corner of site. There may be substantial structural remains surviving as well as cultural remains. Rest of site has potential for post medieval agrarian and industrial remains.	Archaeological DBA needed to clarify whether brickworks remains survive and what their significance is. May be a constraint on development in SE corner. Advance archaeological fieldwork recommended.	Assumed 20% deduction from developable site area.
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 2 (17.12%) / None (82.88%)	Development should be directed to the part of the site with the lowest flood risk, and flood risk should not be increased overall	Site is unsuitable due to risk of flooding
<b>Drainage</b>	1.1 ha of site within flood zone 2 followed by a further 5.3 ha within surface water flood risk. Consideration should be provided as to the layout of the site to avoid developing within areas of highest risk.		0.08%
<b>Contamination/ Pollution</b>	1: (Maidstone Road)	Development will need to ensure that the site is remediated prior to development.	No change to the developable area.
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW access should be retained and improved through the design of any future development.	Included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	Yes – A229	Site may need to be designed to protect user's amenity from railway line and the A229	Assumed built into the density assumption

<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences	Assumed built into the density assumption
<b>Other (townscape)</b>	The village envelope of Staplehurst at present does not spread north of the railway line.	Mitigation not possible.	Site is unsuitable on townscape grounds
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Potential impact on townscape.</b>		

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

Site Ref: 189	Site Name: Land North of Ashford Road			Parish: Harrietsham (100%)			
Address	Ashford Road, Harrietsham			AVAILABILITY			
Landowner	Sir Adrian Baillie			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Strutt & Parker			Developer interest?	Yes	Nominated Capacity	30 units
Current Use	Grazing			Availability Date	2022	Modelled Capacity	N/A
Promoted Use(s)	Residential and Specialist housing						
Site Area (Ha)	1.50	Brownfield/Greenfield	Greenfield				
Site Description	The site includes two grazing fields between Ashford Rd and Holm Mill Lane/ Goddington Lane. There are trees forming the boundary of the eastern parcel, and the southern, eastern, and western boundary of the western portion. The two portions are separated by a wooded stream which runs north-south through the site.						
Surrounding Uses	To the north of the site are residential/ holiday cottage properties. The A20 forms the site's southern boundary, with HS1 and the M20 beyond. There are further residences, woodland, and a trout farm to the east.						
Planning History	1998 - Approved Maidstone Package 4 - Construction Arrangements Tunnel portals and retaining wall structures west and east of the tunnel at Harrietsham; three new road bridges at Fairbourne Lane, Runham Lane, Sandway Road; a rail bridge at the A20 Ashford Road 1999 - Approved routes by which anything is to be transported on a highway by large goods vehicles in connection with the construction of the CTRL. Approved Maidstone Package 4 - Plans and Specifications. Tunnel portals and retaining wall structures west and east of the tunnel at Harrietsham; three new road bridges at Fairbourne Lane, Runham Lane, Sandway Road; a railway bridge at the A20 Ashford Road. 2012 - Approved erection of a two storey side extension. 2016 - Approved demolition of single storey side extension and erection of replacement side extension.						




SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access achievable onto Holm Mill Lane, however this lane is too narrow for requirements. 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. This would require widening Holm Mill lane, using 3rd party land, or access directly onto the A20. Potential that there could be a need for improvements to the highway layout on the A20, potentially including a right	Investigation and mitigation required, but feasible. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within proximity, but the service is too infrequent. No GP or shop within 800m. One Primary School within 800m of most of the site, but it is a C of E School so not suitable for all. Less than 30 minutes public transport time to Maidstone High Street and less than an hour to the hospital.	Mitigation measures are not required at this stage due to the short public transport journey times to the town centre and hospital, however improvements to the regularity of the bus service will be necessary in order to reliably provide these journey time	Site suitable on sustainability grounds at this stage. Enhancements to the public transport service frequency cannot be supported by this site, but could easily be supported by other site proposals along the A20 corridor.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	15% of site within 15m.	15% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Leeds Castle Parklands landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore.		-

<b>Local Nature Reserves</b>	1 - Two grassland fields with an LWS and area of Ancient Woodland between them. There is an area of woodland to the eastern boundary of the east site and both sites have a mature hedgerow running along the southern boundary. Good connectivity to the surrounding area and bats, 3 species of reptiles and GCN have been recorded within the surrounding area.	Eastern Site - Due to requirement of a minimum of 15 meter buffer due to presence of AW it's unlikely that there will be sufficient space to mitigate impacts. Western Site: Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for prehistoric remains based on the topographical situation between springs and water channels with historic mill complex to the north. Location suggests there may be high potential for palaeoenvironmental remains.	Palaeoenvironmental assessment needed to inform application decisions.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 2 (0.77%) / Flood Zone 3 (0.59%) / None (98.64%)	Development should be directed to the part of the site with the lowest flood risk, and flood risk should not be increased overall	None (less than 2% of site carries flood risk)
<b>Drainage</b>	Infiltration should first be pursued and confirmed via ground investigations. Should infiltration not be possible then a discharge to the adjacent watercourse is possible.		0.01%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-



<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to services and ancient woodland on site</b>		

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

Site Ref: 190	Site Name: Iden Manor Farm			Parish: Staplehurst (100%)			
Address	Cranbrook Road, Staplehurst			AVAILABILITY			
Landowner	Steven Reynolds			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bax Thomas French Ltd			Developer interest?	No	Nominated Capacity	10 to 15 units
Current Use	Agricultural buildings			Availability Date	2021	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.98	Brownfield/Greenfield	Greenfield				
Site Description	Farm buildings and adjacent land						
Surrounding Uses	Farmland and care home to southwest						
Planning History	1979 - Approved conversion of cow house to agricultural dwelling. Approved silo for storage of haylage and accompanying material sample. Approved conversion of Existing Barn into living accommodation of a bungalow. 1987 - Approved sun lounge. 1994 - Approved erection of extension to an existing agricultural building. Approved alterations to eaves line and fenestration kitchen extension and conversion of garage/workshop to additional residential use. Approved raising of the eaves line the construction of dormer windows and the conversion of the loft to living accommodation. 1995 - Approved erection of barn for housing cattle. 2003 - Approved erection of part single storey part three storey extension which includes new lift. 2013 - Approved erection of a four storey 62 bedroom nursing home with 18 parking spaces. 2014 - Approved retrospective application for the reconstruction of former agricultural buildings and change of use for ancillary cheese making and farm office.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Site lacks direct frontage onto the highway network. Access is via private track, which is of insufficient width for requirements.	Securing access rights and widening the access track, both requiring 3rd party land.	Site recommended as unsuitable at this stage due to the requirement for 3rd party land in order to achieve access to the highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m, due to the site being over 400m from the Highway. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	Provision of a new, regular bus service within 400m of the site.	Required mitigation unfeasible due to the site having insufficient units to achieve a new, regular bus route. Site recommended as unsuitable on sustainability ground.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	The Low Weald (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Sherenden Wooded Hills 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.		-
<b>Local Nature Reserves</b>	4 - Agricultural buildings, hard standing, bare earth, short grassland and mature trees/hedgerow along the Southern and western boundary. There is a pond with	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>	mature trees along the eastern boundary which may be used by GCN.	species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low potential for post medieval agrarian heritage remains and some potential for remains associated with a WWII air crash site to the east.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Pond adjacent to site which may have a connection to a watercourse network. Further investigation needed to confirm possible outfall from site.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site and services</b>		

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

Site Ref: 191	Site Name: Land adjacent to South Lane		Parish: Sutton Valence (100%)	
Address	South Lane, Sutton Valence		AVAILABILITY	
Landowner	Linda Jewell		Landowner Consent?	Yes
Agent	Bax Thomas French Ltd		Developer interest?	No
Current Use	Agricultural		Availability Date	2021
Promoted Use(s)	Residential		Legal Constraints?	No
Site Area (Ha)	0.26	Brownfield/Greenfield	Nominated Capacity	4
Site Description	Site is a small grassland paddock located on the west side of South Lane.		Modelled Capacity	N/A
Surrounding Uses	Site has residential use to the south, a large paddock (Site 108) is across South Ln to the east, and there is another paddock to the north across an access route. There is vacant grassland to the east/rear of the site.			
Planning History	1976 – Approved 3 pairs of semi-detached & 1 detached house. 1977 - Refused ten detached houses and garages. Approved six detached houses. Approved five detached dwellings. 1986 - Approved siting of mobile home. 1989 - Approved renewal of temporary permission for the stationing of a mobile home. 1990 - Approved amendment of approved plans to incorporate extension and double garage with minor re-siting. 1991 - Approved temporary permission for use of a mobile home during completion of new detached house. Approved reconstruction of existing stables. 1993 - Refused outline application for the erection of detached 3 bedroom house and garage and parking area. 1994 - Approved change of use of the land for the stationing of a temporary mobile home for the Head Lad in association with the stables. 1998 - Approved erection of a detached two storey dwelling. 1999 - Refused erection of hay barn and 6 additional stables and farrier and installation of replacement walker. 2001 - Refused extension to existing stable block comprising 2 no. additional stables. Refused Construction of hay store. 2004 - Refused erection of head lad's accommodation with ancillary office. Refused temporary permission for the siting of 2 mobile homes to accommodate staff directly employed in the operation of Southfield Stables. 2006 - Refused erection of a single storey building comprising office, mess room and head lads accommodation. 2007 - Approved erection of office, mess room and staff accommodation. 2015 - Refused erection of four linked detached two storey houses with garages.			

2016 - Refused outline (Landscaping reserved) - Demolition of existing front annexe building and side shed to Southfield Stables house, and construction of new attached single-storey extension. 2018 – Approved proposed partial garage conversion with associated internal and external remodelling.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access achievable onto South Lane.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, 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 on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Ulcombe Mixed Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		Site could have an unacceptable landscape impact.
<b>Local Nature Reserves</b>	4 - Small arable field with hedgerows along the northern, eastern and southern boundaries. Greatest ecological interest is	Mitigation requirements will be dependent on the results of any surveys. If protected species are present it's unlikely	-
<b>Local Wildlife Sites</b>			

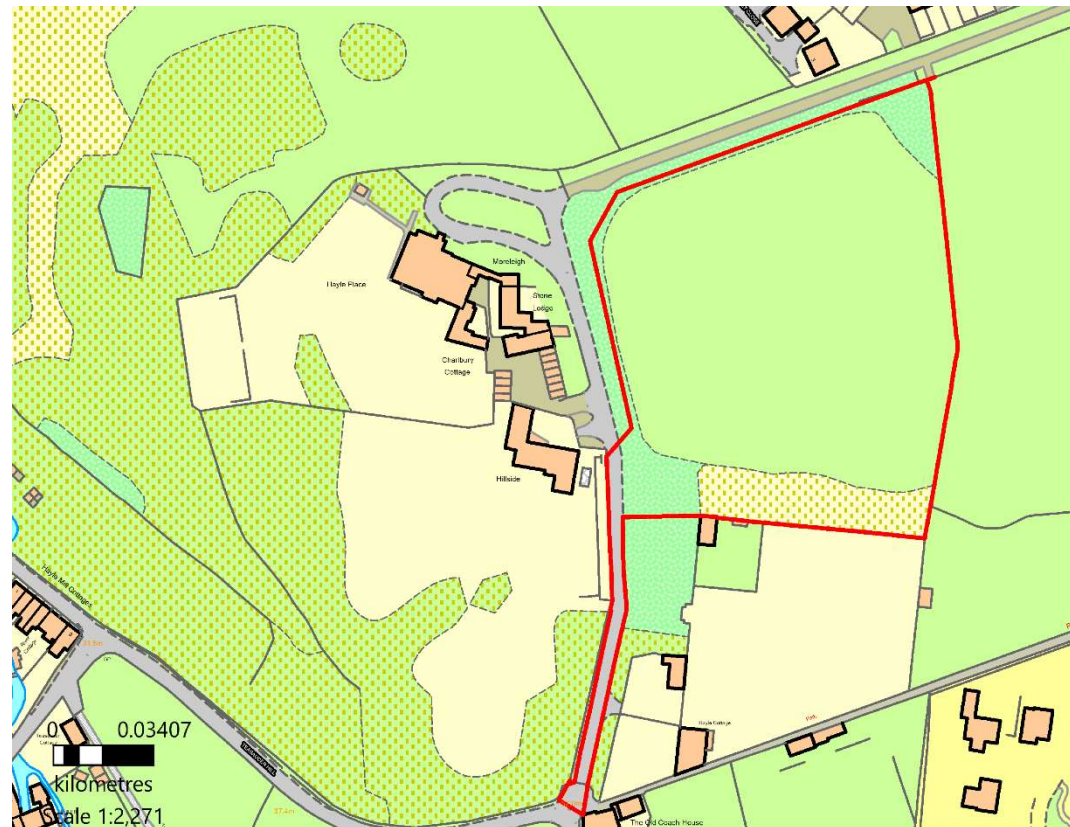


<b>Special Area of Conservation</b>	likely to be the site boundaries and may be used by foraging bats and breeding birds.	that, due to the size, that on site mitigation can be implemented. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low archaeological potential	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Unknown if there are existing watercourses in the area. Should there be none then discharge may have to be directed to the foul sewer.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to services and impact on landscape</b>		

**CONCLUSION Is the Site...**

Available?	Suitable?	Achievable?
Yes	No	N/A

<b>Site Ref: 199</b>	<b>Site Name: The Old Cricket Ground</b>			<b>Parish: Tovil (100%)</b>	
<b>Address</b>	Land off Teasaucer Hill/Cripple Street, Loose			<b>AVAILABILITY</b>	
<b>Landowner</b>	Mrs H McHale & Mr M Wooding			<b>Landowner Consent?</b>	Yes
<b>Agent</b>	Consilium Town Planning Services Ltd			<b>Developer interest?</b>	Yes
<b>Current Use</b>	Former Cricket Pitch			<b>Legal Constraints?</b>	No
<b>Promoted Use(s)</b>	Residential			<b>Nominated Capacity</b>	8 to 10 units
<b>Site Area (Ha)</b>	1.50	<b>Brownfield/Greenfield</b>	Greenfield	<b>Availability Date</b>	2022
<b>Site Description</b>	Site is a grassland (former) cricket pitch site, which has become overgrown. There are lightly wooded boundaries, and the site is generally flat.			<b>Modelled Capacity</b>	N/A
<b>Surrounding Uses</b>	To the east of the site is a further open grassland site, which sits within Maidstone's urban area. There is a new-build housing estate to the north of the site, along with further open grassland. To the west of the site is a country house which appears to have been converted to residential use. There is a wooded area to the south of the site, with a large garden behind.				
<b>Planning History</b>	1974 - Approved swimming pool and lounge. 1979 - Approved wooden hut for changing facilities. Approved stud farm. 1982 - Refused outline application for three dwellings. 1982 – Refused outline application for club house, squash courts and tennis. 2011 - Approved erection of detached garage with store and entrance gates. 2012 - Approved erection of a new first floor and replacement conservatory. Approved erection of a two storey side extension, insertion of new pitched roof to flat roof, erection of railings and new porch canopy to front. 2017 - Approved outline application for residential development comprising 62 dwellings with associated car parking and landscaping. Approved Construction of a detached single storey building to house swimming pool, sauna and changing facilities.				




SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Cripple St & Teasaucer Hill too narrow for requirements.	Widening of Cripple Street & Teasaucer Hill, requiring 3rd party land.	Site recommended as unsuitable on access grounds due to the requirement for 3rd party land to achieve suitable access to the primary highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. Less than 30 minutes public transport time to town centre and approximately an hour to hospital. No suitable pedestrian access to the necessary public transport services due to narrow roads with no pavements, however.	A new / extended / diverted bus service, along with the necessary stops and pedestrian infrastructure, or provision of pavements along the length of Cripple Street. Both these options requiring 3rd party land to provide the required carriageway width or t	Site scale insufficient to support a new bus service. Any mitigation option would require 3rd party land, therefore the site is recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	Loose Valley (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-

<b>Local Nature Reserves</b>	2 - Rough grassland field with mature trees/scrub to the south and north of the site. Ecology information submitted as part of 19/501163/SUB detailed the adjacent habitat continued suitable habitat for reptiles, breeding birds, foraging bats and potentially great crested newts - it's likely that this site is similar. Access road is adjacent to a LWS.	Mitigation requirements will be dependent on the results of any surveys. Possible that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	Loose Conservation Area	Any development would need to respond to and protect the character of the conservation area.	
<b>Archaeology</b>	high potential for Roman remains associated with Roman cinerary urns located on the site itself. Also potential for post medieval remains associated with Hayle Place, including archaeological landscape features.	Archaeological DBA needed to inform application, especially to clarify extent of Roman remains and impact of new access on historic routeway	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration will need to be confirmed on site although suspected as being feasible from mapping.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-

Neighbouring resi use?	Yes	Development would need to respect the amenity of neighbouring residences	Assumed built into the density assumption
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services, potential impact on the Loose Conservation Area		

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

Site Ref: 200	Site Name: The Old Cricket Field			Parish: Boughton Monchelsea (100%)			
Address	Boughton Lane, Loose			AVAILABILITY			
Landowner	Mr and Mrs P Uren			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Consilium Town Planning Services Ltd			Developer interest?	Yes	Nominated Capacity	20 to 25 units
Current Use	Grassland			Availability Date	2021	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	2.30	Brownfield/Greenfield	Greenfield				
Site Description	Site is a greenfield site. The Site is well screened by hedgerows and trees along the boundaries of the site. PROW KM98 runs along the northern boundary of the site with public footpath KM99 running along the eastern boundary of the site. Site forms part of an LLV.						
Surrounding Uses	New Line Learning Academy sports pitches lie to the north of the site, Former Boughton Mount school lies to the south of the site (LP allocation H1(52). To the immediate south of the site is a small collection of residential properties. To the east of the site is agricultural fields and to the west of the site Boughton Lane is an orchard.						
Planning History	1980 - Refused change of use and conversion of oasthouse to form single dwelling house and gardens. 1981 - Approved alterations to oast for residential use. 1982 - Approved alterations and change of use. 1986 - Approved amended details agricultural dwelling with garage. Approved detached double garage. 1989 - Refused outline application for the erection of a detached dwelling with integral garage. 2002 - Approved erection of double garage with associated works to allow access. Approved conversion of garage roof space with 2 dormer windows to form play area, and installation of external staircase. Approved erection of two storey side extension. Refused conversion of garage roof space to form playroom involving the construction of 2 No. dormer windows and installation of external staircase. 2007 - Approved erection of a single storey side extension. 2008 - Approved erection of a double garage and a pair of side hung five bar gates. 2009 - Approved retrospective application for the erection of a side conservatory.						




2011 - Refused creation of new first floor window openings to roundels, installation of rooflights to roundel roofs, replacement of rear ground floor window with French doors. 2012 - Approved Non-Material Amendment following a grant of planning permission. Approved creation of new window openings to first floor of roundels, installation of roof lights to roundel roofs. 2014 - Refused erection of 220 residential dwellings together with access, parking, landscaping, and ancillary works.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	New access achievable onto Boughton Lane.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. Less than 30 minutes public transport time to town centre, but averaging just over an hour to the hospital.	Provision of a new bus route, along with the necessary stops and pedestrian infrastructure.	Site scale insufficient to support a new bus service. Any mitigation option would require 3rd party land, therefore the site is recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	Loose Valley (100%)	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is		-

	considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
<b>Local Nature Reserves</b>	4 - An arable / grassland field with mature trees along the northern and western boundaries. Some Potential for protected species to be present (particularly in the hedgerows) including foraging bats and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	site contains a former cricket field of late 19th or early 20th century origins which may be of local heritage interest.	Assessment needed to clarify the significance of the former cricket field.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration will need to be confirmed on site although suspected as being feasible from mapping.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-

<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences	Assumed built into the density assumption
<b>Other (coalescence)</b>	This site has the potential to contribute to coalescence between the settlements of Loose and Southeastern Maidstone.	None	Site is unsuitable due to the impact of coalescence.
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: PT access and coalescence</b>		

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

Site Ref: 205	Site Name: Land south west of Greenway Court Road			Parish: Hollingbourne (100%)	
Address	Greenway Court Road, Hollingbourne			AVAILABILITY	
Landowner	Mr Keith Abrehart			Landowner Consent?	Yes
Agent	DHA Planning Ltd			Developer interest?	No
Current Use	Field			Availability Date	
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	2.08	Brownfield/Greenfield	Greenfield	Nominated Capacity	10 units
Site Description	Undeveloped pasture, with mature trees along the boundaries and within the site			Modelled Capacity	N/A
Surrounding Uses	There are residential properties to the west. There is mature vegetation to the north, with the railway to the south.				
Planning History	1976 – Approved sitting and design sports pavilion. Approved sports pavilion with cesspool. 1980 – Approved two storey side extension. 1984 - Approved Provision of one netball court superimposed on two tennis courts and a nine foot high chain link fence enclosure. 2000 – Approved sports wall with tarmac, surfaced area.				
					


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Greenway Court Road is of insufficient width for requirements.	Provision of a suitable access and widening of Greenway Court Road, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to achieve access to the highway network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes in 400m. A Primary School within 800m, but no GP or convenience stores. More than 30 minutes to Maidstone High Street and Maidstone Hospital via public transport.	Provision of a new bus service to reach within 400m walking distance of the site, along with the necessary pedestrian infrastructure. The bus route will require widening of Greenway Court Road, which will need 3rd party land.	Required mitigation is unfeasible due to insufficient site scale to support increased bus services and the need for 3rd party land to deliver.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	Kent Downs (99.85%)		Development in AONB generally unsuitable if there are alternative suitable locations to accommodate growth.
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Eyhorne 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.		-
<b>Local Nature Reserves</b>	1 - Site is adjacent to and with a LWS. Site is unmanaged grassland, an area of scrub within NW of the site and a mature hedgerow along the southern and SE boundary. Good connectivity to the surrounding area as it's adjacent to the railway line. Potential for protected species to be	Mitigation requirements will be dependent on the results of any surveys. Due to habitats present unlikely that any mitigation required can be fully implemented onsite. Retention, creation	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>	present within the site including reptiles, breeding birds, bats and badger	and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some archaeological potential for Early Medieval and later remains. Several PAS metal artefacts finds of Early Medieval date are known to the north west. The site may be a spring site which can be of interest for prehistoric and later activity.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Split geology types, infiltration should be pursued where lower chalk exists. Should testing show rates not favourable then a discharge to adjacent watercourse is likely possible however will require attenuation/ restricted discharge.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences	Assumed built into the density assumption
<b>Other (add to list)</b>	-	-	-

<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Access to the site and PT access and AONB</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	N/A



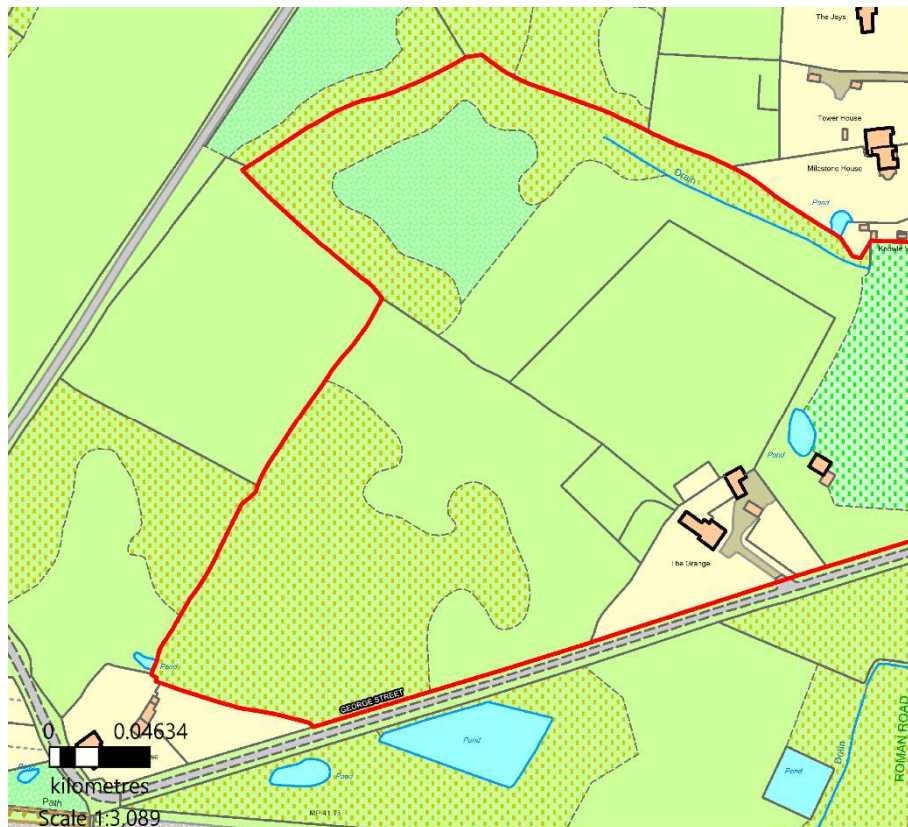
Site Ref: 209	Site Name: Rectory Fields			Parish: Staplehurst (100%)			
Address	Frittenden Road, Staplehurst			AVAILABILITY			
Landowner	St John's College			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Savills (UK) Ltd			Developer interest?	No	Nominated Capacity	80 units
Current Use	Grazing paddocks			Availability Date		Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	4.13	Brownfield/Greenfield	Greenfield				
Site Description	Three grazing fields separated and bounded by tree/hedge lines. Land rises steeply to the north.						
Surrounding Uses	Grazing fields to north and east, Frittenden Rd and some houses to south, graveyard and GI Church of All Saints to west.						
Planning History	1987 – Approved erection of 2 stables and tack/feed room. 2001 – Approved erection of conservatory.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Frittenden Road of insufficient width for requirements.	Widening of Frittenden Road, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to achieve access to the highway network.
<b>Access to Public Transportation &amp; Services</b>	Bus stops not within 400m walking distance. There is a regular bus service within 400m of the site, however. No Shop, GP or Primary School within 800m of much of the development. More than 30 minutes public transport time to Maidstone town centre and over an hour to the Hospital.	Provision new bus stops on the A229, as well as pavements to connect to them. The pavement provision would require 3rd party land,	Site recommended as unsuitable on sustainability grounds due to the requirement for 3rd party land to deliver the necessary mitigation.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	The Low Weald (100%)	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	1 - The site is a Local Wildlife Site. The site is three grassland fields surrounded by mature hedgerows. The site is a grassland field which was recorded as other lowland meadow during the 2012 habitat survey. This highlights that the site is botanically	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	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>	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.	number of dwellings proposed it's unlikely that it can be done on site. Possible that protected species mitigation can be implemented onsite if habitats and protected species considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	No heritage forms part of the setting of 12 <sup>th</sup> century All Saints Church (grade I listed; ref: 1060713) and the land has strong historic connections with the oldest part of Staplehurst village and conservation area. The site provides an important rural buffer to the CA and helps to maintain its village character in this key location. There site lies between the church/village and Spilshill Court, a 17 <sup>th</sup> century farmstead estate (grade II; ref: 1054714), with presumed historic links and intervisibility between the assets. Staplehurst House (the former rectory to All Saints Church) is likely to be considered a non-designated heritage asset.		Development of the site is likely to cause harm to the setting and significance of the church and conservation area.
<b>Archaeology</b>	potential for post medieval remains associated with mill complexes to the north and a small holding on the site itself.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	No OWC show up on mapping. Confirmation will be required if they exist.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-

<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences	Assumed built into the density assumption
<b>Other (add to list)</b>	-	-	-
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Access to the site, PT access and Heritage impact</b>		

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

Site Ref: 212	Site Name: Land at the Grange			Parish: Staplehurst (100%)			
Address	George Street, Staplehurst			AVAILABILITY			
Landowner	Mr Robert Sancto, Pickhill Developments Ltd			Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning Ltd			Developer interest?	Yes	Nominated Capacity	92 units
Current Use	Derelict agricultural			Availability Date	2021	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	6.87	Brownfield/Greenfield	Mixed				
Site Description	Grassed fields with scrub areas and some dilapidated building. Land rises slightly to NW. TPO trees enclose north boundary. Bounded by George St to south and A229 to east. Includes 'The Grange' detached houses.						
Surrounding Uses	Houses and care home to north, houses to east, area of scrubland to south and some houses to west.						
Planning History	1974 - Approved garage. 1975 - Approved replacement dwelling. 1976 - Approved extension to rear elevation. Approved replacement of stabling block and garage with new stables and group of three garages. 1979 - Refused outline application for 5 detached houses with garages. 1982 - Approved change of use from private dwelling to old person's rest home. Refused Outline application for erection of bungalow. 1983 - Refused mobile home. Refused mobile home for residential occupation. 1992 - Approved two storey extension. 1993 - Approved two storey extension. 2000 - Approved erection of single storey extension to rear elevation. Refused class A1 retail store, associated parking and petrol filling station, transport interchange. 2013 - Refused outline application for 22(no) residential units comprising of 16(no) houses and 6(no) self-contained flats. 2014 - Refused outline application with all matters reserved for a scheme of 22 dwellings comprising 16 houses and 6 flats. 2016 - Refused outline application for residential development comprising 33 dwellings and a new building for employment use. Approved change of use of existing residential home to B1 office. Refused outline application with all matters reserved for a scheme of 16 dwellings. 2019 - Refused outline application with all matters reserved for 80 extra care units with associated communal facilities.						

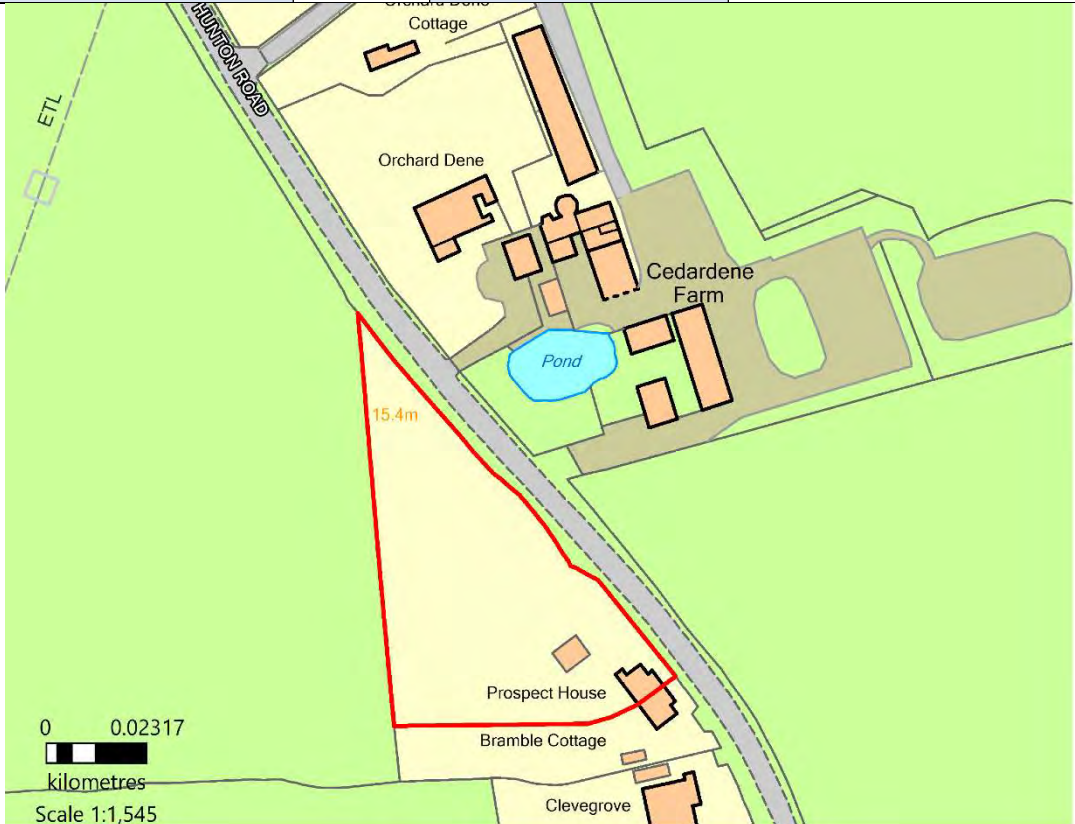
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	New access required, but sufficient frontage to achieve this onto A229 or George St. This site could also provide access to site 27.	Provision of suitable access point	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m, however it is on a frequent bus route so new stops are possible. Relatively close proximity to a rail station. No GP, Shop, or Primary School within 800m. More than 30min public transport time to town centre & Hospital.	New bus stops, or delivery in line with site 34 and ensuring pedestrian connections through the two sites to provide access to the northern side of the rail station.	Mitigation required, but feasible and with multiple options if delivered in line with adjacent sites.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - The site is a mixture of grassland, mature hedgerows, residential buildings/gardens and mature trees.	Mitigation requirements will be dependent on the results of any surveys. May be possible that any mitigation required can be implemented onsite if presence of existing habitats and protected species	-
<b>Local Wildlife Sites</b>	Ecological information submitted as part of planning application 18/505100/OUT adjacent site advised that		
<b>Special Area of Conservation</b>	the site had potential for GCN, Reptiles, Dormouse and		

<b>Ecology (including ponds)</b>	bats - similar habitat is present on this site and therefore similar species likely to be present within this site.	protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	5	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	Site contains a post medieval or earlier farm complex and possible moated site known as Moat Farm or The Grange. Remains associated with multi-period activity especially post medieval agrarian heritage activity and historic hedgerows.	Preliminary Archaeological DBA and Archaeological Landscape Assessment needed to inform masterplan and mitigation for historic farm complex	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	No watercourses identified from mapping. Confirmation needed of outfall. In addition, 0.6ha of site within surface water flood risk. Consideration should be provided to locate development outside zones of highest risk.		0.01%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	A229	Site may need to be designed to protect user's amenity	
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption



Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Townscape (N of Staplehurst)		

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

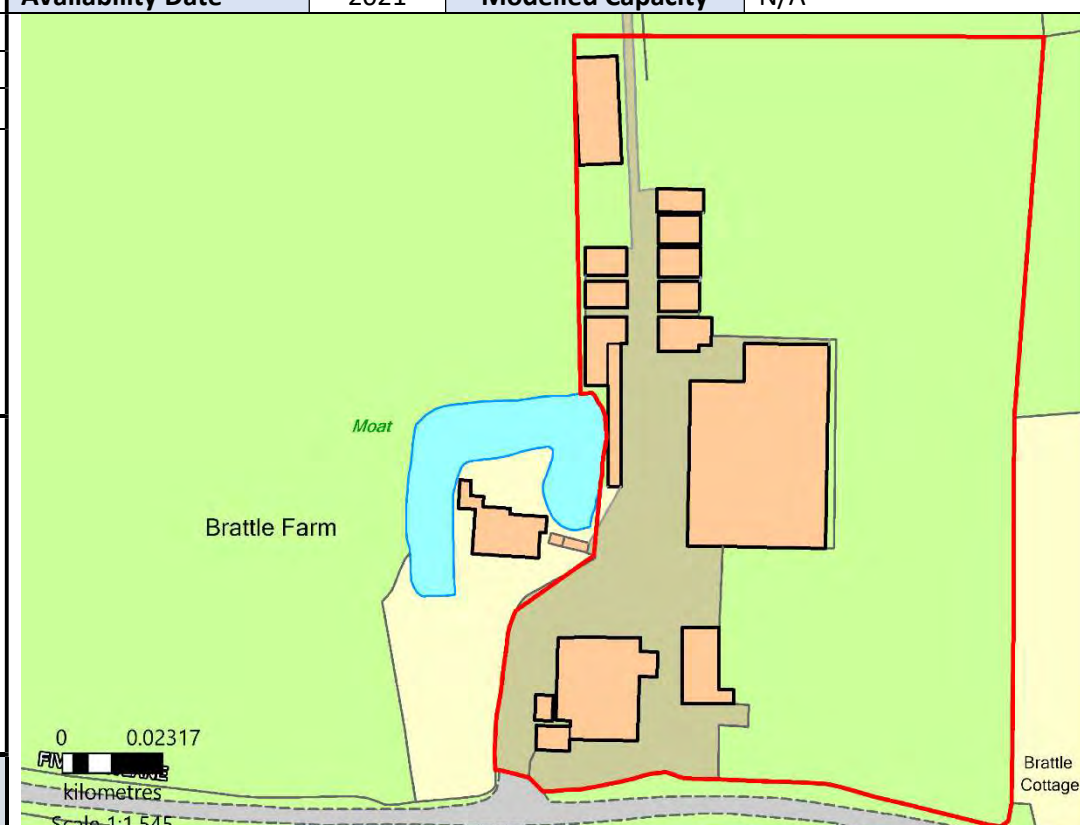
Site Ref: 213	Site Name: Garden of Prospect House			Parish: Marden (100%)			
Address	Hunton Road, Marden			AVAILABILITY			
Landowner	Alan Reading			Landowner Consent?	Yes	Legal Constraints?	n/a
Agent				Developer interest?	n/a	Nominated Capacity	n/a
Current Use	Residential garden			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.33	Brownfield/Greenfield	Greenfield				
Site Description	Site is predominantly a residential garden of Prospect house, on the south side of Hunton Rd in Chainhurst. There is a driveway and outbuildings within the site.						
Surrounding Uses	To the south of the site are residential buildings, otherwise the site is surrounded by agricultural/ grasslands, including across Hunton Rd.						
Planning History	1970 – Approved extension to kitchen and dining room. 1983 - Approved two storey rear extension. 1985 - Approved vehicular access and driveway. 1999 - Approved installation of pitched roof to existing flat roofed two storey side extension. 2006 - Approved ground and first floor extension to rear of property.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Suitable access should be achievable with site frontage, existing access may need improvements to achieve suitable visibility splays.	Provision of suitable access point	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, but the service is infrequent. No Shops, Primary School or GP within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	Increased bus service regularity and provision of pavements connecting the site to the bus stops. There appears sufficient KCC owned verge to provide these pavements although, alternately, a new bus stop could potentially be provided closer to the site.	The required mitigation is unfeasible due to the site being of insufficient scale to support increased bus service regularity, even considered cumulatively with site 123. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2/3 - An area of woodland which has been present for at least 10 years with bare ground and buildings in the SE of the site. Potential for protected species to be	Due to size unlikely that any mitigation required can be implemented on site.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>	present including roosting bats, badgers and breeding birds.		
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low potential for post medieval agrarian remains with 18th century stables located in Cedardene Farm	Some consideration needed on impact of scheme on historic stables at Cedardene Farm	-
<b>AQMA</b>	-		
<b>Flood Risk</b>	Flood Zone 2 (7.95%) / None (92.05%)	Development should be directed to the areas of lowest flood risk.	Due to size of site, no deduction from developable area.
<b>Drainage</b>	Possible ditch outside of property boundary. Should this be confirmed then a restricted discharge from site is required.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: PT access</b>		

**CONCLUSION Is the Site...**

Available?	Suitable?	Achievable?
Yes	No	n/a


Site Ref: 214	Site Name: Brattle Farm			Parish: Staplehurst (100%)	
Address	Five Oaks Lane, Staplehurst			AVAILABILITY	
Landowner	William Thompson, Brattle Farm Partnership			Landowner Consent?	Yes
Agent	Bax Thomas French Partnership			Developer interest?	No
Current Use	Agricultural buildings			Legal Constraints?	No
Promoted Use(s)	Residential, B1(a), B2, B8			Nominated Capacity	3 residential units, 2 offices units, 3 industrial units, 1 plant room
Site Area (Ha)	1.78786	Brownfield/Greenfield	Brownfield	Modelled Capacity	N/A
Site Description	Mix of residential and B units			Availability Date	2021
Surrounding Uses	Arable and grazing fields				
Planning History	1985 - Approved agricultural building				

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto Five Oak Lane.	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. One shop within 800m. No Primary School or GP within 800m. More than 30 minutes public transport time to Maidstone High Street and over an hour to the Hospital.	Provision of a new bus route, along with the necessary stops and pedestrian infrastructure.	The required mitigation is unfeasible due to the site being of insufficient 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 Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	4 - Arable field with industrial/modern agricultural buildings. Areas of hedgerows/rough grassland within the site. Site may have potential to be used by ground nesting birds.	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species 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			



<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for remains associated with Brattle moated farm complex including earthworks, structural remains and cultural material.	Archaeological DBA needed to inform potential for structural remains and archaeological landscape features.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Likely that existing ditches are located to the rear of the site and adjacent to road. Confirmation will be required.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: PT access</b>		

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


Site Ref: 217	Site Name: The Former Poundstop			Parish: Thurnham (100%)			
Address	Crismill Lane, Bearsted			AVAILABILITY			
Landowner	Jon and Jeremy Wright, Wright Holdings Ltd			Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning Ltd			Developer interest?	Yes	Nominated Capacity	5 units
Current Use	Vacant commercial			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.22	Brownfield/Greenfield	Brownfield				
Site Description	Site is a derelict former industrial building. There is substantial foliage around the perimeter of the site.						
Surrounding Uses	There are residential uses to the south (across Crismill Ln), north and southwest of the site. The land to the rear, and directly opposite are grasslands.						
Planning History	1974 — Approved timber storage building and a sawdust cyclone machine 1975 – Approved use of land for storage of timber. 2016 – Refused demolition of fire damaged building, removal of parking area, Erection of four detached dwellings and garages, parking, landscaping and creation of new entrance. 1985 – Approved change of use of warehouse for storage and testing. 1998 – Approved retrospective change of use from general industrial to storage and distribution. Approved retrospective change of use from general industrial use to storage and distribution. Approved retrospective change of use from general industrial use to storage and distribution. 2000 – Approved permanent change of use from general industrial to storage and distribution. 2010 – Approved change of use, alteration of warehouse to a church and meeting hall. 2011 – Approved demolition of building and erection of two office buildings with landscape with formation of two vehicular entrances. 2014 – Approved demolition of gymnasium building, removal of parking area, erection of 3 detached dwelling and garages and creation of new entrance. 2015 – Approved formalise use of site/building as B1 use. Approved relocation of temporary cabin for a year.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Crismill Lane is of insufficient width for requirements.	Widening of Crismill Lane, requiring 3rd party land.	Site recommended as unsuitable on access grounds due to the requirement for 3rd party land to deliver the achieve suitable access to the highway network.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, but frequency is less than 2per hr. No GP, Primary School or shop within 800m. Less than 30 minutes public transport time to Maidstone High St, but averaging just over an hour to the hospital.	Increased bus service regularity and provision of pavements along Crismill Lane, requiring 3rd party land to achieve suitable pavement and carriageway widths.	Required mitigation measures unfeasible due to the requirement for 3rd party land and the insufficient scale to enable increased service frequency. The required increase in frequency could be provided by larger proposed sites along the A20 corridor, which are also served by the 10X bus service, however this does not assist with the pavement requirement. recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Leeds Castle Parklands landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore.		-
<b>Local Nature Reserves</b>	- Hard standing and industrial building. There are mature trees along the NW boundary.	Mitigation requirements will be dependent on the results of any surveys.	-
<b>Local Wildlife Sites</b>		Very Likely that any mitigation required can	

<b>Special Area of Conservation</b>		be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	5	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some potential for prehistoric and later archaeology especially associated with Roman remains found at Crismall Farm complex to the south.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration using soakaways likely. Confirmation of soakage rates required at planning.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption

Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Access to the site and PT access		

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

Site Ref: 218	Site Name: Land at Wheelers Lane (site 2)			Parish: Linton (100%)			
Address	Wheelers Lane, Maidstone			AVAILABILITY			
Landowner	Alan Firmin Limited			Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning Ltd			Developer interest?	No	Nominated Capacity	6 to 8 units
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.23	Brownfield/Greenfield	Greenfield				
Site Description	Site is a small tree-lined scrubland field south of Wheeler's Ln.						
Surrounding Uses	There is a smallholding to the east, and the site is otherwise surrounded by farmland.						
Planning History	1979 – Refused erection of bungalow. 1990 - Approved renewal of temporary permission						

SUITABILITY		
Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability

<b>Access to Highway Network</b>	Wheeler's Ln becomes too narrow for requirements west of Cornwallis Avenue	Widening of Wheeler's Lane, requiring 3rd party land.	Site recommended as unsuitable on access grounds due to the requirement for 3rd party land to deliver the achievable suitable access to the highway network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m (approximately 480m to bus stop). No GP, Primary School or shop within 800m. Less than 30 minutes public transport time to Maidstone High Street and approximately 1hr to Hospital.	Despite bus stops not being within 400m walk, the total door to door journey via walk and bus to Maidstone High Street is less than 30 minutes and the bus service is 2+ per hour, therefore a diverted / new bus route would not be a proportionate mitigation	Site recommended as unsuitable due to the need for 3rd party land to achieve minimum mitigation required.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Yalding Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	4 - unmanaged grassland field with mature hedgerows on the Northern, eastern and western boundaries and a ditch along the western boundary.  The site has some connectivity to the surrounding area and protected species which may be present include reptiles, breeding birds and bats.	Mitigation requirements will be dependent on the results of any surveys. But due to size of site unlikely that any mitigation required can be implemented onsite. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			



<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low archaeological potential	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Existing watercourse adjacent to the site. Restricted discharge with attenuation required on site.		0.07%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Access to the site and PT access</b>		

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




	erection of a rear conservatory. Refused An application for listed building consent for the erection of a rear conservatory. 2009 - Refused Proposed new land levels and driveway and erection of detached garage. 2011 – Refused raising of garden land to create terraced area. Approved listed building for alteration including changing of windows, tile roof, slate clips with new concealed clips. 2012 – Approved raising garden land to create terraced area; retrospective change of part of land to residential garden land; erection of play equipment; creation of wooden steps; and the erection of fencing. Approved side extension on two floors. 2013 – Approved change of use of existing outbuilding/shed to annex ancillary to existing house. 2014 - Approved erection of gates and fencing; and the erection of a pergola. 2015 - Approved erection of a detached double garage with terrace on roof. 2017 - Approved conversion of cottage to two self-contained flats (Part Retrospective). 2018 - Approved extension to form a single storey orangery, repair and replacement work to existing lean-to to allow car parking, and removal of log store. Approved listed building consent for extension to form a single storage orangery, alterations to form new and widened openings, repairs to resolve water damaged floorboards and blown render.	
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SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access achievable onto Lower Road. Widths along the immediate section of Lower Road are not sufficient.	Provision of a suitable access. Some widening of Lower Road necessary, but the site has sufficient frontage to achieve this without 3rd party land.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m (of some of the site). No GP, Primary School or Shop within 800m. Less than 30 minutes public transport time to High St, less than an hour to the hospital.	Site achieves base sustainability rating necessary for further consideration at this stage by virtue of the short public transport journey times to Maidstone Town centre and Hospital. Provision of pavements along the site frontage is necessary for pedestr	Required measures are feasible, site recommended as suitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-

Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	37% of site within 15m	37.5% of site should be set aside as land adjacent to Ancient Woodland	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Medway Valley (100%)		Development would have an unacceptable impact on local landscape, including the Medway Valley.
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	1 - the site contains an area of Ancient Woodland - running along the northern and NE boundary. There are areas of woodland within the site which are not identified as AW but likely to have some similar interest due to the connectivity. The site also contains two large grassland fields which may be used by ground nesting birds. Protected species likely to be present include badgers, bats, breeding birds and dormouse.	Mitigation requirements will be dependent on the results of any surveys. Possible that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There Is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	7	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
Heritage	-	-	-
Archaeology	high potential for archaeological landscape features associated with the 15th century Bydews Place. There may be evidence of designed parkland planting, avenues, horticulture boundaries etc, as	Archaeological Landscape Assessment essential to inform any proposed development to ensure appropriate consideration of 15th century and later historic landscape features visible and below ground.	Assumed 20% deduction from the sites developable area.

	well as cultural material dating from the 15th century onwards.	Retention of archaeological landscape features preferable with appropriate sympathetic consideration of historic landscape character. Some elements may be a constraint on development.	
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 2 (2.74%) / Flood Zone 3 (5.18%) / None (92.08%)	Development should be directed to the part of the site with the lowest flood risk, and flood risk should not be increased overall	5% reduction to developable site
<b>Drainage</b>	Infiltration first however, groundwater could be high at this location and should be confirmed with monitoring.If infiltration is found to not be possible, then a surface water sewer exists on site.		0.14%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site and located in LLV</b>		

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

Site Ref: 223	Site Name: Land south of Ashford Road			Parish: Hollingbourne (100%)		
Address	Ashford Road, Maidstone			AVAILABILITY		
Landowner	Ben Richardson, Appin (Bearsted) Ltd			Landowner Consent?	Yes	Legal Constraints? No
Agent	Robinson Escott Planning			Developer interest?	Yes	Nominated Capacity c60 units
Current Use	Agricultural			Availability Date	2021	Modelled Capacity N/A
Promoted Use(s)	Residential					
Site Area (Ha)	3.02	Brownfield/Greenfield	Greenfield			
Site Description	Site is an agricultural field south of the A20, east of Bearstead.					
Surrounding Uses	The site has a thin ribbon of woodland to the north providing a buffer to the A20. To the east of the site lies a single residence, and the Bearstead Caravan & Motorhome Club site. There is an agricultural plot and some residences at the end of Firs Ln to the south of the site, and residential properties on Firs Ln are to the west.					
Planning History	1978 – Approval vehicular access. 1979 – Approved bathroom and kitchen extension, double garage and cesspools. 1980 – Approved rear extension, granny flat. Refused three bedrooms on first floor and rear dormer. 1981 – Approved garage. Approved rear extension granny flat. Approved replacement of existing sun room, new larder, new garage and home work-shop. 1982 – Approved three dormer windows at first floor level. 1986 – Refused use of land for a touring caravan and camping site. 1990 – Approved erection of shop/reception/laundry/toilet and shower building for touring caravan site. 1992 – Approved siting of 5 portacabins to provide office/reception/toilets/showers/store for existing touring caravan site. Approval for retention of use of lane for siting a mobile home for the warden at existing touring caravan park. 1993 – Approved change of use of touring caravan site to mixed use for caravan park and storage of a maximum of 20 caravans. 1994 – Approved renewal for siting of 5 portacabins to provide office/reception/toilet/showers/store for existing touring caravan site. Approval for erection of facilities block and attached wardens' on-site residential accommodation. 1997 – Approved extension to existing reception shower and toilet block to form site manager/owner dwelling. 1998 – Approved extension to existing garage to provide covered parking. 2003 – Approved single storey rear extension. 2006 – Approved erection of a side extension with accommodation in roof space and a front porch. Approved change of use of					



	land to the keeping of horses, plus construction of stables and a riding arena. 2007 – Approved laying out of a hard surface to an existing right of way (retrospective). Approved relocation of storage area to Pine Lodge Touring Park as original area was prone to flooding (retrospective). 2008 – Approved reorganisation of the site including the provision of forty two hardstanding areas, gravel road to warden's garden, entrance barriers, assistant warden compound, improved access to motor van waste point and fencing to storage compound. 2015 – Refused construction of two 4-bedroom houses (outline). Refused construction of one 4-bedrrom house (outline). 2017 – Approved replacement of existing property with a Dan-wood House and new garage. 2018 – Approved construction of house (reserved matters)	
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SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Suitable access achievable with site frontage.	Provision of suitable access point	None
Access to Public Transportation & Services	Bus stops within 400m, but the service is only 1 per hr. No GP, Primary School or shop within 800m. less than 30 minutes public transport time to town centre, but more than 1 hour to Hospital.	Increased service regularity on existing route.	Mitigation feasible if supported by nearby site proposals. If adjacent sites are not progressed, then this site is not large enough to support increased bus service regularity.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Len Valley (100%)		Development would have an unacceptable impact on local landscape, including the Len Valley.
Landscape Character	The Landscape Character Study identifies that the site is within the Leeds Castle Parklands landscape character area, which forms a part of the Valleys landscape		



	character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore.		
<b>Local Nature Reserves</b>	4 - Arable field with mature hedgerow to the south and north and a woodland belt along the western boundary. Site will provide some connectivity along the site boundaries and may be used protected species including reptiles, GCN and breeding birds,	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some potential for Prehistoric and later remains, with barrows and Roman activity recorded in the general area	Archaeological DBA required to inform application.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration using soakaways likely. Confirmation of soakage rates required at planning.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			

<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Impact on Landscape and insufficient access to site</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	N/A

Site Ref: 228	Site Name: Land to the North West View			Parish: Staplehurst (100%)	
Address	Maidstone Road, Staplehurst			AVAILABILITY	
Landowner	Mr D Saunders			Landowner Consent?	Yes
Agent	ASP			Developer interest?	No
Current Use	Vacant field			Legal Constraints?	No
Promoted Use(s)	Residential			Nominated Capacity	4 to 5 units
Site Area (Ha)	0.97	Brownfield/Greenfield	Greenfield	Modelled Capacity	N/A
Site Description	Site is scrub land adjacent to the A229 north of Staplehurst.				
Surrounding Uses	There are detached houses to the south and across Maidstone Rd to the west. There is farmland to the north and east.				
Planning History	1979 – Refused two storey side extension. Approved extension. 1982 – Approved temporary stationing of two caravans. Approved remains of barn to be demolished. 1983 – Approved two storey extension. 2004 – Approved listed building consent (retrospective) for erection of single storey extension and conservatory. 2007 – Refused listed building consent for erection of two storey extension, conversion of outbuilding to residential accommodation and removal of loft roof. Refused erection of two storey extension, conversion of outbuilding to residential accommodation and removal of loft room. 2008 – Refused listed building consent for erection of two storey extension, conversion of outbuilding to residential and removal of loft room. Refused erection of two storey extension, conversion of outbuilding to residential and retrospective permission for new fence. Approved listed building consent for erection of two storey extension, reconstruction of existing outbuilding to form single storey extension and removal of loft room. Approved erection of two storey extension and reconstruction of existing outbuilding to form single storey extension. 2015 – Approved car port. 2018 – Refused outline application for erection of six bungalows and construction of new access road.				

Map showing the site location (red outline) adjacent to Maidstone Road (A229) and surrounding residential properties. The site is located north of Staplehurst. The map includes a scale bar (0 to 0.03712 kilometres) and a scale of 1:2,475.				
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SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto the A229.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m, the site is on a regular bus route however (number 5). No GP, Primary School or Shops within 800m. More than 30 minutes public transport time to Maidstone town centre and over an hour to the Hospital.	Provision of new bus stops and a crossing point.	Required mitigation is feasible. Site recommended as suitable, on sustainability grounds, at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2 - An unmanaged field with mature hedgerows along the northern, western and southern boundaries. Has connectivity to the surrounding area and there is potential for protected species to be present including reptiles, GCN, breeding birds, badgers and bats.	Mitigation requirements will be dependent on the results of any surveys. Possible that all mitigation required cannot be fully implemented onsite. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low potential for multi period remains especially associated with post medieval agrarian activity.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 2 (0.01%) / None (99.99%)	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.
<b>Drainage</b>	Possible watercourse to the east of the site that will need confirmation.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (townscape)</b>	The village envelope of Staplehurst at present does not spread north of the railway line.	Mitigation not possible.	Site is unsuitable on townscape grounds
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Impact on Townscape</b>		

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

Site Ref: 231	Site Name: Land at Lested Farm			Parish: Chart Sutton (99.68%) / Langley (0.32%)			
Address	Chart Corner, Chart Sutton			AVAILABILITY			
Landowner				Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning Ltd			Developer interest?	Yes	Nominated Capacity	750 units
Current Use	Agricultural			Availability Date		Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	28.2	Brownfield/Greenfield	Mixed				
Site Description	The site consists predominantly of 5 agricultural fields north of Plough Wents Rd north of Chart Sutton.						
Surrounding Uses	The site wraps around several housing and commercial land parcels on Plough Wents Rd, the most significant of which is the Lested Farm industrial estate. To the north west and east of the site lie further agricultural fields.						
Planning History	1974 – Refused alterations to convert outbuildings to craft shop and dwelling. 1976 – Approval for temporary use of caravans for living accommodation. 1977 – Refused outline application for a dwelling. 1979 – Approved two storey side extension. Approved extension to cottage and erection of garage. Refused single storey side extension. 1981 – Approved provision of two 2 bedrooms, discontinuance of attic as bedroom. 1982 – Refused erection of private historic motor car store. Approval for extension to lounge/bedroom and kitchen. 1986 – Approved two storey side extension. 1987 – Approval for erection of 2 conservatories for display purposes. 1993 – Approved two storey side extension. 1996 – Refused use of units 1 4 and 5 for Class B8; Unit 2 for Class B2; and Unit 3 for Class B1. 2001 – Refused erection of 9 houses (outline). 2002 – Refused redevelopment of site to provide 9 houses (outline). 2004 – Approved erection of steel framed building. 2006 – Approved erection of single storey building to provide staff facilities for harvest workers. 2008 – Approved stationing of five mobile homes and two portal-cabins and erection of a 2.5m high fence. 2015 – Approved extension of Lested Farm farmyard into an adjacent agricultural field. 2016 – Approved erection of detached garage with store in roof to include dormer windows. Approved for extension of Lested Farm farmyard into an adjacent agricultural field (Revised Scheme). 2017 – Approved lawful development certificate (Proposed) for erection of a single storey rear extension. Approved						

	extension to existing bin store to provided Pumpkin Maturing and Wood Chip Drying Store.	
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SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage onto Plough Wents Road to achieve access, however could also achieve access through site 016.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. Bus route present, but of insufficient regularity. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to Hospital and Maidstone High Street.	New bus stops and pedestrian infrastructure to access them, as well as increased service regularity on existing route.	Required mitigation measures feasible, given the scale of the site. Adjacent proposed sites can support this further.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	2% of the site is within 15m.	2% of site should be set aside as land adjacent to Ancient Woodland	N/A
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Loose Valley (100%)		Development would have an unacceptable impact on local landscape, including the Loose Valley.
Landscape Character	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	4 (if impacton AW avoided). - 7 grassland/arable fields with hedgerows between them - fields may be	Mitigation requirements will be dependent on the results of any surveys.	-



<b>Local Wildlife Sites</b>	used by ground nesting birds. There is an area of Ancient Woodland within the East of the site. In the south of the site there is an area of bare ground/storage containers. Site provides some connectivity through the site and some potential to be used by protected species including foraging bats and breeding birds.	Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for multi period remains especially prehistoric and post medieval. Early, lost routeway crosses site, with Lested Lane identifiable on Tithe Map and 1st Ed OS map. Remains of post medieval small holding on site.	Archaeological DBA and Archaeological Landscape assessment needed to clarify survival of the historic Lested Lane, which should be preserved in situ as a routeway in any proposed scheme. Predetermination archaeological fieldwork likely to be needed.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-

<b>Neighbouring resi use?</b>	-	-	-
<b>Other (outside the heirarchy)</b>	Chart Sutton is outside the settlement hierarchy.	Chart Sutton would need to improve its service offer in order to accommodate growth in the LPR.	Site is not considered suitable.
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Located in LLV and potential impact on Chart Sutton</b>		

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

Site Ref: 232	Site Name: Land Lying to the West Side of Firs Lane			Parish: Hollingbourne (4.21%) / Thurnham (95.79%)			
Address	Woodcut, Hollingbourne			AVAILABILITY			
Landowner	William John Ashby and Nicola Eugenie Anne Ashby			Landowner Consent?		Legal Constraints?	No
Agent	Go Planning Ltd			Developer interest?	Yes	Nominated Capacity	50 units
Current Use	Agricultural			Availability Date	2022	Modelled Capacity	N/A
Promoted Use(s)	Residential/Specialist						
Site Area (Ha)	2.01	Brownfield/Greenfield	Greenfield				
Site Description	Site is an agricultural field south of the A20, east of Bearstead. It slopes gently from the west (high) to the east (low).						
Surrounding Uses	The site has a thin ribbon of woodland to the north providing a buffer to the A20. To the east and west of the site are the rears of residential oproperties on Caring Lane and First Lane respectively. To the south are small paddocks.						
Planning History	1976 – Approved new garage and porch. 1984 – Approved for field shelter. 1988 – Approved single storey rear extension. 1989 – Approved removal of existing roof and construction of new roof. Approved construction of rear extension and detached double garage. 1990 – Approved single storey rear extension. Approved single storey rear extension and attached garage. Approved erection of 18m High Radio mast. Approval for new dormer window to front elevation. 1993 – Approved erection of single storey side extension for the garaging of cars. 1994 – Refused erection of 18 metre high Amateur Radio Mast (Retrospective). Approved erection of enlarged porch and single storey front extensions and creation of new vehicular access. Approved single storey rear extension to garage and rear conservatory extension to dwelling. 1995 – Approved demolition of existing conservatory and erection						



of two storey rear extension. Approval single storey rear extension. 1998 – Approved attached replacement garage. 2000 – Approved erection of two storey rear extension with 1 front and 2 rear dormers. 2001 – Approved loft conversion with front and rear dormer windows and erection of rear conservatory. 2002 – Refused change of use from agricultural to residential in order to form access drive to new triple garage. 2003 – Refused change of use of agricultural land to residential garden and erection of garage to provide secure parking for 3 cars (Resubmission). Approved erection of new triple garage with workshop in roof space. 2004 – Refused erection of part two storey, part first floor rear extension, alterations to raise the height of the existing bungalow and erection of dormer windows in the front elevation. 2005 – Approved erection of a ground floor extension plus reconstruction of roof with raised ridge height to facilitate loft conversion with dormers (resubmission). Approved loft conversion with a rear dormer window. 2006 – Refused erection of one dwelling (outline). 2007 – Approved single storey side extension to form garage and ensuite. 2008 – Refused for one dwelling (outline). 2013 – Approved erection of single storey rear extension. 2014 – Approved roof extension including raising of ridge height, erection of a side extension and erection of a rear extension. 2016 – Approved part retrospective application for the erection of summerhouse and shed. Approved roof extension to form bedrooms and rear extensions. 2017 – Approved roof extension and rear extensions. 2019 – Approved demolition of conservatory and detached garage/erection of single storey side & rear extensions and associated external alterations/erection of a replacement detached garage. Refused erection of 5no. four bedroom detached houses with detached double garages

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	No apparent access without 3rd party land. Existing track which may lead to site is of insufficient width for requirements.	Provision of a suitable access, requiring 3rd party land.	Required mitigation unfeasible due to the requirement for 3rd party land. Site recommended as unsuitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, with regular services. No GP, shops or Primary Schools within 800m. Less than 30min public transport time to Maidstone town centre and less than an hour to the hospital.	None.	Site recommended as suitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-

<b>MBLP Landscapes of Local Value</b>	Len Valley (100%)	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Leeds Castle Parklands landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore.		-
<b>Local Nature Reserves</b>	4 - Arable field with a woodland belt along the northern boundary. Site will provide some connectivity along the site boundaries and may be used protected species including reptiles, GCN and breeding birds,	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some potential for multi period remains especially associated with Prehistoric and Roman activity in the general area.	Archaeological DBA required to inform planning application.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-

<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site and services</b>		

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



<b>Site Ref: 233</b>	<b>Site Name: Land west of Chart Corner / Plough Wents Road Junction</b>			<b>Parish: Chart Sutton (100%)</b>	
<b>Address</b>	Plough Wents Road, Chart Corner			<b>AVAILABILITY</b>	
<b>Landowner</b>				<b>Landowner Consent?</b>	Yes
<b>Agent</b>	DHA Planning Ltd			<b>Developer interest?</b>	Yes
<b>Current Use</b>	Agricultural			<b>Legal Constraints?</b>	No
<b>Promoted Use(s)</b>	Residential			<b>Nominated Capacity</b>	24 units
<b>Site Area (Ha)</b>	0.84	<b>Brownfield/Greenfield</b>	Greenfield	<b>Modelled Capacity</b>	N/A
<b>Site Description</b>	The site is currently in agricultural use, growing crops. The site is bounded by trees/hedgerows. There is an informal grassed access through a gap in the hedgerow onto Plough Wents Road (B2163).				
<b>Surrounding Uses</b>	Rear gardens of residential properties lie to the east and south of the site. To the west of the site are two larger residential properties and adjoining fields. To the north of the site, on the opposite side of Plough Wents Road is a residential property and an employment site with oast house office space and parking to the front (visible from the site) and industrial warehousing/a recycling facility to the rear (not visible from the site).				
<b>Planning History</b>	<p>1987 – Approved rear extension. Approved side/rear extension and dormer windows. Refused residential development (outline).</p> <p>1988 – Approved refurbishment to existing properties. Approved garage and rear extension. 1989 – Approved front extension.</p> <p>1992 – Approved section 64 determination for erection of an extension. 1994 – Approved demolition of existing garage and erection of two storey side extension comprising double garage and double bedroom. 2005 – Refused erection 1 No detached dwelling with garaging, plus new detached garage to existing house. Approved erection of a single storey rear extension and a front porch. 2007 – Approved erection of single storey front extension. 2016 – Approved garage conversion into a habitable space and alterations to front porch.</p>				





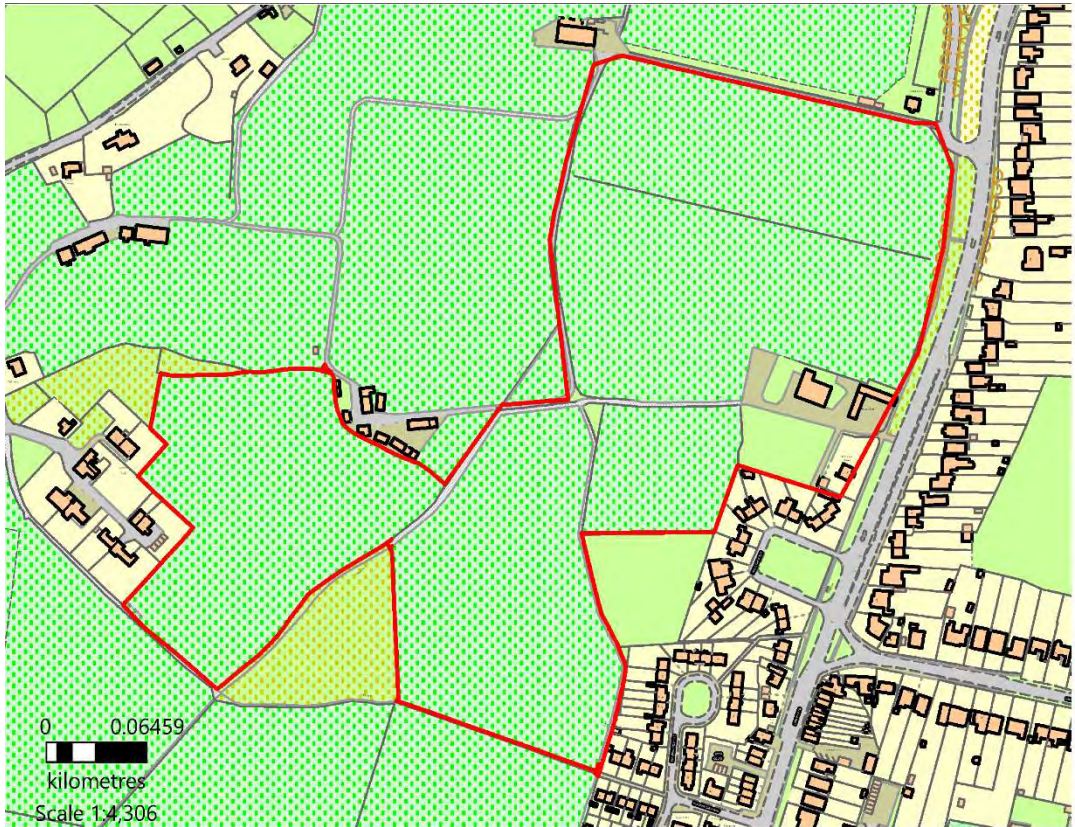
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Sufficient site frontage to achieve access onto Plough Wents Road.	Provision of a suitable access.	None. Site recommended as suitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, but the service is less than 2 per hour. No GP, Shop or Primary School in 800m. More than 30 minutes public transport time to town centre and more than 1 hour to the Hospital.	Increased regularity of the existing bus service, as well as provision of pedestrian infrastructure to provide safe access.	Required mitigation not feasible for this site in isolation, however site 231 could provide this improvement. Site recommended as suitable on sustainability grounds, dependant on nearby sites delivering the required mitigation.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is partially within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve. The Landscape Character Study identifies that the site is partially within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	4 - arable field surrounded by hedgerows/residential properties.	Retention, creation and enhancement of site boundaries	-
<b>Local Wildlife Sites</b>			

<b>Special Area of Conservation</b>		will retain and enhance connectivity to the wider area.	
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for multi period archaeology associated with early settlement of Chart Sutton and site surrounded by historic designated buildings.	Predetermination assessment needed to clarify impact of proposal on historic designated buildings.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			

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

Site Ref: 236	Site Name: Fairview Farm (North Parcel)			Parish: Loose (100%)	
Address	Linton Road, Maidstone			AVAILABILITY	
Landowner				Landowner Consent?	Yes
Agent	CBRE Planning			Developer interest?	No
Current Use	Agricultural			Legal Constraints?	No
Promoted Use(s)	Residential/Specialist			Nominated Capacity	320 -375
Site Area (Ha)	10.6	Brownfield/Greenfield	Greenfield	Modelled Capacity	N/A
Site Description	Orchards, sloping down to north and converted commercial buildings at Fairview Farm. Low ragstone wall and fence/hedgerow to Linton Road				
Surrounding Uses	Farmland and residential				
Planning History	1976 – Approved garage and store room. 1982 – Approved front porch. 1985 – Approved single storey side extension to form granny annexe. 1993 – Refused first floor side extension. Refused first floor side extension. 1999 – Refused change of use, conversion and extension of existing farm buildings to provide 5 holiday homes and parking. 2000 – Approved conversion of existing building for 2 open plan office suites. Prior Approval Granted for erection of extension to farm building to provide workshop and storage facilities. 2001 – Approved conversion of existing buildings to provide 2 open plan office suites (submission of details). Approved conversion of existing buildings to provide 2 open plan office suites (submission of details). 2005 – Approved erection of part two storey part single storey rear extension. 2008 – Approved erection of rear conservatory. 2017 – Approved single storey side extension. 2018 – Approved erection of balcony platform at first floor level. Approved demolition of utility room and erection of single storey side extension.				



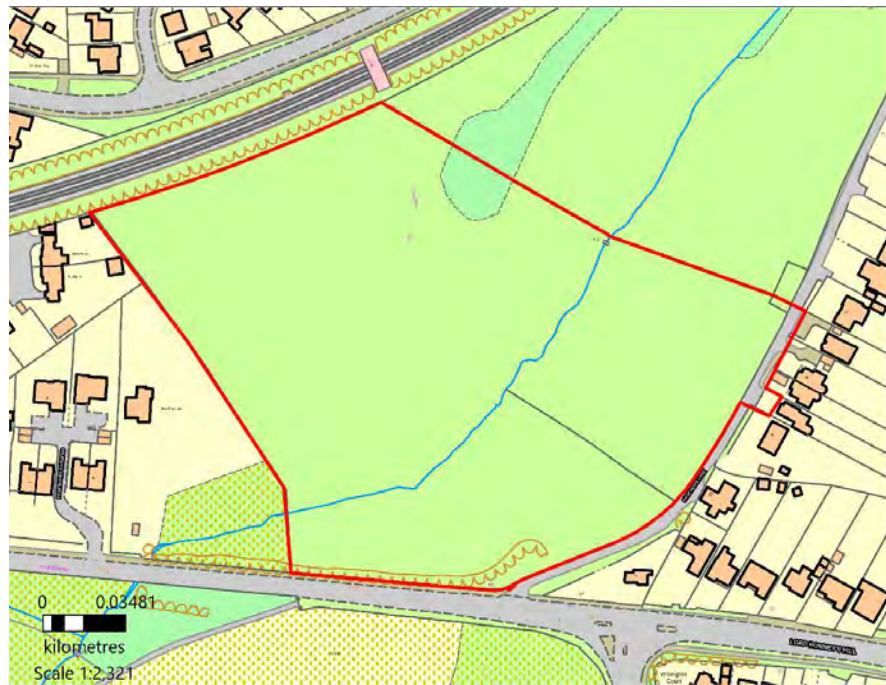
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Suitable access possible using existing frontage.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m, but the site is along a route with regular services. No GP, Primary School or Shop with 800m. Less than 30 minutes public transport time to town centre, approximately 1 hour to the hospital.	Provision of new bus stops and pedestrian facilities connecting to them.	Required mitigation measures feasible. Site recommended as suitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	4% of site within 15m	4% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	Loose Valley (100%)	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	4 (if impact on AW avoided). - 4 intensively managed orchards which are adjacent to an area of AW along the southern boundary. The wider site boundary has hedgerows and there is an area of grassland, hardstanding and industrial buildings along the eastern boundary. Intensively managed orchards are typically low value for biodiversity but the	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			

<b>Hedgerows</b>	hedgerows may provide connectivity to the wider area . May be potential for protected species to be present including bats, badgers and breeding birds.	enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	Infiltration first. Confirmation of rates through soakage testing required.		
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	some archaeological potential for Iron Age remains associated with Boughton Iron Age Camp to the north west. Possible post medieval agrarian heritage remains.	-	-
<b>Contamination/ Pollution</b>	1: (Forstal lane)	Development will need to ensure that the site is remediated prior to development.	No change to the developable area.
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (potential convergence)</b>	Site has the potential to create coalescence between Chart Sutton and Boughton Monchelsea.	A strategic gap should be protected.	None, site considered to be unsuitable.

<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Convergence of Chart Sutton and Maidstone</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	N/A



Site Ref: 240	Site Name: Banksy Meadow			Parish: Bearsted (49.63%) / Boxley (1.6%) / Unparished (48.77%)			
Address	Ashford Road, Bearsted			AVAILABILITY			
Landowner	Lisa & Geoff Felstead			Landowner Consent?	Yes	Legal Constraints?	Yes
Agent	BTF Partnership			Developer interest?	No	Nominated Capacity	74 units
Current Use	Grazing			Availability Date	2021	Modelled Capacity	N/A
Promoted Use(s)	Residential/Specialist						
Site Area (Ha)	3.5	Brownfield/Greenfield	Greenfield				
Site Description	Site is a grassland area within Maidstone, forming the inner valley of a brook which runs north south through the site. There is a significant alluvial slope down towards the centre of the site, and also up river from the north to the south, creating a valley.						
Surrounding Uses	The site is bounded to the south by Ashford Rd (A20), with Mote Park beyond. The northwest boundary is the Bearstead rail line, while Fauchon's Lane lies to the southeast. Both across the rail line and Fauchon's Ln lie residential properties. There is also a residential plot to the southwest of the site. To the northeast the river valley continues for a couple of kilometres before it tapers as it is enclosed by Bell Lane & The Chimes in Bearstead.						
Planning History	1978 – Approved extension for porch and garage. 1979 – Approved garage. 1985 – Approved erection of single storey side extension, between garage and dwelling. 1986 – Approved rear extension. 1993 – Approved single storey rear extension. 1994 – Approved certificate of lawful development for a conservatory. 1999 – Approved erection of a porch. Approved single storey side extension. 2006 – Approved conversion of loft. 2007 – Approved erection of two storey rear extension. 2008 – Refused erection of registered care home (C2). 2017 – Approved loft conversion. 2018 – Approved lawful development certificate for proposed demolition of existing conservatory and single storey extension. Approved demolition of existing detached bungalow and outbuildings and erection of 8 dwellings. 2019 – Approved minor material amendment for demolition of bungalow/outbuilding and erection of 8 dwellings.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Fauchon's Ln too narrow to act as access road. Potential to use the site area to widen the road and provide a suitable access, however. Impact and interaction with the A20 and nearby Willington Street junction needs to be examined.	Provision of a suitable access point.	Potentially a slight reduction in developable land area. Site recommended as suitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, with a regular service. No GP, Primary School or Shop within 800m. Less than 30 minutes to town centre, less than an hour to the Hospital.	None	None. Site recommended as suitable on access grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is partially within the Fauchon's Valley 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.		-
<b>Local Nature Reserves</b>	2 - The site is two grassland fields with a mature hedgerow/ditch running between the fields and hedgerows along the northern and SE boundary. The ARCH project recorded the site as other Neutral Grassland which at the time of the survey was not assessed as a habitat of principle importance however the site was surveyed out of season so it is possible that the botanical interest is higher than assessed during the ARCH Survey. Moat Park LWS is to the south of the site and an area of rough grassland/mature trees/hedgerows is to the north of	Mitigation requirements will be dependent on the results of any surveys (including botanical). If the grassland is identified as a habitat of principle importance there will be a need for mitigation for the loss of the grassland and depending on the number of dwellings proposed it's unlikely that it can be done on site. Possible that protected species mitigation can be implemented onsite if presence of existing habitats and protected species considered at design stage. Retention, creation	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			

	the site - therefore this site provides good connectivity between the two sites. There is potential for protected species to be present including reptiles, breeding birds, badgers and bats	and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	3	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	site lies just north of Mote Park historic parkland and has some potential for prehistoric and later remains associated with waterside location.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 2 (1.49%) / Flood Zone 3 (12.02%) / None (86.48%)	Development should be directed to the area with the lowest flood risk, and the exceptions test may need to be met.	12% deduction from the developable area.
<b>Drainage</b>	Watercourse passing through the centre of site, easement needed and is subject to shallow groundwater.		0.14%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	A20 and rail line	Site may need to be designed to protect user's amenity from railway line and the A20	Assumed built into the density assumption
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (Green Infrastructure)</b>	This site forms a key part of a green finger which provides an open space break between the suburbs of Weavering & Bearstead	A strategic gap should be retained.	None, the site is unsuitable.

**CONCLUSION: Is  
the Site Suitable?**

**No: Key part of Maidstone's green infrastructure**

**CONCLUSION Is the Site...**

**Available?**

**Suitable?**

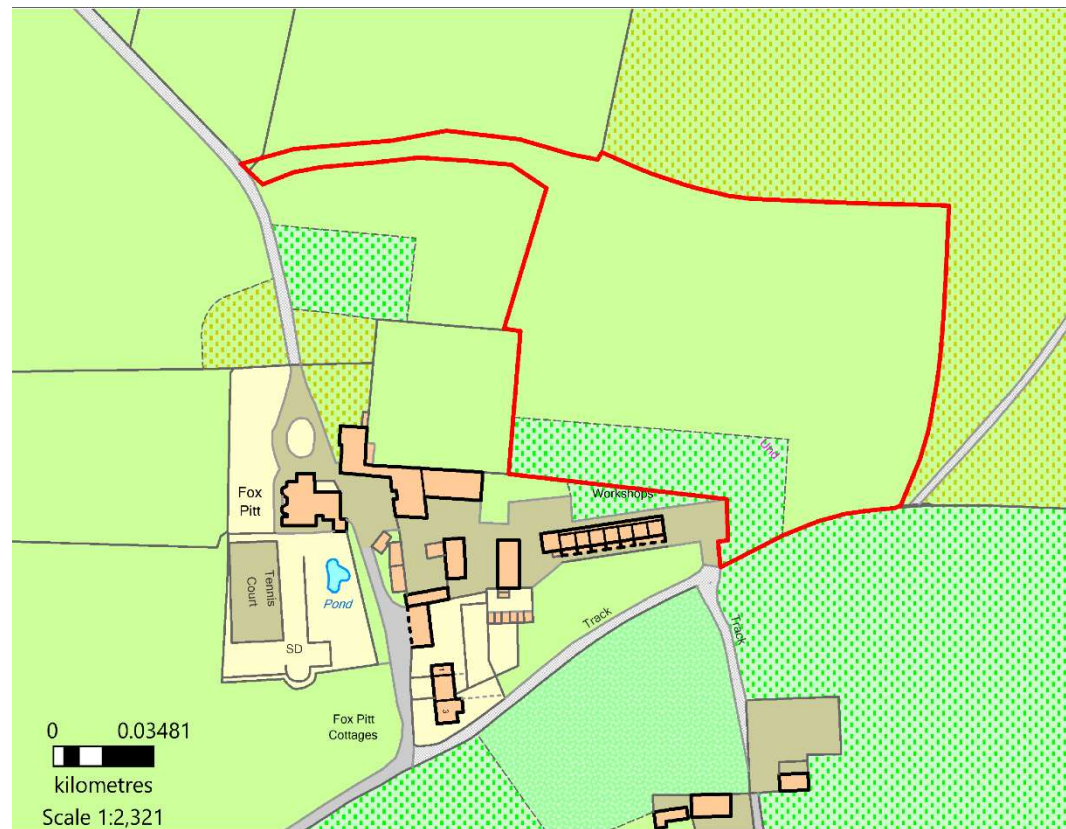
**Achievable?**

Yes

No

N/A

<b>Site Ref: 241</b>	<b>Site Name: Land adjoining Fox Pitt</b>			<b>Parish: West Farleigh (64.75%) / Yalding (35.25%)</b>	
<b>Address</b>	Shingle Barn Lane, West Farleigh			<b>AVAILABILITY</b>	
<b>Landowner</b>				<b>Landowner Consent?</b>	Yes
<b>Agent</b>	Baltic Wharf (Maidstone) Ltd			<b>Developer interest?</b>	Yes
<b>Current Use</b>	Agricultural			<b>Availability Date</b>	
<b>Promoted Use(s)</b>	Residential			<b>Legal Constraints?</b>	No
<b>Site Area (Ha)</b>	1.63	<b>Brownfield/Greenfield</b>	Greenfield	<b>Nominated Capacity</b>	12 units
<b>Site Description</b>	Hay field, slopes down to the north/west towards the Medway. Bordered to the north and east by established trees (some ancient).				
<b>Surrounding Uses</b>	Small employment area to the south/ southwest, small scale agricultural garden to the west, with residential beyond (Fox Pitt cottages)				
<b>Planning History</b>	1986 – Approved conversion of redundant farm building to five small rural workshops. 1990 – Approved change of use from redundant agricultural building to small rural workshop. 2014 – Approved Certificate of Lawful Development for the change of use of the building from an agricultural store to the uses that fall within Schedule 2, Part 3, Class M of The Town and Country Planning (General Permitted Development) Order 1				



SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Site accessed via a private track, which is 3rd party land. This track is of insufficient width for requirements and the access junction onto Shingle Barn Lane would require improvements to achieve suitable standards.	Achieving access rights. Widening the access track and improving the access junction, both requiring 3rd party land.	Required mitigation unfeasible due to the requirement for 3rd party land. Site recommended as unsuitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	No bus stop or routes within 400m. No GP, Primary School or Shop within 800m. More than 30 minutes public transport to town centre and over an hour to the hospital.	A new bus service would be required, along with widening of nearby roads to provide sufficient width for bus access.	Required mitigation measures unfeasible due to the requirement for 3rd party land and the insufficient scale to enable increased service frequency. recommended as unsuitable.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	21% of the site within 15m.	21% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is partially within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve. The Landscape Character Study identifies that the site is partially 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.		-



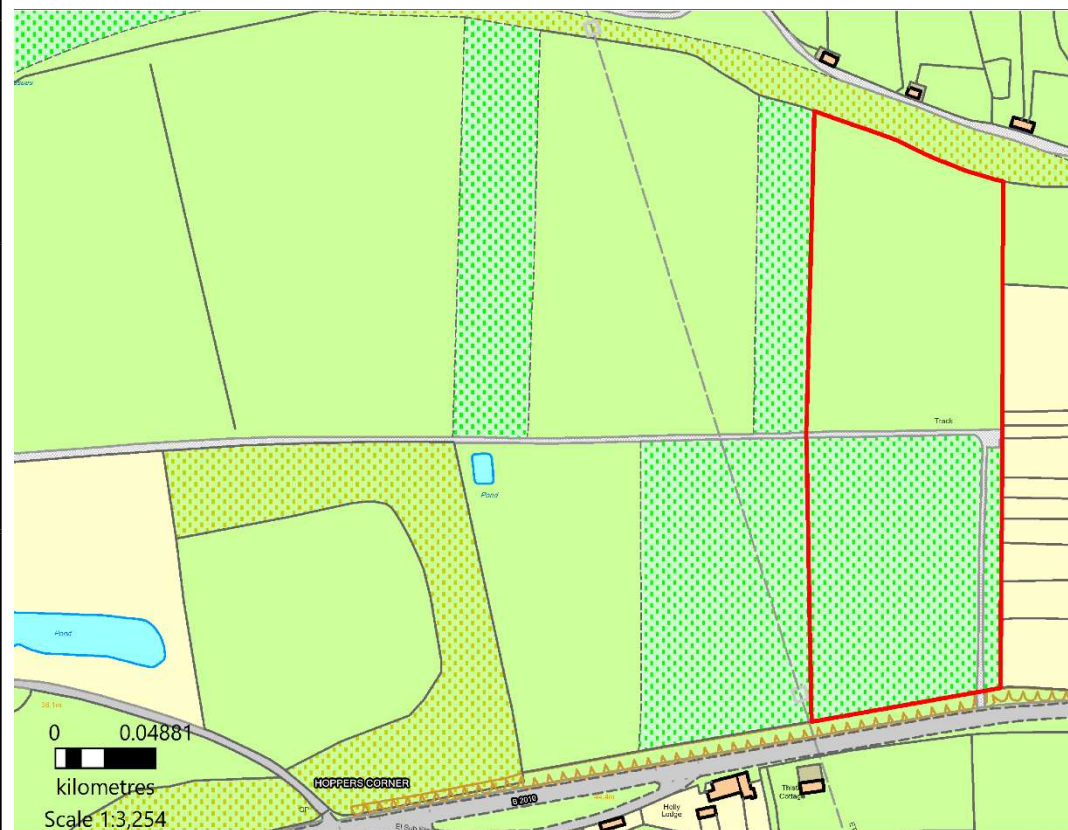
<b>Local Nature Reserves</b>	2 - The site is directly adjacent to a LWS and Ancient woodland on the northern and eastern boundary. The site is a grassland field with a traditional orchard within the SW of the site. Site has some potential for protected species to be present including reptiles, dormouse (site boundary), GCN and breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for multi period remains associated with woodland management. Site lies adjacent to a historic walled garden identifiable on Tithe Map and 1st Ed OS associated with Foxpits.	There needs to be clear consideration of sympathetic development close to the walled garden of Foxpits.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-



Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

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

<b>Site Ref: 242</b>	<b>Site Name: Land adjoining Court Lodge Mews</b>			<b>Parish: West Farleigh (100%)</b>	
<b>Address</b>	Lower Road, West Farleigh			<b>AVAILABILITY</b>	
<b>Landowner</b>				<b>Landowner Consent?</b>	Yes
<b>Agent</b>	Baltic Wharf (Maidstone) Ltd			<b>Developer interest?</b>	Yes
<b>Current Use</b>	Agricultural			<b>Availability Date</b>	
<b>Promoted Use(s)</b>	Residential			<b>Legal Constraints?</b>	No
<b>Site Area (Ha)</b>	2.46	<b>Brownfield/Greenfield</b>	Greenfield	<b>Nominated Capacity</b>	32 units
<b>Site Description</b>	The site is accessed directly off Lower Road (B2010) and comprises an agricultural field, gently sloping down away from Lower Road towards the River Medway. The site appears to be part of a larger expanse of field with no obvious delineation on the ground. However, there are electricity cables overhead which divide the field.				
<b>Surrounding Uses</b>	To the east of the site are the rear gardens of a row of residential properties that front St Helens Lane. To the north and west of the site are agricultural fields. To the south, on the opposite side of Lower Road are further agricultural fields.				
<b>Planning History</b>	2011 – Approved change of use to garden land (retrospective). Approved Certificate of Lawful Development for an existing use being the use of land as garden land. Approved certificate of lawfulness for an existing use being garden land. 2012 – Planning permission required for prior notification of agricultural permitted development being the erection of an agricultural storage building. 2013 – Refused change of use of land from agriculture to a mixed use for a camp site, fishing and the keeping of horses.				

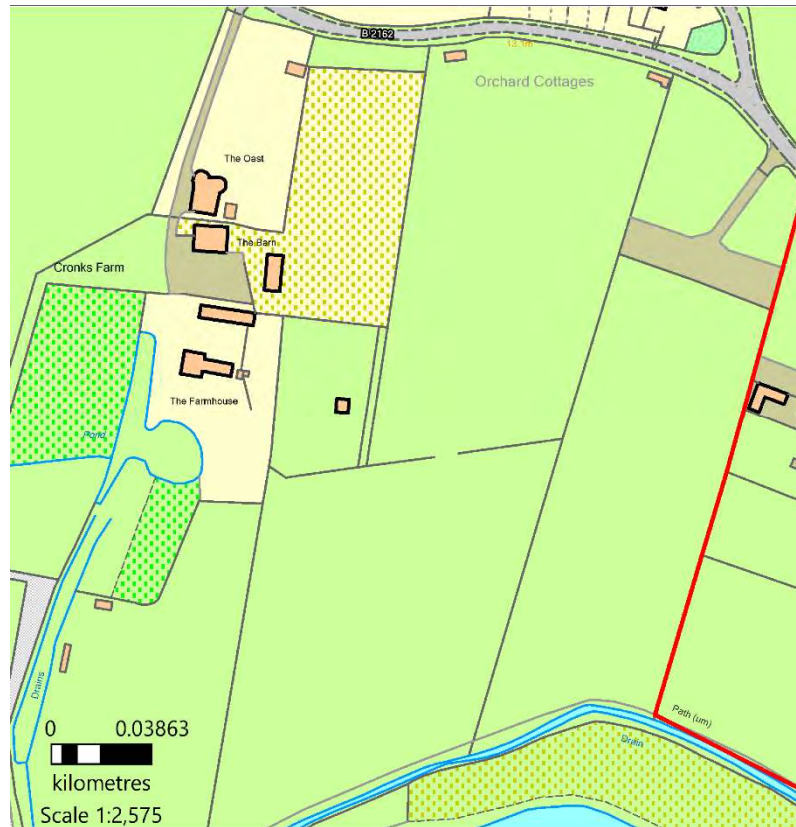


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Site has sufficient frontage onto Lower Road to provide a suitable access point. However, the direct route to the Tonbridge Road, London Road, the motorways, the Hospital and the nearest rail service (East Farleigh) is across East Farleigh bridge, which is not wide enough for two way traffic and has no provision for pedestrian movement.	Provision of a new bridge at East Farleigh.	Required mitigation unfeasible due to the costs, complexity and 3rd party land required for a new bridge. Site recommended as unsuitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, but the service is less than 2 per hour. No GP, Shop or Primary School within 800m. Can get to Maidstone Town Centre and Hospital within 30 minutes public transport time (borderline).	Bus frequency enhancements , but public transport times to town centre and the hospital are short enough to qualify at this stage without the enhanced service. Pavement provision enhancements to provide access to bus stops is required, however.	Required mitigation feasible. Site recommended as suitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	Medway Valley (100%)	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	3 - Two grassland fields which don't appear to be intensively managed with a mature hedgerow/trees	Mitigation requirements will be dependent on the results of any surveys.	-

<b>Local Wildlife Sites</b>	along the northern, southern and western boundary of the site. The site used to be a traditional orchard and the ecological interest of the site may have been greater then prior to site clearance works. The site boundaries will provide some connectivity to the wider area and Potential for protected species to be present including bats and breeding birds.	Possible that any mitigation required can be implemented onsite if presence protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low potential for archaeological remains associated with post medieval agrarian activity and with Boundary Cottage, a 16th century small holding	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable sepaation from soakaways.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	No		
<b>Pylons on site</b>	No – but adjacent to west of site	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption

<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	N/A

Site Ref: 243	Site Name: THREE ACRES			Parish: Nettlestead (100%)			
Address	HAMPSTEAD LANE, NETTLESTEAD			AVAILABILITY			
Landowner	Mr and Mrs Jenkins			Landowner Consent?	Yes	Legal Constraints?	No
Agent	MURDOCH PLANNING LIMITED			Developer interest?		Nominated Capacity	4 plots
Current Use	GRAZING AND KEEPING OF HORSES			Availability Date		Modelled Capacity	N/A
Promoted Use(s)	Gypsy and traveller						
Site Area (Ha)	1.37	Brownfield/Greenfield	Greenfield				
Site Description	Current use of land for grazing horses						
Surrounding Uses	Adjacent Gypsy and Traveller Site.						
Planning History	1988 – Refused stationing of one caravan and access to road. 1989 – No Objection for overhead line reconductor. 2002 – Refused for change of use of land for stationing of one mobile home. Refused for change of use from agricultural to stationing of 2 no. residential caravans/mobile homes and the erection of a brick built utility and shower/wc building for use between 15th March and 30th September each year. 2003 – Refused retention of existing access to classified road and erection of field gate. 2004 – Approved retention of hardstanding. Refused stationing of 3 no. additional mobile homes (including one to replace permitted touring caravan), erection of a utility/washroom building, erection of brick stable to replace timber stable, and creation of hardstanding and erection of fence, wall and gates. Refused change of use from agricultural to residential for stationing of three static caravans and one touring caravan and associated hard standing. 2005 – Approved change of use from agricultural to residential land, as gypsy site for stationing of 3 No static caravans & 1 no touring caravan & associated hard standings, and the erection of a single storey amenity shed. 2007 – Refused for the stationing of two residential caravans for private residence (retrospective). 2011 – Refused extension to existing caravan site to allow the stationing of 4 static mobile homes, storage of 4 touring caravans and laying of hardstanding. 2016 – Approved change of use of land for stationing of 2 caravans on plots for residential occupation and 2 tourers with associated development (hard standing, fencing, cess pit, 3 timber sheds) - retrospective application for use as a gypsy/traveller site. Refused residential use for a gypsy family (2 amenity blocks and 2 chalet homes)						


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



	character type. The overall condition of the area is considered to be Poor, and the sensitivity to be Low, with an overall recommendation to Improve.		
<b>Local Nature Reserves</b>	3 - grassland fields (not intensively managed), hard standing, modern agricultural buildings and hedgerow within the northern half of the site. The site is directly adjacent to a woodland strip which provides connectivity to a LWS. The site may have some potential to be used by protected species including breeding birds and bats.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low potential for post medieval agrarian heritage remains	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 3 (100%)	Development should be directed to the areas of lowest flood risk.	Reason for exclusion
<b>Drainage</b>	Entire site within flood zone 2. Development is likely difficult in this area.		1.00%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-

<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: High risk of flooding, insufficient access to services and located in the green belt</b>		

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

Site Ref: 247	Site Name: Land South of Court Lodge Road			Parish: Harrietsham (100%)			
Address	Court Lodge Road, Harrietsham			AVAILABILITY			
Landowner	F D Attwood & Partners			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Hume Planning Consultancy Ltd			Developer interest?	Yes	Nominated Capacity	75 units
Current Use	Agricultural			Availability Date	2021	Modelled Capacity	N/A
Promoted Use(s)	Residential/Specialist Housing/Open space provision and improved pedestrian/cycle link to the railway station to the south of the site.						
Site Area (Ha)	4.33	Brownfield/Greenfield	Greenfield				
Site Description	Open arable field, Trees (TPO) and pond to east						
Surrounding Uses	Farmland and housing to north, railway lien to south						
Planning History	1976 – Refused outline application for 11 detached dwellings. 1992 – Approved reserved matters for erection of new house. 2014 – Refused outline application for residential development of 40 dwellings. Refused outline application for erection of 40 dwellings. 2016 – Refused erection of 20 dwellings.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access Road (private road, restricted access) is too narrow for two way traffic, would require 3rd party land to improve. House placement along the lane makes improvement unlikely.	Widening of the access road, requiring 3rd party land.	Required mitigation unfeasible due to the requirement for 3rd party land. Site recommended as unsuitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m. No GP, Primary School or shop within 800. Approximately 30 minutes public transport time to town Centre, but over an hour to the Hospital.	Provision of a new bus route, as well as the necessary bus stops and pedestrian access infrastructure.	Required mitigation unfeasible due to the scale of the site and an insufficient number of units to support a new bus route. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Eythorne 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.		-
<b>Local Nature Reserves</b>	4 (if site boundaries protected) - Arable field with mature hedgerows surrounding it. Surveys carried out as part of application 16/502377 confirmed the presence of reptiles and foraging bats within the site boundary.	Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	high potential for multi period remains particularly associated with undated, possibly prehistoric enclosure to west and with a rare Anglo Saxon settlement with Iron Age and RomanoBritish remains to the east. Harrietsham Church is Grade I and considered to be of 11th century origin and remains associated with an EARly Medieval or earlier community may extend in to the site. Court Lodge is of 18th century but may have earlier origins. Court Lodge includes formal gardens and lakes with designated structures.	Archaeological DBA required to ensure full understanding of potential for important archaeology.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Confirmation of infiltration rates required and suitable separation distances between infiltrating features and buildings.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>			
<b>Neighbour/ Residential amenity</b>	Railway	Site may need to be designed to protect user's amenity from railway line	Assumed built into the density assumption

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

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

<b>Site Ref: 249</b>	<b>Site Name: Land at Hockers Lane</b>			<b>Parish: Boxley (0.81%) / Detling (99.19%)</b>	
<b>Address</b>	Hockers Lane, Boxley			<b>AVAILABILITY</b>	
<b>Landowner</b>	South East Water Ltd			<b>Landowner Consent?</b>	Yes
<b>Agent</b>	Dalcour Maclaren			<b>Legal Constraints?</b>	No
<b>Current Use</b>	Agricultural			<b>Developer interest?</b>	
<b>Promoted Use(s)</b>	Residential/Office/Light Industry			<b>Nominated Capacity</b>	10-12 residential units, B1/B2 6,000 sqm 12-18 units
<b>Site Area (Ha)</b>	2.41	<b>Brownfield/Greenfield</b>	Greenfield	<b>Modelled Capacity</b>	N/A
<b>Site Description</b>	Paddock Land with access from Hockers Lane				
<b>Surrounding Uses</b>	M20 to the north. Bounded by operational water treatment site and residential dwellings. Ancient woodland close to boundaries				
<b>Planning History</b>	<p>1994 – Appeal Against Non Determination for erection of two storey buildings to provide workshops, secure stores, offices, training centre and visitor centre. 1996 – Approved extension and alteration to existing filtration tank building. 1997 – Approved extension and alterations to existing filtration tank building and erection of new building. 1999 – Approved demolition of existing filtration tank building and erection of new pump. 2009 – Approved conversion of mezzanine storage area into office accommodation.</p>				





SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Pinch point at the south end of Hockers Lane causes the road to fail to achieve sufficient widths.	Removal of parking on Hockers Lane, or widening of Hockers Lane (requiring 3rd party land).	Required mitigation unfeasible due to the requirement for 3rd party land, or the removal of the parking. Site recommended as unsuitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and approximately 1 hour to the hospital.	Provision of a new bus route, as well as the necessary bus stops and pedestrian access infrastructure.	Required mitigation unfeasible due to the scale of the site and an insufficient number of units to support a new bus route, even considering all nearby site proposals. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	9% of site within 15m.	9% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Thurnham Vale landscape character area, which forms a part of the Gault Clay Vale landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
<b>Local Nature Reserves</b>	2 - Grassland field surrounded by hedgerows. The site is adjacent to a	Mitigation requirements will be dependent on the results of any surveys.	-

<b>Local Wildlife Sites</b>	LWS and AW. Potential for protected species to be present within the site (particularly the boundaries) including dormouse, bats, breeding birds and badgers	Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	3	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	general archaeological potential for remains associated with prehistoric and Romano British activity. Some disturbance from construction of M20 may exist on site.	-	-
<b>AQMA</b>	35% of the site is within 20m.	Development should mitigate in line with the Low Emissions Strategy.	No deduction from the developable area.
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Attenuation with restricted discharge into adjacent watercourse.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-

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

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

<b>Site Ref: 253</b>	<b>Site Name: Land to East side of Benover Road</b>			<b>Parish: Yalding (100%)</b>	
<b>Address</b>	Benover Road, Yalding			<b>AVAILABILITY</b>	
<b>Landowner</b>	Mrs E Dodd, Mrs P Tomlin & Mrs J Blunden			<b>Landowner Consent?</b>	Yes
<b>Agent</b>	Country House Homes Limited			<b>Developer interest?</b>	Yes
<b>Current Use</b>	Equine Grazing			<b>Availability Date</b>	
<b>Promoted Use(s)</b>	Residential			<b>Legal Constraints?</b>	No
<b>Site Area (Ha)</b>	0.44	<b>Brownfield/Greenfield</b>	Greenfield	<b>Nominated Capacity</b>	6 units
<b>Site Description</b>	<p>Greenfield site currently used for equine grazing. Sites west boundary abuts Benover Road.</p> <p>The site has hedgerow boundaries to the west, east and north. The boundary to the south is open.</p>				
<b>Surrounding Uses</b>	<p>The sites west boundary abuts Benover Road highway with the village boundary on the opposite side of this road. The land to the east of the site is also grazing land and extends to the River Beult. To the north of the submission site lies a collection of residential dwellings in a ribbon form of development. To the south of the site there are arable and grazing fields.</p>				
<b>Planning History</b>	<p>1979 – Refused outline application for 2 dwellings. 2005 – Approved creation of vehicular access. 2018 – Approved erection of polytunnels</p>				



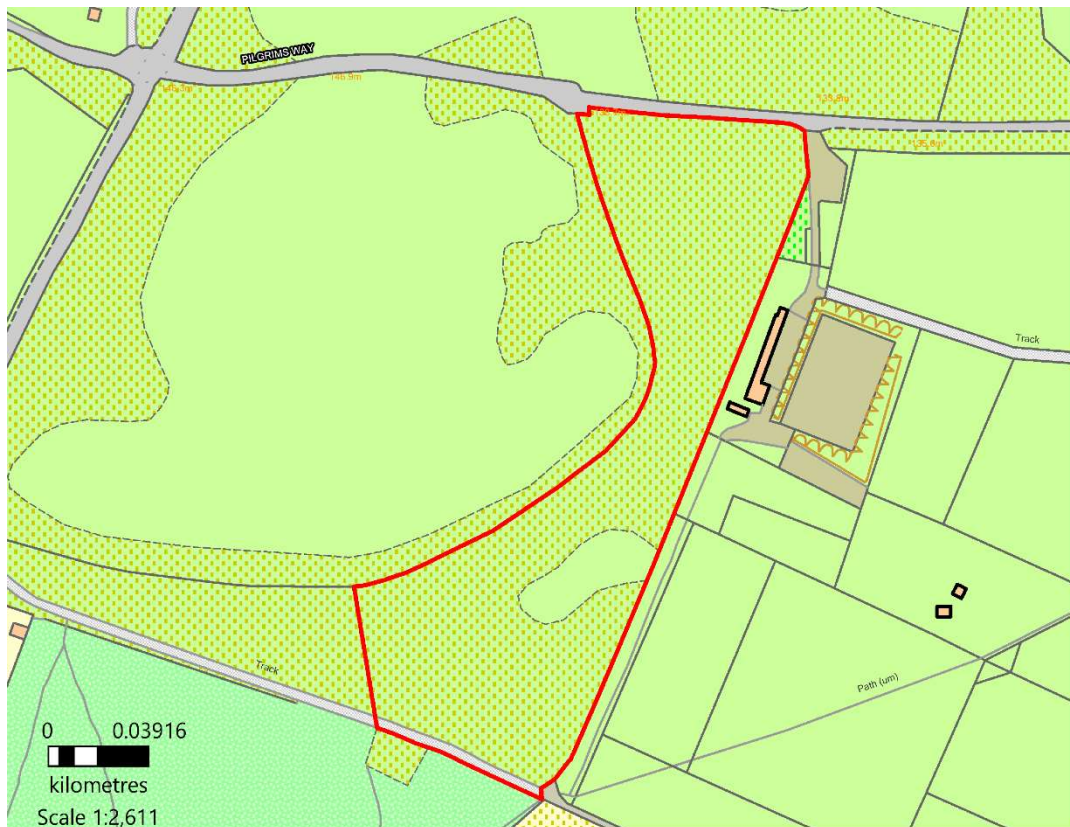
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access achievable onto Benover Road.	Provision of a suitable access, likely involving removal of vegetation at the northern end of the site frontage to achieve suitable visibility splays.	Site recommended as suitable on access grounds at this stage. (Provision of suitable visibility splays is a condition for all sites).
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, but the service is less than 2 per hour. GP and Shop within 800m, but no Primary School. More than 30 minutes public transport time to town centre and over an hour to the Hospital.	Provision of increased regularity on the existing bus services and a crossing from the site to access the pavements on the western side of Benover Road.	Required measures are unfeasible due to the site being of insufficient scale to support increased bus services. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is partially within the Medway Valley Yalding landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce. The Landscape Character Study identifies that the site is partially within the Laddingford Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
<b>Local Nature Reserves</b>	2 - A rough grassland field surrounded by hedgerows/scrub on the eastern and western boundary.	Mitigation requirements will be dependent on the results of any surveys.	-
<b>Local Wildlife Sites</b>	The site has good connectivity to the surrounding area as		

<b>Special Area of Conservation</b>	a woodland strip runs between the site and the River Beult SSSI. Potential for protected species to be present including badger, reptiles, bats, breeding birds and GCN.	Due to size it's Unlikely that any mitigation required can be implemented onsite Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low archaeological potential	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 3 (100%)	Development should be directed to the areas of lowest flood risk.	Reason for exclusion
<b>Drainage</b>	Entire site within flood zone 2. Development likely to be difficult on site.		1.00%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			

<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Site is entirely Flood Zone 3</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	N/A



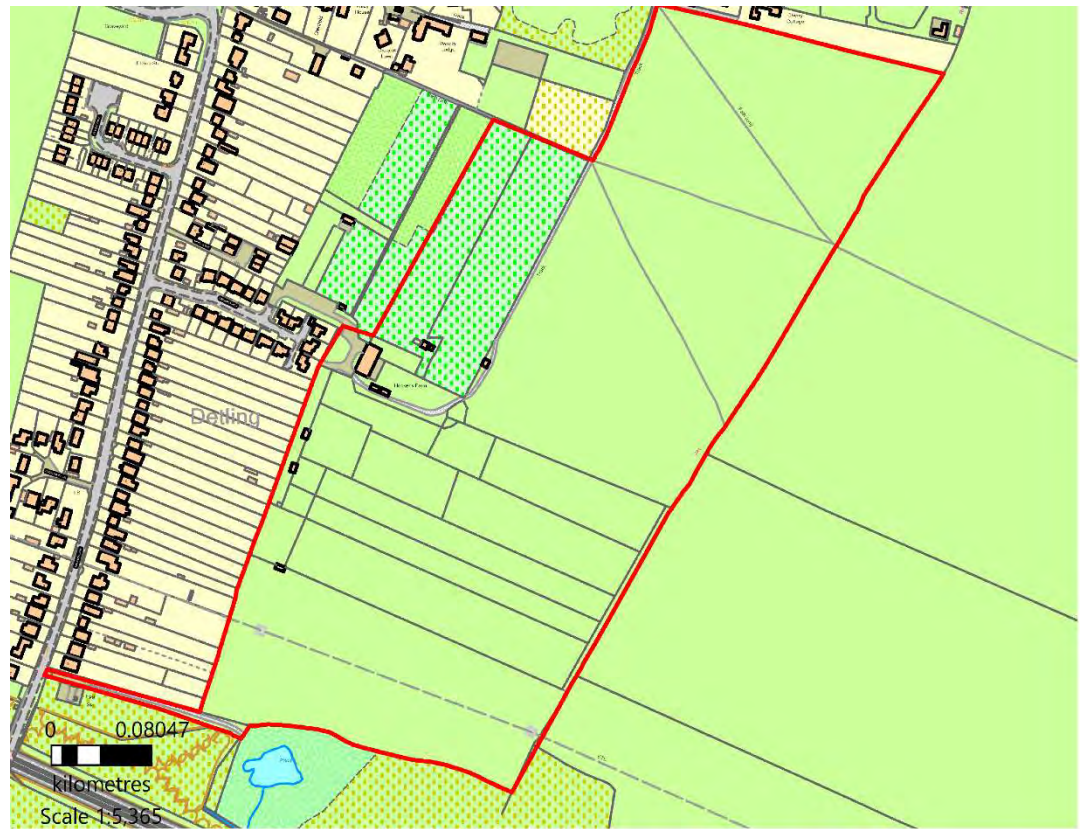
Site Ref: 256	Site Name: STEDE ROW WOODLAND, SOUTH OF PILGRIMS WAY				Parish: Harrietsham (100%)	
Address	PILGRIMS WAY, HARRIETSHAM				AVAILABILITY	
Landowner	Mrs Small/McCann				Landowner Consent?	Yes
Agent	MURDOCH PLANNING LIMITED				Developer interest?	
Current Use	WOODLAND				Availability Date	
Promoted Use(s)	Gypsy and traveller				Legal Constraints?	No
Site Area (Ha)	1.66	Brownfield/Greenfield	Greenfield		Nominated Capacity	
Site Description	Woodland				Modelled Capacity	N/A
Surrounding Uses	Woodland					
Planning History	1976 – Refused outline application for residential development. 1980 – Refused residential development 16 properties. 2012 – Approved Non-Material Amendment for erection of detached annexe building. 2016 – Refused lawful development certificate use of stable for living accommodation for forestry work. 2018 – Refused construction of 4 bedroom chalet bungalow.					

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Pilgrims way is of insufficient width for requirements.	Widening of Pilgrims Way, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to achieve suitable access to the highway network.
<b>Access to Public Transportation &amp; Services</b>	No bus service within 400m. No GP, Primary School or convenience store within 800m. Over 30 minutes to Maidstone High Street, and over an hour to Hospital, by public transport.	Provision of a new bus service and widening of connecting roads to provide sufficient clear carriageway widths, requiring 3rd party land.	Required mitigation is unfeasible due to the requirement for 3rd party land and insufficient site scale for supporting a new bus service. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	Kent Downs (100%)	None	Site is unsuitable as other sites outside of the AONB are available.
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study 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 Study identifies that the site is partially within the Thurnham, Hollingbourne and Harrietsham Scarp landscape character area, which forms a part of the Chalk Scarp Landscapes landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - A woodland/small quarry area with good connectivity to the surrounding area. Potential for	Mitigation requirements will be dependent on the results of any surveys.	-

<b>Local Wildlife Sites</b>	protected species to be present including reptiles, badgers, dormouse, GCN, bats and breeding birds. The bare earth of the quarry area may support notable species of invertebrates.	Due to size it's Unlikely that any mitigation required can be implemented onsite.	
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	site seems to have been part of the parkland designed landscape associated with Stede Hall, which was at least of 17th century date. The curving boundary on western side is identifiable on Tithe Map and is an archaeological landscape feature of interest. There is also potential for mid-20th century archaeology, possibly of military nature. 1946 aerial photograph suggests several laid out building plots either side of site and there is suggestion of activity within the woodland itself. If this activity was of brief military use, it would be of importance.	Pre Allocation Archaeological DBA and Archaeological Landscape Assessment needed to clarify nature of archaeological landscape feature and possible 20th century military activity on site. Archaeology may be a constraint on development.	Assumed 20% deduction from developable site area.
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration using soakaways likely. Confirmation of soakage rates required at planning.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Located in AONB. Insufficient access to sites and services		

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

Site Ref: 259	Site Name: Land at Hockers Farm			Parish: Detling (99.39%) / Thurnham (0.61%)	
Address	Orchard View, Detling			AVAILABILITY	
Landowner	Wayne Royston Dale			Landowner Consent?	Yes
Agent	Landowners			Developer interest?	No
Current Use	Agricultural grazing			Availability Date	
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	17.33	Brownfield/Greenfield	Greenfield	Nominated Capacity	430 to 500
Site Description	Agricultural grazing land. Access points via Orchard View and Hockers Lane			Modelled Capacity	N/A
Surrounding Uses	Site adjoins rear gardens of existing residential development within Detling village				
Planning History	1970 – Refused outline application for residential development. 1974 – Approved extension and new garage. 1975 – Approved porch and rear extension. Refused extensions, alterations and garage. 1976 – Approved extension. 1977 – Approved garage. 1978 – Approved extension. Approved extension. Approved single storey extension. Approved extension. 1979 – Approved front and rear porches and detached garage. 1980 – Approved first floor extension. 1981 – Approved extension. 1982 – Approved front porch and rear extension. Approved alterations to garage. 1983 – Approved rear extension and front porch. Approved rear extension. 1984 – Approved rear extension. 1985 – Approved erection of stable block. Approved erection of two storey extension for a granny annexe. Approved erection of front porch, rear extension and detached garage. 1986 – Approved erection of extension. 1987 – Approved retrospective application for change of use of garden area to farmyard. Approved demolition of existing and erection of new garage and stable blocks. Approved erection of single storey extension. 1988 – Approved erection of porch. Approved extension. 1989 – Refused single storey extension. Approved ground floor extension. 1990 – Approved single storey front				



extension. 1991 – Refused outline application for redevelopment of farmyard for residential purposes. Approved removal of conservatory and construction of extension. Appeal Against Non Determination for outline application for redevelopment of farmyard for residential purposes. 1993 – Approved erection of garage and store. 1998 – Approved erection of 11 detached houses and garages (submission of details). Approved erection of 11 detached houses and garages (submission of details). Approved erection of 11 detached houses and garages (submission of details). Approved erection of 11 detached houses and garages (submission of details). Approved erection of 11 detached houses and garages (submission of details). Approved erection of 11 detached houses and garages (submission of details). Approved erection of 11 detached houses and garages (submission of details). 1999 – Approved erection of 11 detached houses and garages. Approved erection of first floor rear extension. 2000 – Approved erection of 11 detached houses and garages (submission of details). Refused erection of part two storey/single storey extension. Approved erection of single storey extension and formation of pitched roof. Refused erection of front porch and part two storey part single storey extension. Approved erection of rear conservatory extension. 2001 – Approved demolition of existing rear conservatory and front porch and erection of extension. Approved erection of single storey extension (resubmission). Approved extension and refurbishment of existing dwelling. 2002 – Approved erection of part two storey part single storey front and rear extension. 2003 – Approved loft conversion. Approved erection of detached garage. Approved outline application for construction of new housing development with all matters reserved. 2004 – Approved erection of wooden recreational shed. Approved erection of single storey side extension and conversion of garage to living accommodation. Approved erection of single storey rear extension and demolition of garage and erection of a detached garage. Refused outline application for construction of new housing development with reserved matters. 2005 – Approved erection of a conservatory. 2007 – Refused erection of 9 dwellings. 2009 – Approved single storey rear extension. Refused change of use of land from grazing of horses to mixed use of keeping horses and grazing horses. 2010 – Approved erection of a two storey side extension. Refused erection of detached garage. 2013 – Approved certificate of lawful development for existing development being use of land and stables. 2014 – Approved erection of rear conservatory. 2015 – Refused outline application for erection of 8 dwellings. 2016 – Refused change of use of existing farm building for 3 residential dwellings. Approved loft conversion. 2017 – Refused outline application for erection of single storey dwelling. 2018 – Approved loft conversion. Refused loft conversion

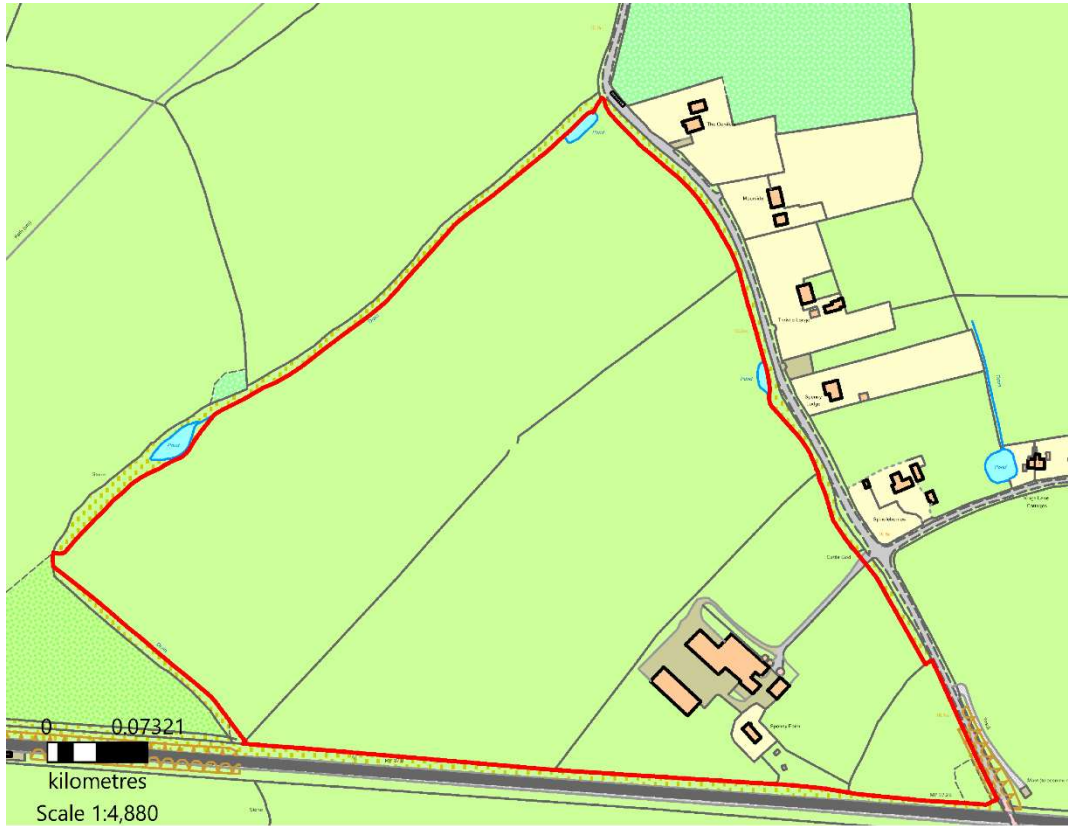
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access achievable via the access track onto Hockers Lane and, potentially, onto Orchard View.	Provision of suitable access. The access track to the south of the site needs improvement, but there appears to be sufficient site area to achieve it. Access may be possible through the development at the east end of Orchard View, but this cannot be confi	None. Site recommended as suitable on access grounds at this stage.

<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m, due to the size of the site. No GP, convenience store or Primary School within 800m. Over 30 minutes public transport time to Maidstone High Street and over an hour to the hospital.	Provision of a new / diverted bus route, with regular services, to run through the site area.	Required mitigation is feasible, in principal, due to the scale of the site.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	Kent Downs (100%)	None available if sites are available outside the AONB.	The site is unsuitable.
<b>Ancient Woodland</b>	1.5% of the site is within 15m.	1.5% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Thurnham Vale landscape character area, which forms a part of the Gault Clay Vale landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
<b>Local Nature Reserves</b>	3 (if impact on the LWS/AW Is avoided. - large grassland field(s) with an area of orchard/rough grassland/buildings to the east. The site is adjacent to a LWS/Ancient Woodland along the southern boundary. The orchard may have potential to contain protected species including reptiles, breeding birds and bats. The field may be used by ground nesting birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			



<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	high potential for remains associated with Iron Age and Romano British activity, especially with remains recorded to the south and Thurnham Roman villa to the south east. Some potential for multiperiod archaeology as prehistoric and later archaeology has been found in the general area	Archaeological DBA required to inform planning application.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration for most of the site bar the southernmost point which geology changes to gault clay. 1.5ha of the site is within a surface water flood risk area and further analysis of this is required to determine if this is a flow path.		0.01%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Located in AONB</b>		

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

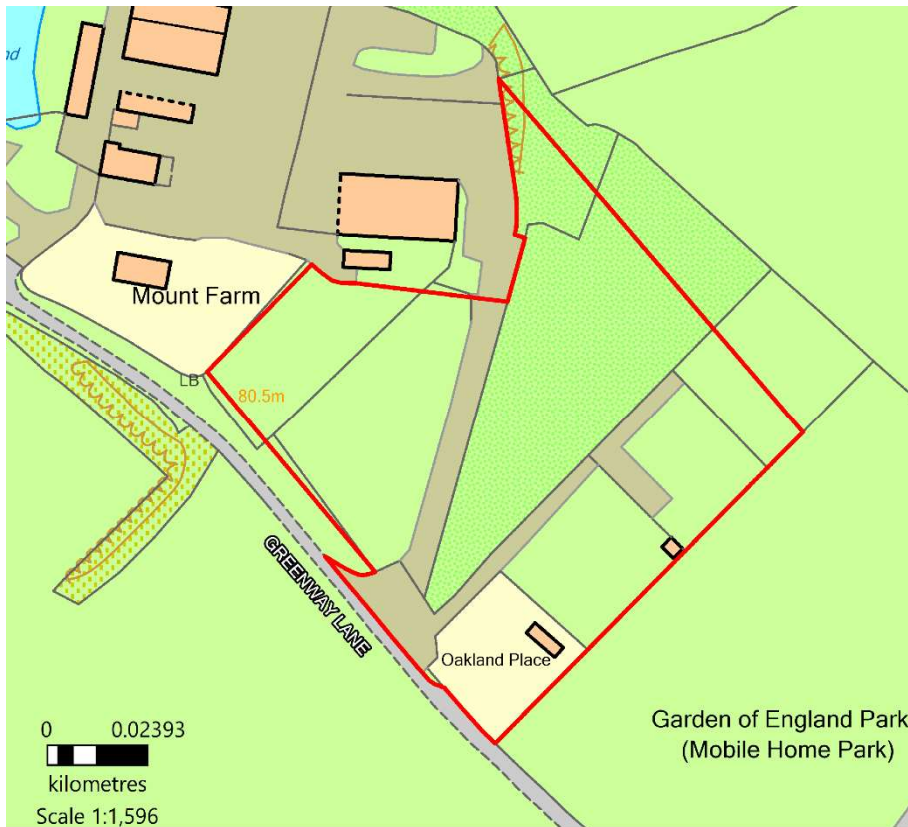
<b>Site Ref: 267</b>	<b>Site Name: Spenny Farm</b>			<b>Parish: Collier Street (100%)</b>	
<b>Address</b>	Spenny Lane, Marden			<b>AVAILABILITY</b>	
<b>Landowner</b>	Seth Nesfield			<b>Landowner Consent?</b>	Yes
<b>Agent</b>	H&S Nesfield			<b>Developer interest?</b>	No
<b>Current Use</b>	Pasture for animals			<b>Legal Constraints?</b>	No
<b>Promoted Use(s)</b>	Mixed			<b>Nominated Capacity</b>	640 units
<b>Site Area (Ha)</b>	18.19	<b>Brownfield/Greenfield</b>	Greenfield	<b>Modelled Capacity</b>	N/A
<b>Site Description</b>	Large level grassed fields enclosed by tree/hedges. Includes some farm buildings				
<b>Surrounding Uses</b>	Sporadic houses, fields and railway line to south				
<b>Planning History</b>	<p>1971 – Refused erection of a farmhouse. 1975 – Refused outline application for farm dwelling. 1991 – Refused erection of a 2 bed bungalow. 2005 – Approved change of use of redundant agricultural buildings to form 2 holiday lets with playroom, stables, office and tack room. 2007 – Approved erection of replacement dwelling and garage. Approved change of use of redundant dairy including extension to roof to form two holiday lets, change of use of wagon lodge to form holiday let, alterations to barn to form reception and relocation of part agricultural building to form workshop. 2009 – Approved erection of replacement dwelling with garage. Approved conversion of redundant granary to 2 holiday let units. 2010 – Approved two storey side extension. 2012 - Approved retrospective application for erection of agricultural storage building. 2017 – Prior Approval Granted for erection of agricultural building for storage of straw. Approved new agricultural machinery storage and workshop building.</p>				
					

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Spenny Ln, to the north and south of the site, and Kings Ln to the west are of insufficient width for requirements.	Widening of Spenny Lane and Kings Lane, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	Provision of a new / diverted, regular bus service, requiring new bus stop and pedestrian infrastructure as well as widening of Kings Lane and Spenny Lane (up to the site, providing a bus turning point within the site) to provide sufficient width for a bu	Required mitigation is unfeasible. There are sufficient units proposed to achieve the new bus service, but the requirement for 3rd party land makes delivery unfeasible. Site recommended as unsuitable on sustainability grounds.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Laddingford Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
Local Nature Reserves	4 - 4 Grassland field, modern agricultural fields, mature boundaries around the wider site and trees within the site. Some connectivity to the surrounding area - particularly along the railway line. Site	Mitigation requirements will be dependent on the results of any surveys.	-
Local Wildlife Sites		Very Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected	
Special Area of Conservation			

<b>Ecology (including ponds)</b>	may be used by foraging bats and breeding birds.	species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low potential for post medieval agrarian heritage remains	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 2 (5.24%) / Flood Zone 3 (0.39%) / None (94.38%)	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.
<b>Drainage</b>	Although watercourse maps do not appear to show any watercourses, google maps appears to show one and possible railway culvert for water to pass between this site and to the southern field. Further investigation needed in this regard.		0.06%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			

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

<b>Site Ref: 268</b>	<b>Site Name: Land at Mount Farm</b>			<b>Parish: Harrietsham (100%)</b>	
<b>Address</b>	Greenway Lane, Harrietsham			<b>AVAILABILITY</b>	
<b>Landowner</b>	Mr R Lee, Page and Wells			<b>Landowner Consent?</b>	Yes
<b>Agent</b>	Consilium Town Planning Services Ltd			<b>Developer interest?</b>	Yes
<b>Current Use</b>	Light Industrial and Commercial Vehicle Repairs and land to the east of the site.			<b>Legal Constraints?</b>	No
<b>Promoted Use(s)</b>	Residential			<b>Nominated Capacity</b>	35 to 40 units
<b>Site Area (Ha)</b>	0.96	<b>Brownfield/Greenfield</b>	Mixed	<b>Modelled Capacity</b>	N/A
<b>Site Description</b>	Unkempt land associated with adjacent brownfield ( B2) site, sloping down to Greenway Lane. Part of frontage to road has hedgerow but access very open visually.				
<b>Surrounding Uses</b>	Farmland to north south and east, brownfield commercial to west. Park homes further east.				
<b>Planning History</b>	<p>1989 – Approved two storey extension. 2000 – Refused change of use of barn to B8 storage. 2004 – Approved certificate of lawfulness for change of use of land from agriculture to residential. Approved demolition of existing stables and erection of detached building to be used as self-contained annexe. Refused change of use of land to allow stationing of 15 residential mobile homes. 2008 – Refused change of use from agricultural to residential for gypsy family. Refused change of use of land for stationing 4 residential mobile homes. Approved change of use of agricultural units for joinery workshop, gypsy caravan restoration, caravan store, carpenters shop and car storage. Refused rebuilding of barn and cow shed. 2009 – Approved discharge of conditions change of use from agricultural to residential for gypsy family. Refused erection of four bay garage and workshop with annexe accommodation. 2010 – Approved change of use of barn from agricultural to B2 use. 2011 – Refused erection of three bay garage and ground and first floor annexe. 2014 – Refused conversion of light industrial barns to 4 residential units and demolition of outbuildings. 2016 – Approved retrospective application for change of use of land to use as residential caravan site for 2 gypsy families. Approved removal of condition 1 and 2 for change of</p>				
					



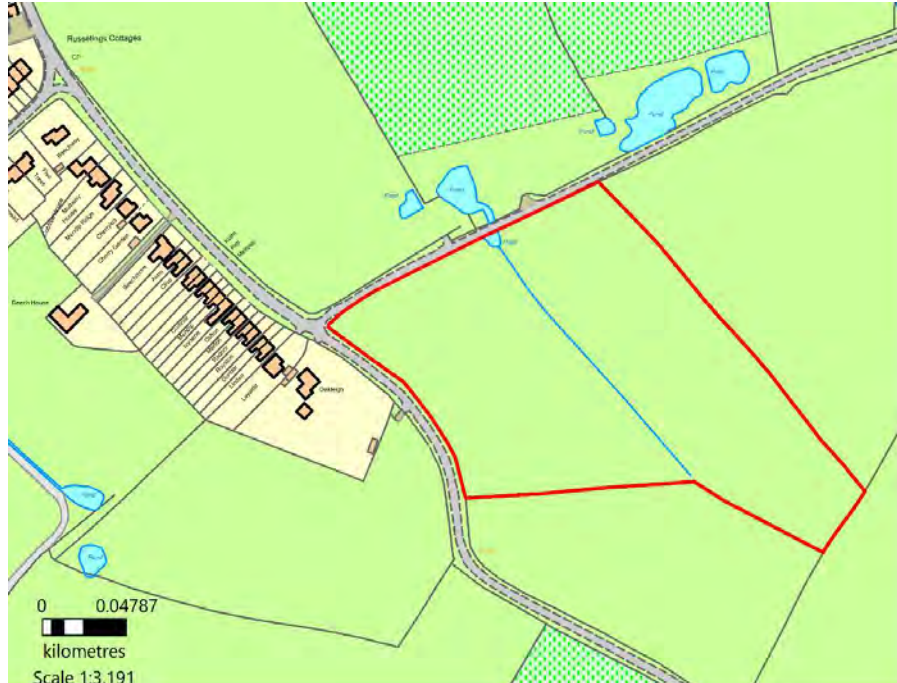
	use of agricultural land to residential for gypsy family and a mobile home and a touring caravan. 2018 – Refused erection of 2 day rooms/utility blocks.	
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SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Greenway lane and Holm Mill Lane are of insufficient width to meet standards.	Widening of Greenway Lane and the section of Holm Mill Lane joining Greenway Lane to the A20, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide suitable access to the primary highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or route within 400m. No GP, Shops or Primary School s within 800m. Approximately 30 minutes public transport time to Maidstone High St, but more than 1 hour to Hospital.	New or diverted bus route (with increased service regularity if re-routing), along with bus stops, pavements and crossing points. Also, widening of Greenway Lane to provide sufficient widths for buses, as well as the pavement provision. 3rd party land req	Mitigation unfeasible due to the need for 3rd party land and also the disproportionate, prohibitive cost of the required measures. Site recommended as unsuitable.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Eythorne 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.		-

<b>Local Nature Reserves</b>	3 - To the north the site is Bare ground, modern agricultural buildings with some small areas of regularly mown grassland. To the south the site is a grassland field with hedges through it and an area of hard standing in the South. There is a pond directly adjacent to the north of the site which may contain GCN. Some potential for protected species to be present (particularly in the south of the site) including breeding bats, reptiles and GCN.	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for multi period archaeology, particularly associated with prehistoric and RomanoBritish activity and with the Post Medieval origins of Greenway Forstal, a roadside settlement of 16th century or earlier date.	Although part of site has been developed in 20th century, the depth of disturbance is not clear. An Archaeological DBA needed to clarify presence/absence of archaeology especially in NW part of site.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Possible roadside ditch at this location although confirmation needed.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	Light Industrial	Site may need to be designed to protect user's amenity from industry	Assumed built into the density assumption

Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

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

Site Ref: 269	Site Name: Land east of Copper Lane			Parish: Marden (100%)	
Address	east of junction of Copper Lane with Thorn Road, Marden			AVAILABILITY	
Landowner	Mr & Mrs P. A. Kershaw			Landowner Consent?	Yes
Agent				Developer interest?	Yes
Current Use	pasture, sheep grazing			Legal Constraints?	The site is subject to a covenant that excludes the siting of caravans and/or mobile homes.
Promoted Use(s)	Residential/Specialist			Nominated Capacity	100 units
Site Area (Ha)	3.1	Brownfield/Greenfield	Greenfield	Availability Date	2020-21
Site Description	Level grazing field bounded by hedges			Modelled Capacity	N/A
Surrounding Uses	Fields to north, east, and south, houses to west				
Planning History	No Planning History				

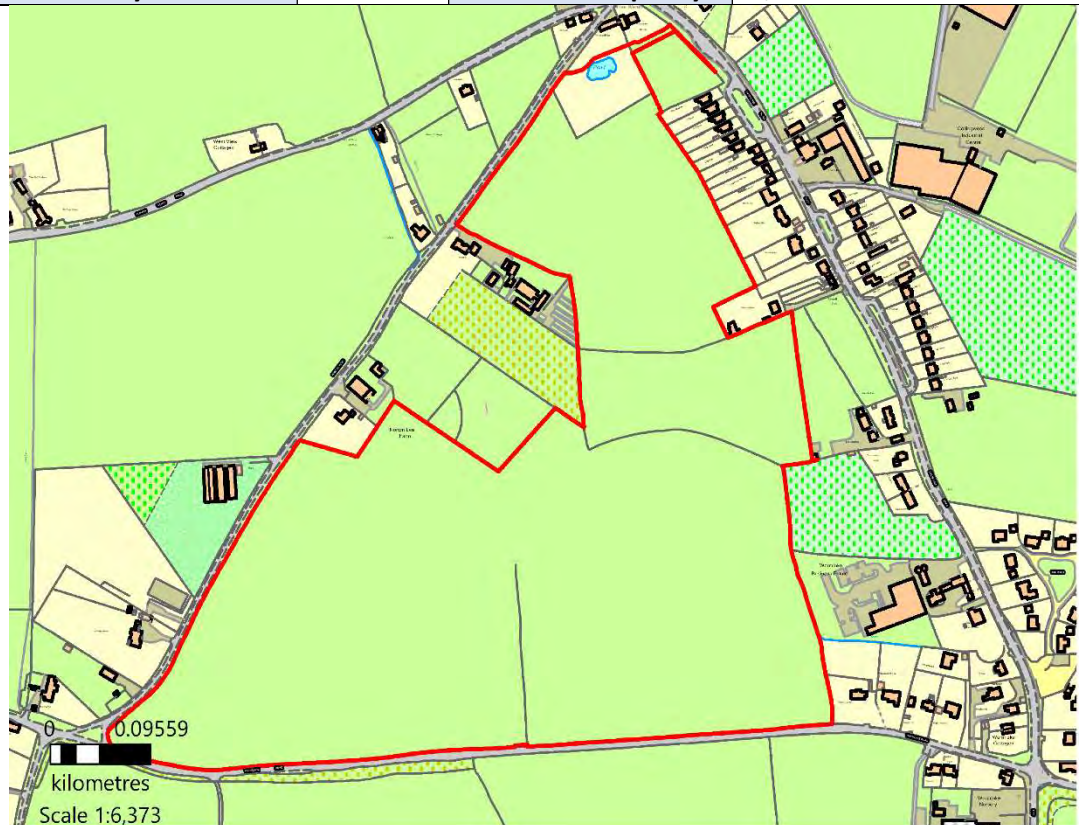
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Suitable access onto Albion Road achievable, however parking along the road to the north causes insufficient carriageway width. Access also achievable onto Copper Lane, but this still requires the same improvements on Albion Road and Copper Lane is of insufficient width to the East of the site.	Removal of existing resident parking on Albion Road, or widening Albion Road, requiring 3rd party land. Widening Copper Lane also an option, but this would require 3rd party land.	Site recommended as unsuitable on access grounds due to the need to remove existing resident parking, with no alternative apparent, or for 3rd party land to widen roads, in order to provide suitable access to the primary road network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m of most of the site. No GP or Primary School within 800m. One shop within 800m of the site, but is it a petrol station shop. More than 30 minutes public transport time to town centre (Maidstone) and over an hour to the hospital. Approximately 30 minutes to Tonbridge town centre.	A new or diverted bus route, with increased regularity on the existing route along Albion Rd.	Required mitigation unfeasible due to insufficient scale to achieve a new, regular bus service, even when considered collectively with sites 295 and 314. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - Grassland field surrounded by hedgerows - there is connectivity to the surrounding area and	Mitigation requirements will be dependent on the results of any surveys.	-

<b>Local Wildlife Sites</b>	there are ponds to the north of the site. Site has potential to be used by protected species (particularly within the boundary) including GCN, Bats and breeding birds	Very Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for Bronze Age and later archaeology as well as some potential for post medieval agrarian heritage remains	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Ditch flowing through centre of the site that links to 0.6 ha of the site being at risk from surface water flooding. The development will have to be developed around this as it likely receives flows from adjacent fields.		0.03%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-

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

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



Site Ref: 271	Site Name: Fir Tree and Norton Lea (Middle)			Parish: Chart Sutton (59.02%) / Sutton Valence (40.98%)			
Address	Fir Tree and Norton Lea, Plough Went Road, ME17 3RX			AVAILABILITY			
Landowner	Jo Bersher, Sarah Waters, James Ashby			Landowner Consent?	Yes	Legal Constraints?	Not stated
Agent	-			Developer interest?	unknown	Nominated Capacity	1,000 units
Current Use	Agricultural			Availability Date	now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	22.78	Brownfield/Greenfield	Greenfield				
Site Description	The site is a set of agricultural fields immediately north-west of Sutton Valence. The sites are in agricultural use, and are broadly enclosed by Chart Rd, Church Rd, Norton Rd, Maidstone Rd, and North St, spanning both sides of Warmlake Rd						
Surrounding Uses	The site wraps around agricultural, residential and the cricket pitch on North St in the east of the site. Similarly the site surrounds employment, open space, and residential uses in the northeast of the site. There are residential properties along Chart Rd in the south of the site, which back onto the site. The site also wraps around properties on Norton Rd in the northwest of the site.						
Planning History	1974 – Refused 16 houses with garages/roads/ancillary works. 1978 – Approved erection of garage. Approved single storey rear extension and garage. 1979 – Approved bay window and carport. 1980 – Refused residential development (outline). Approved alteration and extension to dwelling. 1981 – Refused conversion of agricultural building to dwellings.			1982 – Refused conversion of depot and store to residential. Refused conversion of garage, office and store, demolition of depot/store replaced with dwellings. Refused conversion of depot/stores to warehouse conversion of transport garage/cold storage/store and office to nursery business units. Refused vehicular access. Refused conversion of depot and store to warehouse. 1983 – Refused brick store and stationing of caravan. 1984 – Refused dwelling (outline). Approved rear porch. Refused bungalow. Approved conversion of barns to dwellings. Approved conversion of barns to dwellings. 1985 – Approved two storey rear extension and detached garage. Approved enlargement of existing garage. 1986 – Approved new porch. Refused change of use from agricultural to be used for the storage and breakage of motor vehicles,			

the retailing of components and the repositioning of an existing access. Approved demolition of existing and construction of farm shop, store and wc. 1987 – Approved six detached houses. 1988 – Approved caravan for use of holiday staff. Approved 6 detached houses. Refused storage building (single storey). Approved alterations and extension of existing cottage and demolition of concrete barn erection of double garage and new access. 1989 – Appeal Against Non-Determination for alterations and extension of office/barn, provision of new access for B1 use. Refused alterations and extension of office/barn, provision of new access for B1 use. Refused 5 bungalows (outline). Refused 3 detached houses and garaging (outline). Appeal Against Non-Determination for detached dwelling (outline). Refused detached dwelling (outline). 1990 – Refused dwelling (outline). Refused dwelling (outline). Refused 3 storey house (replace existing). Approved new exit/entry and boundary treatment. Approved Appeal Against Non-Determination for detached house with double garage. 1991 – Approved change of use land to school playing field. Approved refurbishment and improvements. Approval for two storey detached house. Approved listed building consent for refurbishment and improvements. Refused 5 detached bungalows (outline). 1992 – Refused redevelopment to residential (outline). Refused two storey side extension. 1993 – Approved detached dwelling with internal garage. Approved extension. Approved replacement kennel block. Approved two storey dwelling with integral double garage and alterations to access. Approved two storey side extension. Approved detached house and replacement garage. Approved installation of pumped foul drainage system. 1994 – Approved erection of detached rear double garage and log store. Approval for dormer window. Approved change of agricultural land to residential curtilage (retrospective). Approved first floor rear extension. Approved loft conversion. 1995 – Approved extension of cottage (conversion of adjacent barn to residential use and demolition of existing concrete barn/erection of double garage and new access). Approved side conservatory and new ground floor extension (retrospective). Approved two storey rear extension. Approved use of land as playing field provision for parking and siting four linked portable buildings for changing rooms. Approved erection of porch (retrospective). 1996 – Approved vehicular access. Approved two storey extension to west, single storey to east elevation and entrance porch. Approved two storey extension to west elevation; single storey extension to east elevation; and entrance porch to south elevation. Approved change of use and conversion of former agricultural buildings from wholesale warehouse or repository to assembly repair maintenance storage and distribution of lawn care and agricultural equipment. Approved erection of detached garage and office with staff accommodation. Approved change of use of land for the keeping of horses. Approved single storey rear extension. 1997 – Approved listed building consent for single storey extension and dormers. Approved listed building consent for conversion of barn garage stores and shed into three dwellings and parking. Approved conversion of barn garage stores and shed into 3 dwellings. Approved single storey extension, access and two parking spaces. 1998 – Approved change of use and conversion of agricultural buildings from wholesale warehouse to assembly, repair, maintenance, storage and distribution of lawn care and agricultural equipment. Approved rear conservatory extension. Approved two storey detached dwelling (outline). Approved change of use of agricultural building from wholesale warehouse falling within class X of the 1972 Use Classes Order to a use falling within class B1(A) and B1(C) ; plus the erection of a single storey extension. Refused side extension for use as an annexe. Refused stationing of portacabin for use as a shop for the sale of goods. Approved change of use from former agricultural building from wholesale warehouse to use within B1. Refused two storey dwelling (outline). 1999 – Approved conversion of garage to gym, study and lobby and erection of replacement double garage. Approved part two storey and part single storey side extension. Approved erection of single storey rear extension. 2000 – Approved part single storey and part two storey extension. Refused 1 dwelling (outline permission). Approved removal of existing door/frame and window and installation of new door frame. Approved rear conservatory extension. 2001 – Approved single storey side extension. Approved erection of rear conservatory. 2002 – Approved two storey side extension. Approved construction of bay windows. Approved demolition of existing conservatory and erection of replacement rear conservatory. Approved repositioning of access. Approved single storey rear extension, attic conversion and front extension. 2003 – Refused erection of 1 dwelling with garaging. Approved erection of first floor extension. Refused retrospective application for creation vehicular access, formation of hardstanding, bridging ditch and erection of storage shed. Approved erection of front porch and 2 front bay windows. 2004 – Approved single storey rear extension. Approved single storey extension to the rear and side. Approved single storey side extension. Refused dwelling with garaging. 2005 – Approved single storey rear extension

plus loft conversion. 2006 – Refused certificate of lawfulness for existing development for erection of polytunnels. Approved single storey rear extension and loft conversion. Approved conversion of chalet bungalow to two storey dwelling house with erection of a single storey front and two storey rear extension. Approved two storey rear extension and a detached double garage. Refused conversion of existing chalet bungalow to two storey dwelling house with single storey extension to front, two storey extension to rear and car port. 2007 – Refused erection of games room over detached garage. Refused two storey extension and extension and alterations to front elevation. Approved extension and alterations (two storey rear extension and additions and alterations to side and front elevations). Approved retrospective demolition of chalet bungalow and part retrospective construction of new two storey dwelling. 2008 – Approved rear extension, alteration of existing pitched roof to increase both pitch and ridge and re-orientate the roof. Refused for first floor side extension. 2009 – Approved prior notification of agricultural development for the erection of a single storey agricultural building. Refused erection of agricultural store. 2010 – Refused 5 industrial units and 1 additional unit within existing building with associated car parking. 2011 – Approved erection of a rear conservatory. 2012 – Approved single storey playroom to replace existing garage. Refused replacement garage to be used as playroom. Approved change of use of land from agricultural to the keeping of horses and the erection of a field shelter. 2013 – Approved retrospective application for change of use to class B8 and extension of outdoor storage. Approved garage. 2015 – Approval for lean to for existing building to be used for storage. Refused for 3 dwellings with car parking. Refused listed building consent for conversion of store to additional accommodation to dwelling. Approved two storey extension to main house, single storey rear swimming pool extension, and single storey side extension. 2016 – Approved demolition of an existing commercial storage, distribution unit and external yard and the construction of five dwellings in order to ensure the retention of five existing B1 (outline). Refused conversion of store to form accommodation dwelling. Approval for erection of 1 dwelling. Refused single dwelling (outline). Refused 3 detached dwellings. Approved two storey rear extension and erection of single storey side extension. Approved single-storey rear and side extensions. Approved proposed conservatory. 2017 – Refused 14 self/custom build detached dwellings. Refused 9 detached dwellings (outline). Refused three dwellings (outline). Approved single store garage. Approved single storey rear extension. Refused 2 chalet bungalows. Approved lawful development certificate for hard surface area. Approved demolition of an existing commercial storage and distribution unit and external yard and the construction of eight dwellings (outline). Approved demolition of conservatory and erection of a single storey rear extension and side extension, and loft conversion. 2018 – Approved open bay garage. Refused conversion of store to form additional accommodation to dwelling. Refused listed building consent for conversion of store to form additional accommodation to dwelling. Approved temporary store (part retrospective). 2019 – Approved conversion of existing store to additional residential accommodation. Refused listed building consent for proposed conversion of existing store to additional residential. Refused 2 detached dwellings with garages. Approved listed building consent for conversion of existing store to additional residential. Approved 4 dwellings.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Suitable access can be achieved onto Warmlake Road using existing frontage, or onto Maidstone Road through site 171 or site 107.	Provision of suitable access point	None. Site recommended as suitable on access grounds at this stage.

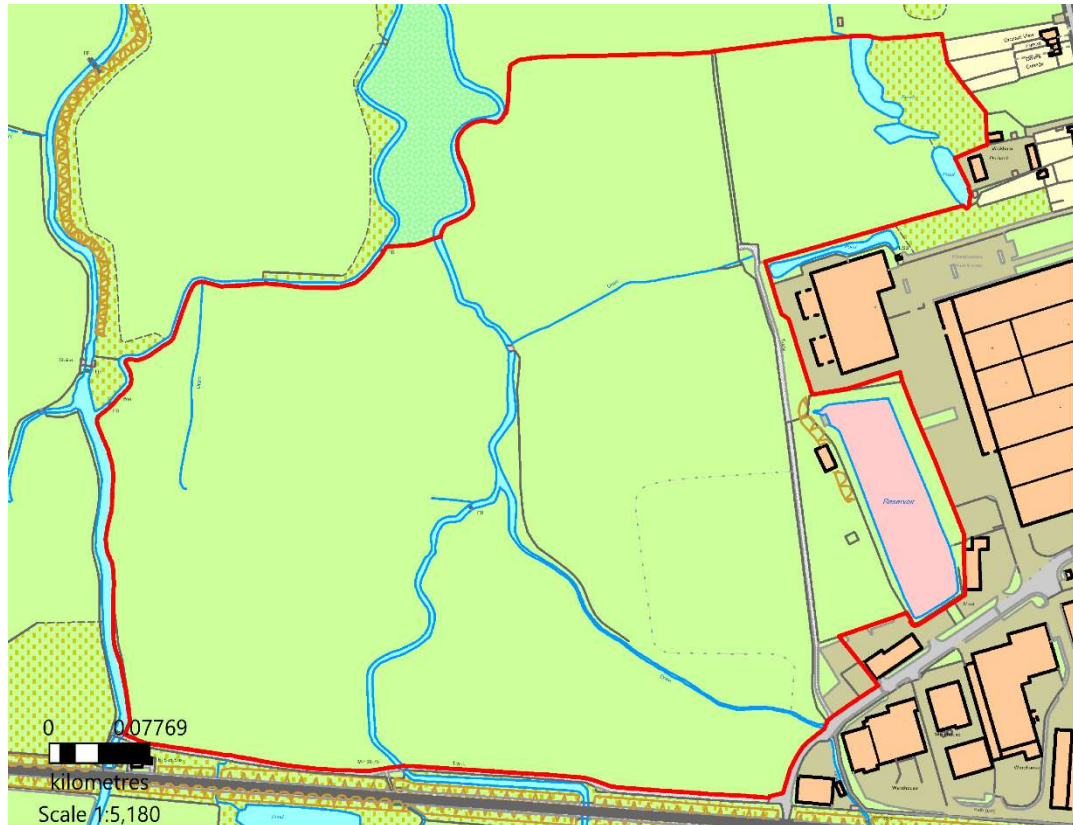
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m of most of the site. No GP, Shop or Primary School within 800m of much of the site. More than 30 minutes public transport time to town centre and over an hour to the Hospital from much of the site.	Provision of extra bus services, or diversion of existing route, to run through the site. This would be benefited by access being provided through site 171, for best potential route.	Required mitigation measures feasible due to scale of the site. Would be benefited by the support of nearby sites.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	Greensand Ridge (5.63%) / None (94.37%)	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve.		-
<b>Local Nature Reserves</b>	4 - 9 arable fields with within the site, hedgerows within the site, areas of grassland within the north of the site and buildings within the south of the site. Site has some connectivity to the surrounding area so is possible that the site is used by foraging bats/breeding birds. Site may be used by ground nesting birds.	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	2	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	3 Listed Buildings		

<b>Archaeology</b>	Awaiting KCC archaeology comments	development would need to be considered from a historic fabric perspective before it can be understood the full potential impact.	
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration first however stability issues may prevent this within Sandgate formation. Surface water sewer does exist and therefore provides a secondary option should infiltration not be possible.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (coalescence)</b>	<b>This site has the potential to contribute to the coalescence of Chart Sutton, Sutton Valence, and Maidstone.</b>	At the current time, this issue cannot be mitigated. A more detailed design setting how this site reinforces existing settlement boundaries is required.	The site is considered unsuitable.
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Coalescence</b>		

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



Site Ref: 281	Site Name: Land West of Pattenden Lane			Parish: Marden (100%)	
Address	Pattenden Lane, Marden			AVAILABILITY	
Landowner				Landowner Consent?	Yes
Agent	Lken Ballard Ltd			Developer interest?	No
Current Use	Agriculture, football pitches, reservoir, compund, parking			Availability Date	Now
Promoted Use(s)	Residential/ Office			Legal Constraints?	No
Site Area (Ha)	27.71	Brownfield/Greenfield	Greenfield	Nominated Capacity	
Site Description	A number of level arable fields and a sports pitch.				
Surrounding Uses	Farmland to north and west, industrial estate to east, railway line to south.				
Planning History	<p>1974 – Approved restoration of building. 1978 – Approved single storey extension to provide bedroom and extend dining room. 1984 – Approved number of caravans on site by increasing by four, from two to six. 1987 – Refused residential development. 1989 – Approved change of use for stationing 2 showmen mobile homes. 1990 – Approved enclosure of existing loading bay to extend storage area and create new office area/provision of new service area and car park and erection of security fence. 1992 – Approved steel framed open barn for general agricultural storage and lambing shelter. 1993 – Approved change of use to B1/B2 use and access. Refused change of use for temporary storage of tyres and siting of portable building (retrospective). 1995 – Approved landscaping to prevent flooding. Approval demolition of buildings and erection of small business premises for B1c and B2 uses with ancillary offices and the provision of access and parking. 1998 – Approved single storey building to provide ancillary offices to adjacent workshops, with access, parking and landscaping. Approved erection of packaging building with ancillary storage and offices, access, parking and landscaping.</p> <p>1999 – Approved aircraft hangar and helipad with ancillary uses. Approved extension to packaging building with revised access and parking. 2000 – Approved industrial building for vehicle assembly work with parking and access and provision for improved HGV access. 2001 – Approved change of use of existing warehouse to general industrial premises with access and amended parking provision. 2002 – Approved change of use of warehouse to general industrial, including additional parking. 2003 – Approved change of use of land to provide for improved HGV access and parking, provision of revised car parking and service road, formation of additional access and erection of security fence. 2004 – Approved replacement telecommunication mast and associated development. Approved replacement telecommunication mast and associated development. 2005 – Approved first floor side extension. 2007 – Approved change of use from B2 with ancillary storage, offices and parking to B8 with ancillary</p>				



offices and parking. Approved change of use of agricultural land to form residential garden. Approved single storey extension. Approved mezzanine level stores and offices/new external viewing platform. 2009 – Approved single storey building to provide ancillary offices with access and parking and retention of existing buildings. 2012 – Approved certificate of lawful development for an existing use of land for secure and open storage of building materials and the associated storage of machinery, plant and equipment, including the siting and use of two metal storage containers and the covered area between the containers. 2015 – Approved redevelopment of existing builder's yard including erection of detached house, 2-bay car port, access driveway and parking area. Approved change of use of agricultural land to employment and erection of B2 with ancillary storage, offices, yard, parking and access. 2016 – Refused 2 semi-detached dwellings and 1 bungalow. 2017 – Approved 2 self-build detached bungalows. 2018 – Approved change of use from B2 to B8 and ancillary uses. 2019 – Approved ancillary building

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Only access via Private road, there is sufficient width and positioning available for new access but access rights need to be negotiated in order to achieve access. As it stands, this is 3rd party land.	Provision of suitable access to the highways network, requiring 3rd party land.	Site recommended as unsuitable at this stage due to the requirement for 3rd party land in order to achieve access to the highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. (Shop and GP on margin, but not within proximity of the whole site.) more than 30 minutes public transport time to town centre and over an hour to the hospital.	A new bus route and stops, as well as a new crossing facility.	Required mitigation unfeasible due to the site having insufficient units to achieve a new, regular bus route. Site recommended as unsuitable on sustainability ground.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-



<b>Landscape Character</b>	The Landscape Character Study identifies that the site is partially within the Teise Valley landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve. The Landscape Character Study identifies that the site is partially within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - Four grassland fields surrounded by mature hedgerows , small woodland copse with possible ponds in the NE and a balancing pond along the eastern boundary. The site has good connectivity to the surrounding area and GCN have been recorded within the site. There is also potential for other protected species to be present including reptiles, breeding birds (including ground nesting) bats and badgers.	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	Site has potential for prehistoric and later remains but of particular interest is the potential for remains associated with Great Pattenden, a moated complex identifiable on the 1st Ed OS map and on the Tithe Map. Remains seem to be buried but both structural and buried cultural remains and earthworks.	This site will require predetermination Archaeological DBA and probable archaeological fieldwork. Assessment of the remains associated with Pattenden needs to consider preservation in situ and interpretation. Fieldwork should consider geophysical surveying and/or targeted trial trenching informed by the results of the DBA	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 2 (25.5%) / Flood Zone 3 (67.12%) / None (7.39%)	Development should be directed to the areas of lowest flood risk.	Reason for exclusion
<b>Drainage</b>	Entire site within floodzone 2. Development in this large area may not be possible.		1.00%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-

<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	Railway line and Industrial Estate	Site may need to be designed to protect user's amenity from railway line and industrial estate	Assumed built into the density assumption
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site and services and flood risk</b>		


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

Site Ref: 284	Site Name: Land at Wares farm			Parish: Linton (100%)			
Address	Wares Farm, Lenham			AVAILABILITY			
Landowner	Alan Firmin Ltd			Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning			Developer interest?	No	Nominated Capacity	
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	8.17	Brownfield/Greenfield	Greenfield				
Site Description	Site is in use as an orchard, with coverings for the plants, both in large and small scale formations.						
Surrounding Uses	There is warehousing development underway to the north of the site, with a small established industrial estate to the north-west of the site. The surrounding uses apart from this is agricultural.						
Planning History	1979 – Approval for fruit storage building. 1983 – Refused restoration of oasthouse and conversion to dwelling. 1991 – Refused change of use of redundant workshop/packing shed to class B1. Approval for change of use of redundant workshop/packing shed to class B1c. Approval for loading bay canopy to exterior wall of cold storage shed and extension of tarmac area. 1997 – Approval for 8 mobile homes to provide seasonal accommodation for agricultural workers and for their vacant storage for remaining part of the year and ancillary toilets/service blocks. 1999 – Approval reconstruction of former oasthouse as new dwelling. 2001 – Refused change of use of land for the provision and storage of additional mobile homes for seasonal workers accommodation. 2003 – Approval for detached timber building for use as a rest and recreation by temporary student agricultural workers. 2005 – Approval for change of use to facilitate provision and siting of 6 additional caravans. 2007 – Approval for two shower blocks, laundry/drying room and computer room. Approval for change of use of land for the stationing of seasonal and general agricultural workers caravans and occupation for revised periods. 2011 – Approval for change of use from agricultural use to agricultural use plus use for model car racing and model aircraft flying (retrospective). 2017 – Approval for demolition of existing dwelling and erection of B8 warehouse will ancillary offices, dock levellers, access, parking and landscaping						

		SUITABILITY	
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Suitable access provision available.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	Provision of a new bus service to reach within 400m walking distance of the site, along with the necessary pedestrian infrastructure.	Site of insufficient scale to achieve a new, regular 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 Study identifies that the site is partially within the Yalding Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve. The Landscape Character Study identifies that the site is partially within the Beult Valley landscape character area, which forms a part of the Valleys landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be High, with an overall recommendation to Conserve and Restore.		-
Local Nature Reserves	4 - Polly tunnels, storage containers, hard standing, modern agricultural buildings with some mature trees and hedgerows through out the site. The site may have some potential to be used by foraging bats or breeding birds	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species 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			

CONCLUSION Is the Site...			
	Available?	Suitable?	Achievable?
	Yes	No	N/A
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	Site contains remains of two historic farm complexes identifiable on the Tithe Map and 1st Ed OS map. The man historic farm buildings of Wares Farm and Elvys Farm survive on the site and although they are not designated, these buildings are of archaeological interest.	Archaeological Assessment needed to inform significance of surviving remains of two post medieval or earlier farm buildings and associated archaeological landscape features. Archaeological fieldwork likely to be recommended.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	Flood Zone 2 (14.74%) / Flood Zone 3 (19.92%) / None (65.33%)	Development should be directed to the areas of lowest flood risk.	25% deduction from developable site area
<b>Drainage</b>	A third of the site is within flood zone 2 which may prevent development part of the site. 3.2ha of site within surface water flood risk and as such we would advise that buildings and attenuation features are located outside of areas at risk.		0.36%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	Distribution Centre	Site may need to be designed to protect user's amenity from distribution centre	Assumed built into the density assumption
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to services</b>		



Site Ref: 287	Site Name: Little Gaynes Farm			Parish: Lenham (100%)	
Address	Faversham Rd, Lenham			AVAILABILITY	
Landowner	Mr & Mrs J Bond			Landowner Consent?	Yes
Agent	Country House Homes			Legal Constraints?	No
Current Use	Mixed Resi & Commercial			Developer interest?	No
Promoted Use(s)	Residential			Nominated Capacity	21 units
Site Area (Ha)	1.12	Brownfield/Greenfield	Brownfield	Availability Date	Now
Site Description	Site is currently a residential dwelling and builders yard			Modelled Capacity	N/A
Surrounding Uses	Site is bounded to the west by PROW KH438. Footpath is bounded on the east side by a brick wall				
Planning History	1984 – Approved alterations and extensions to form new bedrooms, bathroom and kitchen. 1985 – Approved temporary stationing of residential caravan. Refused erection of garage block, stable block and storage shed. 1986 – Approved erection of double garage. 1991 – Approved two storey rear extension. 2000 – Erection of a conservatory.				
					

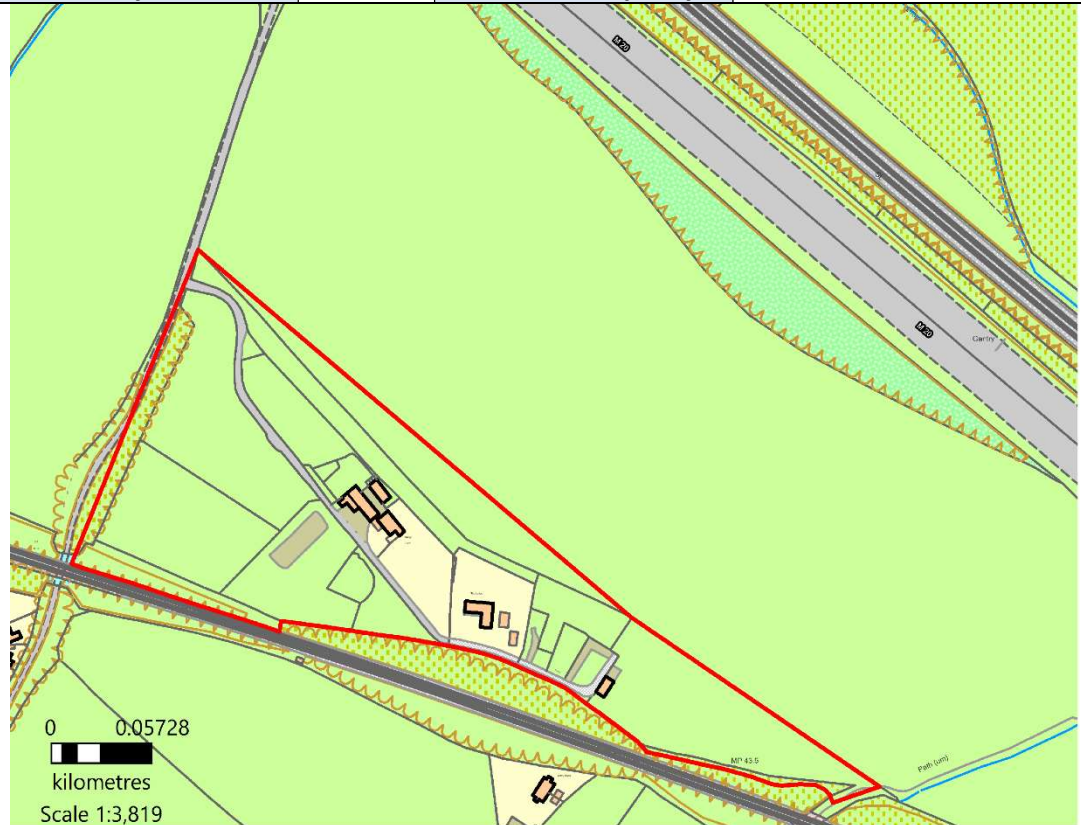


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Faversham Road is of insufficient width northward from the south part of the site frontage. Widths to the south, leading to the A20, are sufficient but on street parking causes the clear carriageway widths to be insufficient.	Provision of suitable road widths between the site and the A20. This is partially achievable with the site frontage, but would require the introduction of parking restrictions at the southern end of Faversham Road.	Required mitigation measures may reduce the available site area and may prove problematic, due to the requirement to remove parking. For this site, these measures are feasible and the recommendation is that this site is suitable on access grounds at this
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No convenience store, GP or Primary School within 800m. Over 30 minutes to Maidstone town centre and approximately an hour to the hospital.	A new or diverted bus service, along with the necessary pedestrian infrastructure.	The required mitigation measures are unfeasible due to insufficient site scale to support enhanced bus services. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	Kent Downs (100%)	No mitigation possible – the location is unsuitable if sites are available elsewhere.	Site unsuitable.
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study 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.		-
<b>Local Nature Reserves</b>	4 - Grass fields, hard standing, buildings, hedgerows and mature	Mitigation requirements will be dependent on the results of any surveys.	-
<b>Local Wildlife Sites</b>		Possible that any mitigation required can be	

<b>Special Area of Conservation</b>	trees. The buildings/trees may be used by roosting bats or breeding birds	implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	high potential for remains associated with numerous PAS metal artefact finds located across the neighbouring fields. Although the site has been subject to earlier development there is potential for sensitive archaeology to survive.	Archaeological DBA required to inform planning application and predetermination fieldwork is likely to be recommended as well.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-

Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Located in AONB. Insufficient access to services		

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

Site Ref: 291	Site Name: Bridge Farm			Parish: Thurnham (100%)	
Address	Water Lane, Thurnham			AVAILABILITY	
Landowner	Michael Chapman			Landowner Consent?	Yes
Agent				Developer interest?	No
Current Use	Equestrian			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	4.25	Brownfield/Greenfield	"No"	Nominated Capacity	60 units (with 191)
Site Description	Site is a grazing meadow and paddock on Water Lane, north of the High Speed rail line just outside Bearstead. The site is at the foot of the North Downs, and slopes gently from north (high) to south (low).				
Surrounding Uses	The site is bounded by the HS1 line to the south, there are agricultural grazing lands to the northeast, and there is agricultural land across Water Ln to the west.				
Planning History	1965 – Approval for extension to form two garages and two stables. Refused use of farm road for temporary parking. 1977 – Approval for alterations and extension to bungalow. 1979 – Approval of storage building. 1981 – Approval for extension to bungalow. 1989 – Approval for alteration to roof of outbuilding and addition of outside washroom/WC. 1994 – Approval for extension to porch				
					

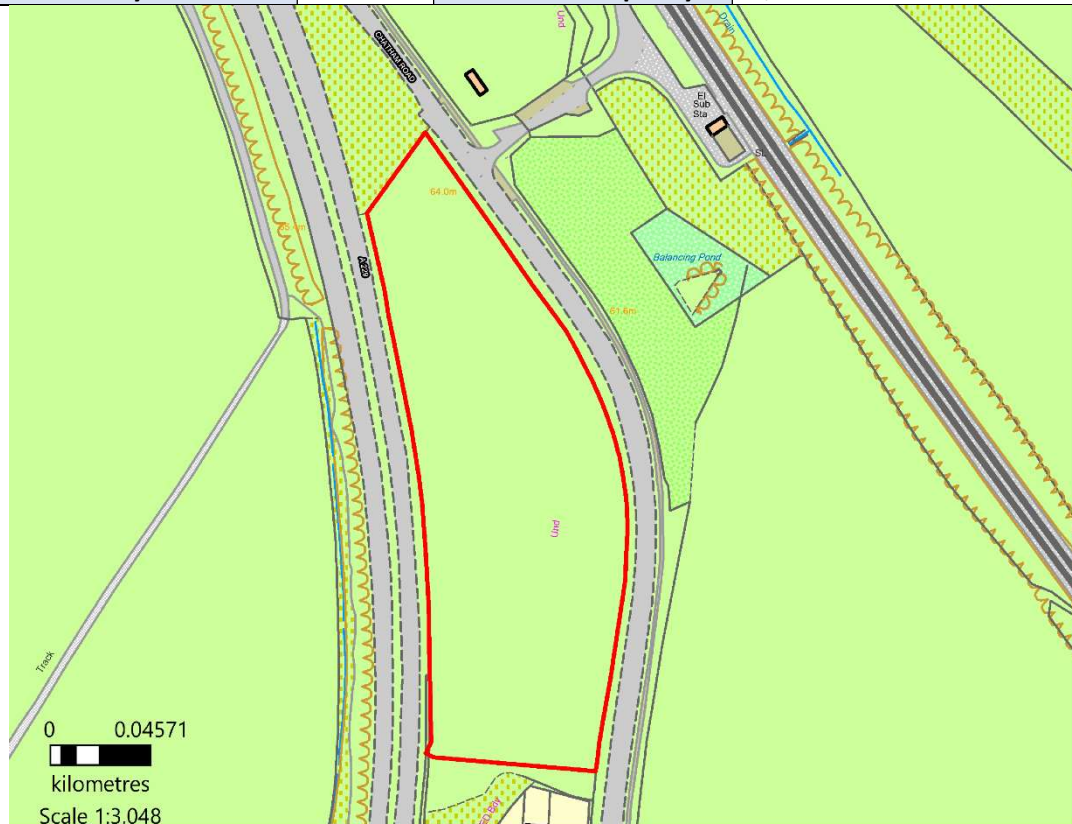
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Water Lane is of insufficient width for requirements.	Widening of Water Lane, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land in order to achieve suitable access to the primary highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m. No GP, Primary School or Shop within 800m. Less than 30 minutes public transport time to town centre, but over an hour to the hospital.	Provision of a new bus service to within 400m of the site. This would require widening of Water Ln, which would need 3rd party land.	Required mitigation is unfeasible due to the requirement for 3rd party land and insufficient site scale for supporting a new bus service. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Thurnham Vale landscape character area, which forms a part of the Gault Clay Vale landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
<b>Local Nature Reserves</b>	3 - Grassland field, residential building/garden, modern agricultural buildings, mature trees, mature hedgerows along the western border and the southern border has scrub/rough grassland - the site is adjacent to the railway line so there is some connectivity to the surrounding area.	Mitigation requirements will be dependent on the results of any surveys. Possible that any mitigation required can not be fully	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>	Some potential for protected species including roosting bats, reptiles and breeding birds.	implemented onsite Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	8	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	high potential for prehistoric and Romano British remains associated with archaeology located to the south of railway line west of Barty Farm.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Split in geology type. Folkestone bedrock may permit infiltration however, groundwater appears to be relatively shallow in this location which may prevent this. Ground investigations should be undertaken to confirm this. Ditch is present from google mapping to the Eastern corner which may provide outfall/drain existing site.		0.01
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			

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



Site Ref: 293	Site Name: Land between A229 & Old Chatham Rd			Parish: Boxley (28.29%) / Outside Maidstone (71.71%)			
Address	Land between A229 & Old Chatham Rd, Sandling			AVAILABILITY			
Landowner	Roadhouse Building & Civil Engineering Ltd			Landowner Consent?	Yes	Legal Constraints?	no
Agent	Batcheller Monkhouse			Developer interest?	Yes	Nominated Capacity	10 units
Current Use	Grassland			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	2.1	Brownfield/Greenfield	Greenfield				
Site Description	Site lies between the A229 and Old Chatham Road. The site adjoins the built up boundary of Sandling to the south. Northern corner screened by small area of mature planting						
Surrounding Uses	Kent Downs AONB and the North Downs						
Planning History	No Planning History						

<b>SUITABILITY</b>		
<b>Issue/ Constraint</b>	<b>Mitigation Required</b>	<b>Impact on developable land area/capacity/site suitability</b>

<b>Access to Highway Network</b>	Suitable access achievable onto Old Chatham Road.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	Bus services within 400m, however services are less than 2 per hour. No GP or Primary School within 800m of the site. There is a convenience store near the site, but however it is a petrol station shop so the range of products may be limited.	Increased bus service regularity and improved crossing facilities.	Required mitigation is not feasible due to the site being of insufficient scale to support enhanced bus services. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	No obvious connection	Utilities connection will need to be secured.	Included within density assumption.
<b>Area of Outstanding Natural Beauty</b>	Kent Downs (100%)	No mitigation possible – the location is unsuitable if sites are available elsewhere.	Site unsuitable.
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is partially within the Boxley 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 Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	4 - Arable fields surrounded by hedgerows - may be used by ground nesting birds	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-

<b>Heritage</b>	-	-	-
<b>Archaeology</b>	high potential for early prehistoric and later remains because site is situated within a dry valley known to contain Neolithic activity, with rare long houses known to the north, and the Roman road is considered to follow the course of Chatham Road	Archaeological DBA required to inform planning application and predetermination fieldwork is likely to be recommended as well.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration in to underlying chalk geology likely. Infiltration testing should be undertaken to confirm rates and amount of attenuation storage required.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Located in AONB and insufficient access to services</b>		

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



access doors/creation of outdoor swimming pool) to increase the size of the balcony and erection of timber framed pavilion. Approved listed building consent to carry out internal alterations (archway in living room/installation of fanlight over WC door/double door between living room and study/blocking up existing doorway. 2007 – Refused erection of a pair of semi-detached cottages with access and parking. 2009 – Refused erection of a pair of semi-detached cottages with access and parking. Approval for erection of a pair of semi-detached cottages with access and parking (submission of details). 2013 – Approved erection of single storey extension. 2014 – Approved extension to detached bungalow and demolition of existing garage/barn and construction of a new garage and workshop. 2015 – Approved non-material amendment (Approval for extension to detached bungalow and demolition of existing garage/barn and construction of a new garage and workshop). Refused non-material amendment (Approval for extension to detached bungalow and demolition of existing garage/barn and construction of a new garage and workshop). 2017 – Approved erection of a rear/side extension to existing conservatory. 2018 – Approved demolition of rear extension and erection of a single storey rear extension. Approved demolition of existing front porch and erection of a larger porch

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Site frontage to the west is of insufficient width to provide access. The same for the frontage to the north, which connects on to Rectory Lane. Rectory Lane is too narrow to meet requirements.	Provision of a suitable access point, using 3rd party land or by connecting through site 112.	Site recommended as suitable on access grounds at this stage, dependant on access being provided through proposed site 112.
<b>Access to Public Transportation &amp; Services</b>	Bus stops, with regular services, available within a 400m walk of the site, however there is no pavement provision to access them. Approximately 30 minutes to Maidstone High Street by public transport, but over an hour to the hospital. No convenience stores or Primary Schools in vicinity, but 1 GP within 800m.	Pavement improvements on South Lane and Lower Road, which would require 3rd party to deliver, in order to provide access to the existing bus service. Alternatively, diverting the existing bus route to run more close to the site.	Site recommended as unsuitable on sustainability grounds due to the requirement for 3rd party land or extended bus services to deliver the necessary mitigation. Site and neighbouring sites of insufficient scale to achieve.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-

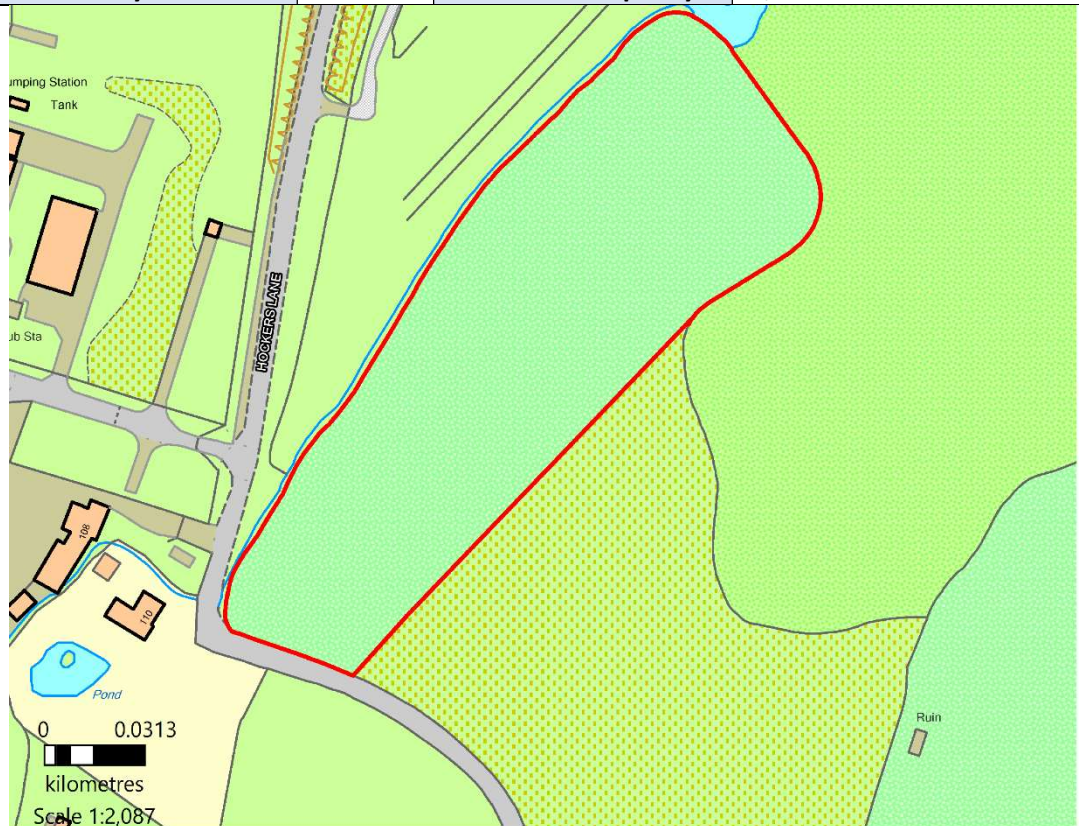


MBLP Landscapes of Local Value	Greensand Ridge (100%)	-	Development is unsuitable here as it would have an unacceptable impact on landscape, including on the Greensand Ridge.
Landscape Character	The Landscape Character Study identifies that the site is within the Sutton Valence Greensand Ridge landscape character area, which forms a part of the Greensand Ridge landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		
Local Nature Reserves	- Rough Grassland field (previously grubbed up orchard) surrounded with mature hedgerows. Good connectivity to the surrounded area and potential for protected species to be present including reptiles, bats, breeding birds and badgers.	Mitigation requirements will be dependent on the results of any surveys. There is potential that Mitigation can not be fully implemented onsite - even if considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
Heritage	The site is immediately south of Sutton Castle south of Sutton Castle (grade II listed and Scheduled Monument, refs: 1186956, 1013537). The castle is in a strategic defensive and elevated location overlooking the countryside to the south. Development of the site is likely to fundamentally undermine this aspect of its significance. The Old Rectory, to the north, is likely to be considered a non-designated heritage asset.		The site contributes to the rural setting and definition of Sutton Valence village and conservation area. Development would erode these aspects and therefore likely to cause harm.
Archaeology	moderate potential for multiperiod archaeology but of greater consideration is the impact of this proposal on the setting of the Scheduled Monument of Sutton Valence Castle.	Needs to be pre-allocation consultation with Historic England regarding the setting of Sutton Valence Castle and its significance.	Site potentially unsuitable.
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	It may be possible for some infiltration on site within hythe formation however groundwater has been idenfied as shallow in this location. The second option after infiltration is for a restricted discharge into the adjacent watercourse.		

<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-		
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Landscape and heritage issue. Insufficient access to services, and potentially archaeological value.</b>		

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



Site Ref: 300	Site Name: Land north east of Hockers Lane				Parish: Detling (100%)		
Address	Hockers Lane, Detling			AVAILABILITY			
Landowner	Not stated			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Magenta Planning Ltd			Developer interest?	No	Nominated Capacity	
Current Use	Open land			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.48	Brownfield/Greenfield	Greenfield				
Site Description	Open grassland						
Surrounding Uses	M20 to the north. Industrial use to the west						
Planning History	No Planning History						
							

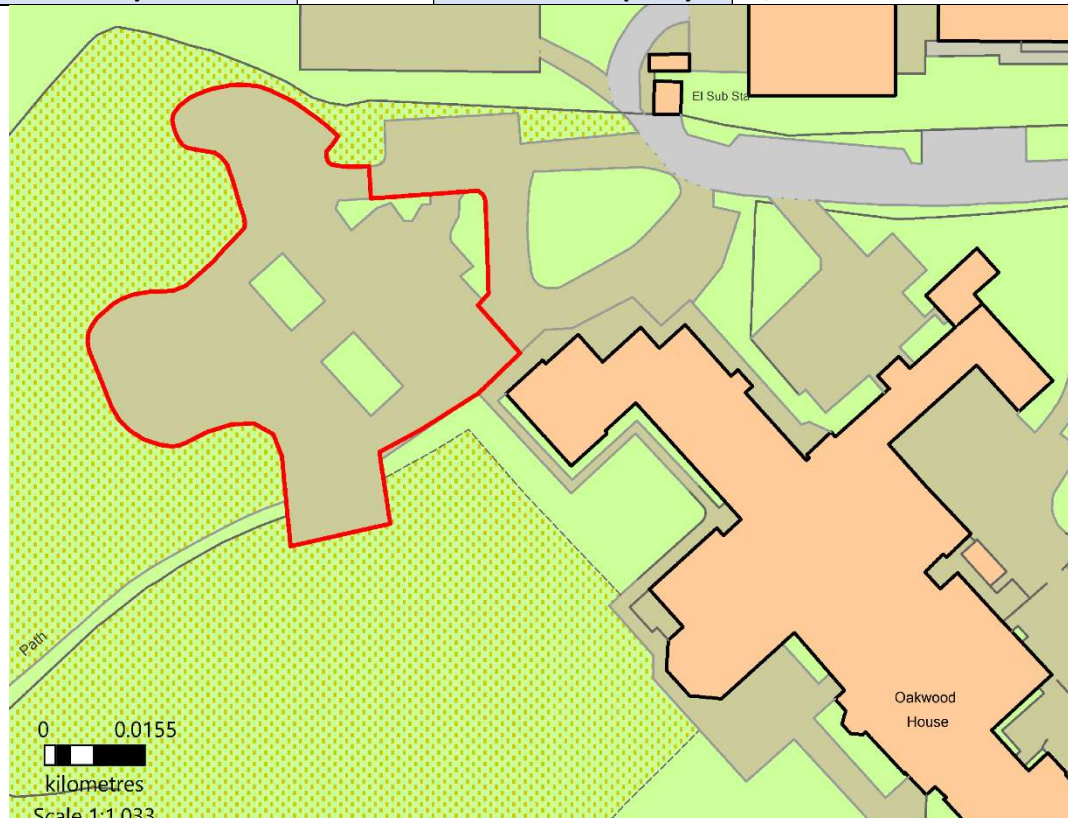
SUITABILITY		
Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability

<b>Access to Highway Network</b>	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).	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.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and averaging over an hour to hospital.	New bus route and stops. Removal of uncontrolled parking on Hockers Lane and widening of the carriageway, to provide sufficient width. Carriageway widening will require 3rd party land.	Required mitigation unfeasible due to the requirement for 3rd party land and insufficient site size for increased bus service provision. Site recommended as unsuitable on Sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Thurnham Vale landscape character area, which forms a part of the Gault Clay Vale landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
<b>Local Nature Reserves</b>	1 - Area of rough grassland/ mature hedgerows with good connectivity to the LWS/areas of ancient woodland to the east and west of the site. There is a pond directly adjacent other northern boundary. The ARCH project recorded the site as other Neutral Grassland	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	
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>	which at the time of the survey was not assessed as a habitat of principle importance	proposed it's unlikely that it can be done on site. There is potential that protected species	
<b>Hedgerows</b>	however the site was surveyed out of season so it is possible that the botanical interest is higher than assessed during the ARCH Survey. Protected species are likely to be present including reptiles, breeding birds, bats and badgers.	Mitigation can not be fully implemented onsite - even if considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some archaeological potential for remains associated with prehistoric and Romano-British activity.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Controlled discharge into adjacent watercourse. Appropriate setback from watercourse needed.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	Yes	Site may need to be designed to protect user's amenity from Industrial	Assumed built into the density assumption
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			

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

Site Ref: 302	Site Name: Oakwood Overflow Car Park			Parish: Unparished (100%)	
Address	Oakwood House, Oakwood Park, Maidstone			AVAILABILITY	
Landowner	Kent County Council			Landowner Consent?	Yes
Agent	c/o DHA Planning Ltd			Developer interest?	No
Current Use	Car Park			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	0.24	Brownfield/Greenfield	Brownfield	Nominated Capacity	9 units
Site Description	Site is currently an overflow car park, forming part of the Oakwood House complex. The whole site is screened by mature trees, with smaller trees within the site in spaces between sets of bays.				
Surrounding Uses	The site lies within the Oakwood House hotel/ education/ leisure campus. It is adjacent to the Oakwood House itself, which lies to the southeast. Tennis courts for the St. Simon Stock Secondary School lie to the north. There are mature woods to the south and east of the site.				
Planning History	1991 – Objection for replacement workshops and teaching accommodation and new car park. 1993 – Approved erection of two temporary classrooms. Approved single storey boiler house extension. Approved extension for library and resources area. Approved erection of two new boiler houses. 1995 – Approved renewal of permission for erection of 2 temporary classrooms. 2003 – No Objection to change of use for Oakwood House for wedding receptions and evening functions. 2006 – No Objection for single storey extension				
					

<b>SUITABILITY</b>		
<b>Issue/ Constraint</b>	<b>Mitigation Required</b>	<b>Impact on developable land area/capacity/site suitability</b>

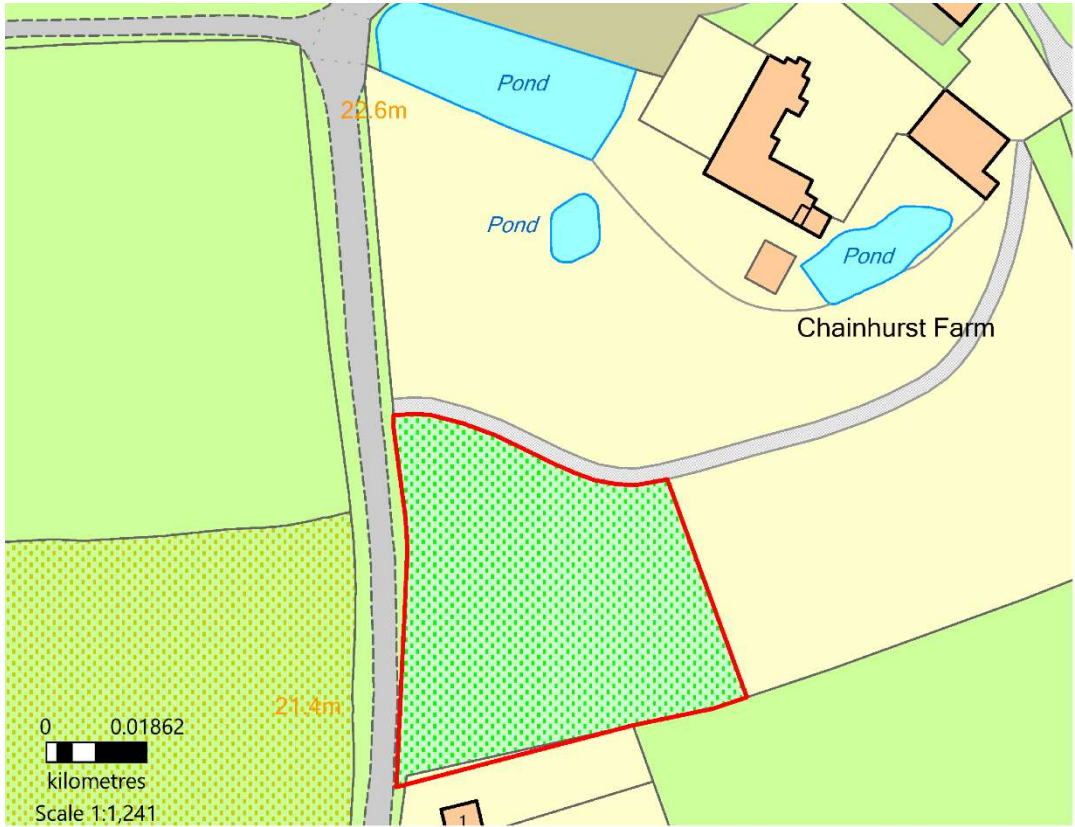
<b>Access to Highway Network</b>	The existing access is via a narrow, 3rd party track.	Provision of a suitable access, requiring access rights and widening of the access track, requiring 3rd party land.	Site recommended as unsuitable on access grounds due to the requirement for 3rd party land in order to achieve access to the highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m. No Primary School or GP within 800m. A shop is within 800m. Less than 30 minutes public transport time to town centre and hospital.	Site achieves base sustainability rating necessary for further consideration at this stage by virtue of the short public transport journey times to Maidstone Town centre and Hospital.	None at this stage. Site recommended at suitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	32% of the site is within 15m.	32% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Oakwood Park landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Low, with an overall recommendation to Improve and Reinforce.		-
<b>Local Nature Reserves</b>	4 (if impact on AW avoided). - Area of hard standing directly adjacent to an area of Ancient Woodland.	There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			



<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low archaeological potential	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Small size area may prevent infiltration on site depending on building type and scale.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Piecemeal development</b>		

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

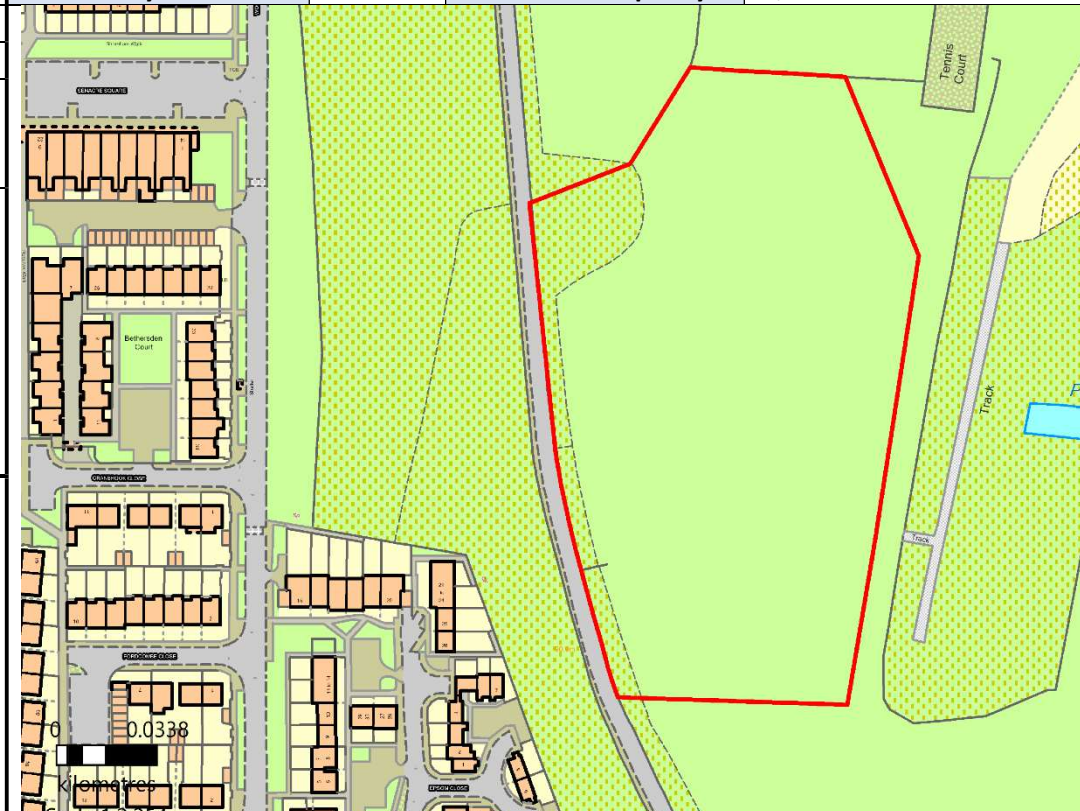


Site Ref: 304	Site Name: Land east of Hunton Rd			Parish: Marden (100%)			
Address	Hunton Rd, Chainhurst, Marden			AVAILABILITY			
Landowner	J Tipples, Reed Court Farms			Landowner Consent?	Yes	Legal Constraints?	No
Agent	BTF Partnership			Developer interest?	No	Nominated Capacity	9 units
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.3	Brownfield/Greenfield	Greenfield				
Site Description	Site is an area of wooded scrubland to the west of Hunton Rd in Chainhurst.						
Surrounding Uses	There is a large residential garden to the north of the site, with agricultural land to the east. There are residential properties to the south.						
Planning History	1980 – Approved construction of driveways. 1982 – Approved vehicular access. 1984 – Approved amendments to oasthouse conversion. 2007 – Approved erection of two bay garage						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Suitable access possible using existing frontage.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, but the service is less than 2 per hr. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and over an hour to the Hospital.	Provision of increased bus service regularity.	Site is not if sufficient scale to achieve increased bus services. Insufficient other proposed sites along this bus route to support increased bus services. Site recommended as unsuitable on sustainability grounds.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Study identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	2 - A small area of woodland (possibly an unmanaged trad optional orchard) Has good connectivity to the site and protected species are likely to be present including badgers, bats and breeding birds. Has been present for at least 30 years.	Can not mitigate on site.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-

<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low potential for post medieval agrarian heritage remains	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	It is likely that existing ditches are present in the area however, it is not shown on mapping. Investigation is required to establish this.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to services</b>		

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

Site Ref: 306	Site Name: Land south of Gore Court			Parish: Otham (100%)			
Address	Church Rd, Otham			AVAILABILITY			
Landowner	Mr J Baker			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Country House Homes			Developer interest?	Yes	Nominated Capacity	12-15 units
Current Use	Grazing			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	2.11	Brownfield/Greenfield	Greenfield				
Site Description	Site is a grassland field east of Church Rd in Otham. It has significant tree and undergrowth at its east and western boundaries.						
Surrounding Uses	There is ancient woodland across Church Rd to the west. The land (primarily grazing adjacent to the site) of Gore Court lie to the north, with a wooded area extending to the east. There are trees and grass scrubland to the south.						
Planning History	1994 – Approved alterations to doors and fenestration. Approved listed building consent for alterations to doors and fenestration. 1996 – Approved change of use from residential school (C2) to a day school (D1)						

<b>SUITABILITY</b>		
<b>Issue/ Constraint</b>	<b>Mitigation Required</b>	<b>Impact on developable land area/capacity/site suitability</b>

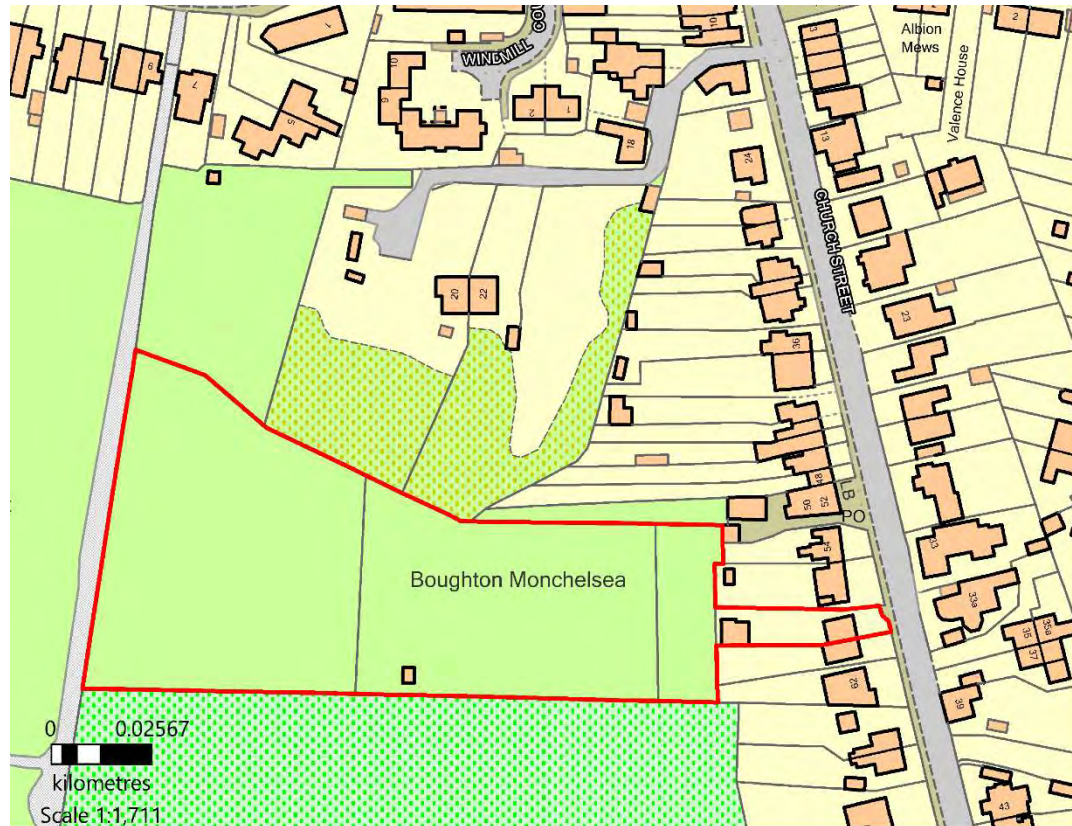
<b>Access to Highway Network</b>	Church Road is of insufficient width for requirements.	Widening of Church Road, requiring 3rd party land	Site recommended as unsuitable on access grounds due to the requirement for 3rd party land to achieve suitable access to the primary highways network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or Shop within 800m. Less than 30 minutes public transport time to town centre and averaging an hour to the hospital. Lacking pavements to provide safe access to the services required for those journeys, however.	Widening of Church Road, using 3rd party land, so that safe pedestrian access to public transport services can be required. Providing a new bus service to the site would be an alternative to this, however that would still require widening Church Road.	Site recommended as unsuitable on sustainability grounds due to the need for 3rd party land to enable required measures.
<b>Utilities Access</b>	No obvious connection	Utilities connection will need to be secured.	Included within density assumption.
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	4% of the site within 15m.	4% of site should be set aside as land adjacent to Ancient Woodland	N/A
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Langley Heath Undulating Farmlands landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be Very High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - Adjacent to an area of ancient woodland along the western boundary and there is a woodland along the eastern boundary. The site is a grassland field with good connectivity to the surrounding area. Has potential to be used by	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>	protected species (particularly along the woodland boundaries) including reptiles, bats, breeding birds and badgers.	(if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	Part of the medieval Gore Court estate, and a key element in the setting of the listed buildings which include Gore Court (grade II*, ref: 1250699) and curtilage buildings. The landscape is included in the Kent Compendium of historic gardens for its regional importance. Strong historical and physical relationship between Otham conservation area to the east, which includes a notable grouping of listed medieval and Tudor buildings.		Development of the site would likely result in a high degree of harm to the setting of the above heritage assets by eroding their historic rural setting.
<b>Archaeology</b>	potential for archaeological landscape remains associated with Gore Court and its post medieval designed parkland and boundary.	Archaeological Landscape Assessment need to inform application and ensure any archaeological landscape features of importance, such as boundary along west side, are retained.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration likely on site. Further investigations needed. Infiltrating features as with most within hythe formation will need to be set back from buildings to mitiagte around washout.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-

Neighbouring resi use?	-	-	-
Other (add to list)			
CONCLUSION: Is the Site Suitable?	No: Insufficient access to site and services		

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



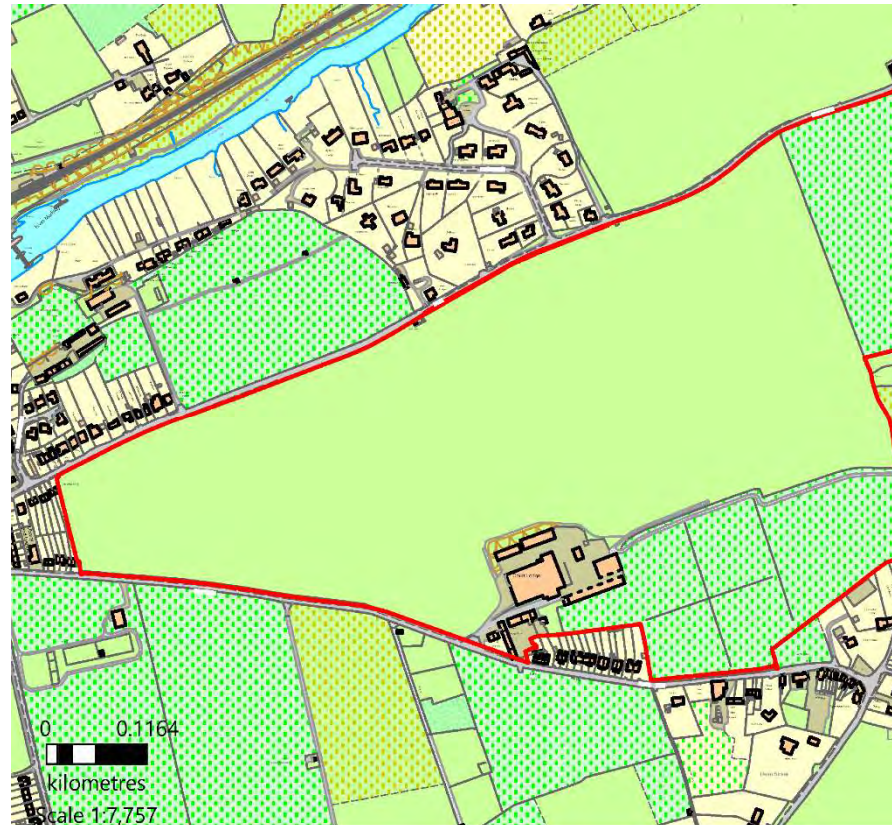
Site Ref: 308	Site Name: 58 Church St			Parish: Boughton Monchelsea (100%)			
Address	Church St, Boughton Monchelsea			AVAILABILITY			
Landowner	Mr M Thompson			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Country House Homes			Developer interest?	Yes	Nominated Capacity	27 units
Current Use	Grazing			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	0.91	Brownfield/Greenfield	Greenfield				
Site Description	The site is a residential dwelling facing onto Church Street with agricultural fields located to the rear. The site has low hedgerows and trees streaming from the hedgerows.						
Surrounding Uses	Residential development along the eastern boundary facing on to Church Street. Allotments to the west. Cobnutt Platt to the south.						
Planning History	1987 – Approved two storey extension. 1989 – Approved erection of rear conservatory. 1993 – Approved single storey conservatory extension. 2001 – Approved erection of concrete structure. 2003 – Refused erection of 1 two storey dwelling with garage. 2004 – Approved erection single storey extension. 2005 – Refused change of use of land to side and rear of 20 Church Street to residential. 2006 – Approved erection of first floor extension and removal of existing conservatory. 2009 – Approved erection of two storey side extension. 2013 – Approved erection of two storey extension and single storey extension and porch. 2018 – Approved demolition of existing buildings and construction of 18 new C2 extra care retirement home. 2019 – Approved removal of detached garage and erection of two storey extension.						

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access achievable onto Church Street using site frontage, however the existing structure will need to be removed to achieve a sufficiently wide access road. Parking along Church Street causes there to be insufficient clear carriageway widths.	Removal of existing resident parking on Church Street.	Site recommended as unsuitable on access grounds due to the requirement for 3rd party land in order to achieve suitable access to the primary highways network.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, but the service is less than 2 per hr. Shop within 800m, but no GP or Primary School. Approximately 30 minutes to town centre, but over an hour to Hospital.	Increased bus service regularity.	Site is of insufficient scale to achieve increased bus service regularity. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve.		-
<b>Local Nature Reserves</b>	3/4 - Grassland field with a woodland to the north of the site, orchard to the south of the site and allotments to the west. The habitats adjacent to the site boundaries have the greatest ecological interest	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>		(if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some potential for Iron Age remains associated with Scheduled site of Boughton Iron Age Camp to the north	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration likely on site. Further investigations needed. Infiltrating features as with most within hythe formation will need to be set back from buildings to mitiagte around washout.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site and services</b>		

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



Site Ref: 311	Site Name: Court Lodge Farm			Parish: East Farleigh (100%)			
Address	Court Lodge farm, East Farleigh			AVAILABILITY			
Landowner	Trinity Hall College			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bidwells			Developer interest?	No	Nominated Capacity	226-274 units
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential/ Leisure						
Site Area (Ha)	40.9	Brownfield/Greenfield	Greenfield				
Site Description	Mix of arable fields and orchards on rising land from north to south. Bounded by Lower Road to the north, Forge Lane to south, East Farleigh (Dean Street) CA to south, and Dean Street to east.						
Surrounding Uses	Fields and housing to the north, housing to west, orchards to south, 'B uses' at Court Lodge Farm to south, and housing on Dean Street.						
Planning History	1967 – Approved erection of small office block. 1970 – Approved erection of partly open sided building for storage. 1981 – Refused outline application for 2 bedroomed bungalow and garage. 1985 – Approved conversion of oasthouse to two dwellings. 1986 – Approved erection of detached garage. 1987 – Approved garage. Approved detached double garage. 1990 – Refused erection of a dwelling. 1991 – Refused retrospective application for change of use of garage into self-contained residential unit. Approved change of use of agricultural building to B1 use. 1993 – Refused alteration to vehicle access and conversion of agricultural buildings to 6 residential dwellings. 1994 – Approved change of use from agriculture to residential curtilage. 2000 – Approved conversion of roof space to office storage accommodation. 2002 – Approved listed building consent for the erection of a two storey link extension between oast and squirrel kiln. Approved erection of two storey link extension between oast and squirrel kiln. 2003 – Approved erection of conservatory. 2005 – Approved first floor extension and two storey extension. 2006 – Approved construction of pitched roof. 2007 – Approved retrospective application for construction of external staircase. 2012 – Approved single storey extension. Approved single storey extension. 2013 – Approved demolition of existing garages, two bay garage. 2015 – Refused listed building consent						

	for erection of two storey extension. Refused erection of two storey extension. 2016 – Approved lean-to extension. Approved erection of lean-to extension. 2019 – Approved demolition of existing extension and garage and erection of new extension.	
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SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Insufficient width along Forge lane for a section to the east, which may require 3rd party land to improve. Insufficient width at East Farleigh bridge, which is the direct route to the Rail Station Tonbridge Rd, London Rd, M20 and the Hospital, as well as larger employment areas. Impossible to provide safe pedestrian provision across the bridge to key facilities such as the rail station.	Widening of Forge Ln, potentially requiring 3rd party land but potentially achievable through collaboration with adjacent sites. A new bridge across the River Medway.	Required mitigation is unfeasible in the context of this development. Site recommended as unsuitable on access grounds.
<b>Access to Public Transportation &amp; Services</b>	Bus stops within 400m, but the service is less than 2 per hour. No GP, Shop or Primary School within 800m. Less than 30 minutes public transport time to Maidstone town centre and less than one hour to the hospital. Lack of access to public transport, however.	New bus stops along Forge Lane and increased service regularity, along with pavement and crossing facilities to access them.	Mitigation measures achievable, in the context of the scale of this site and adjacent ones.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	Medway Valley (1.21%) / None (98.79%)	-	-


<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	4 - 2 large arable fields, 4 intensively managed orchards, industrial buildings/hard standing and some hedgerows within the site. Site has limited potential to be used by protected species - Site may be used by ground nesting birds and boundaries may be used by roosting bats /breeding birds.	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	8	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	East Farleigh, Dean Street Conservation	Any development would need to be in keeping with the principals of the Conservation Area.	
<b>Archaeology</b>	potential for multiperiod remains associated with use of river valley from prehistoric period onwards. Evidence of Postmedieval activity with Priory complex to north and Court lodge Farm on site itself, with Dean Street a later medieval or post medieval small village.	Archaeological DBA needed to inform planning application in view of size and situation of site.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration likely on site. Further investigations needed. Infiltrating features as with most within hythe formation will need to be set back from buildings to mitiagte around washout.		
<b>Contamination/ Pollution</b>	1: (Off Dean Street)	Development will need to ensure that the site is remediated prior to development.	No change to the developable area.
<b>Land stability</b>	-	-	-




<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site and services</b>		

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

Site Ref: 313		Site Name: Lenham Sand Pit		Parish: Lenham (100%)	
Address		Sandway Rd, Lenham		AVAILABILITY	
Landowner				Landowner Consent?	Yes
Agent		Bowyers Field Developments Ltd		Developer interest?	No
Current Use		Former quarry		Availability Date	Now
Promoted Use(s)		Residential/ self build		Legal Constraints?	No
Site Area (Ha)		3.59	Brownfield/Greenfield	Nominated Capacity	15 units
Site Description		Former sand quarry. Large permanent lake and self-set vegetation. Access by the south east and south west corners of the site			
Surrounding Uses		Old Ham Lane is to the east of the site. Sandway road is to the south and western boundary.			
Planning History		1979 – Approved sewage disposal works. 2000 – No Objection to allow use of new access to Sandway Road. 2001 – No Objection to use Sandway Road to serve northern part of the sand pit.			

0		0.03499	
		kilometres	
Scale 1:2,333			

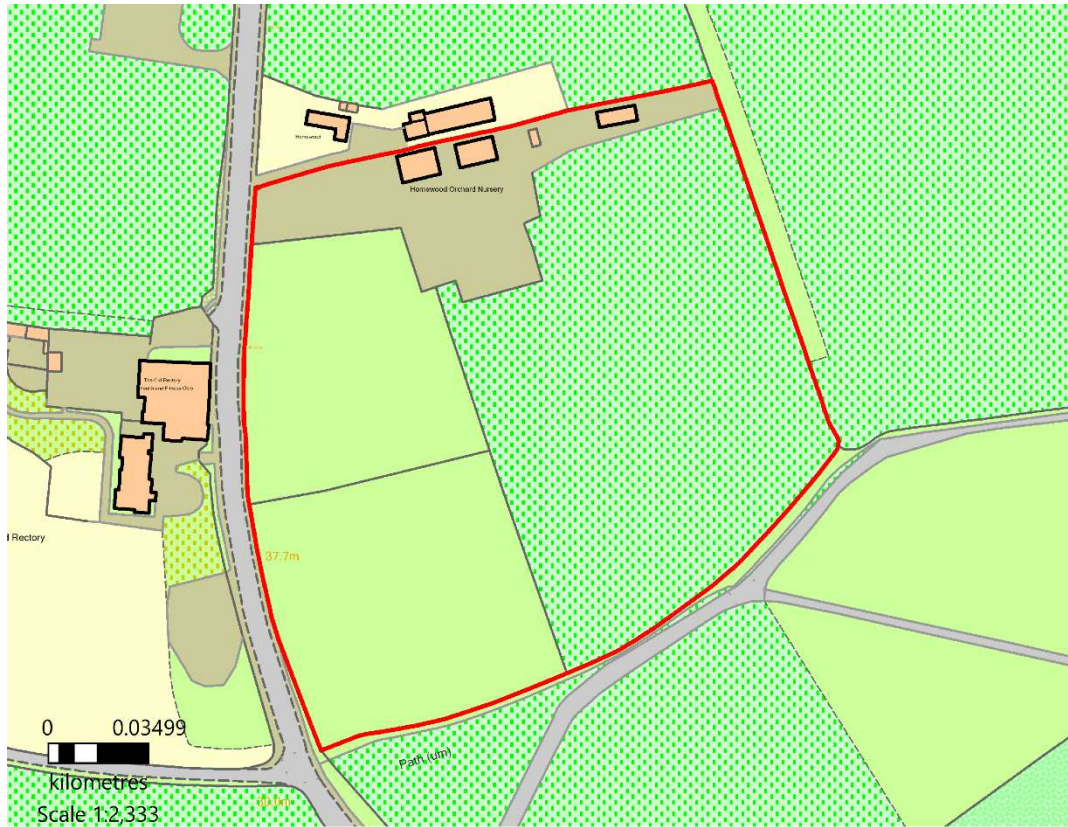


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Sufficient access should be easily achieved onto Sandway Rd, but both Sandway Rd and Old Ham Ln have sections which are of insufficient width for requirements.	Widening of Old Ham Lane, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to achieve suitable access to the highway network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No Primary School , GP or Shop within 800m. More than 30 minutes public transport time to Town Centre and over an hour to the Hospital.	Provision of a new bus service to within 400m of the site. This would require widening of Old Ham Lane, which would need 3rd party land.	Necessary mitigation measures unfeasible due to the requirement for 3rd party land.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study 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.		-
<b>Local Nature Reserves</b>	2 - The site is a mosaic of scrub/grassland bare ground and there is a large water body. surveys carried out as part of planning application 19/503276/OUT have confirmed that GCN and 3 species of reptiles are present and there is suitable habitat for	Mitigation detailed as part of 19/503276/OUT indicated that full onsite mitigation was not possible	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>	breeding birds, foraging/commuting bats and a diverse range of invertebrates.		
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	low archaeological potential because much of the site has been quarried. But there is some potential for Mesolithic and later archaeology in areas unquarried.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Pond in middle of site, properties will need to be set back.		0.01%
<b>Contamination/ Pollution</b>	1: (Old Ham lane)	Development will need to ensure that the site is remediated prior to development.	No change to the developable area.
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Insufficient access to site and services</b>		

**CONCLUSION Is the Site...**

Available?	Suitable?	Achievable?
Yes	No	N/A

<b>Site Ref: 315</b>	<b>Site Name: Homewood Orchard Garden Centre</b>			<b>Parish: Unparished (100%)</b>		
<b>Address</b>	Farleigh Lane, Maidstone			<b>AVAILABILITY</b>		
<b>Landowner</b>	Mark Stevens			<b>Landowner Consent?</b>	Yes	<b>Legal Constraints?</b> No
<b>Agent</b>	Lambert & Foster			<b>Developer interest?</b>	No	<b>Nominated Capacity</b> 90 units
<b>Current Use</b>	Garden Centre			<b>Availability Date</b>	Now	<b>Modelled Capacity</b> N/A
<b>Promoted Use(s)</b>	Residential					
<b>Site Area (Ha)</b>	3.37	<b>Brownfield/Greenfield</b>	Mixed			
<b>Site Description</b>	Established garden nursery with retail, storage, office and workshop buildings. Extensive hardstanding and outside retail area, established orchard and established grazing paddocks					
<b>Surrounding Uses</b>	Site is principally surrounded by agricultural fields.					
<b>Planning History</b>	1991 – Refused erection of farmworkers dwelling. 2001 – Approved retrospective application for change of use of buildings and land to shop and nursery. 2002 – Approved application for demolition and re-build of farm building/store to provide single storey office accommodation. 2004 – Prior Approval Granted for erection of an agricultural building. 2009 – Approved permanent continuation of use permitted for change of use for shop and nursery. 2016 – Refused outline application for up to 225 dwellings.					

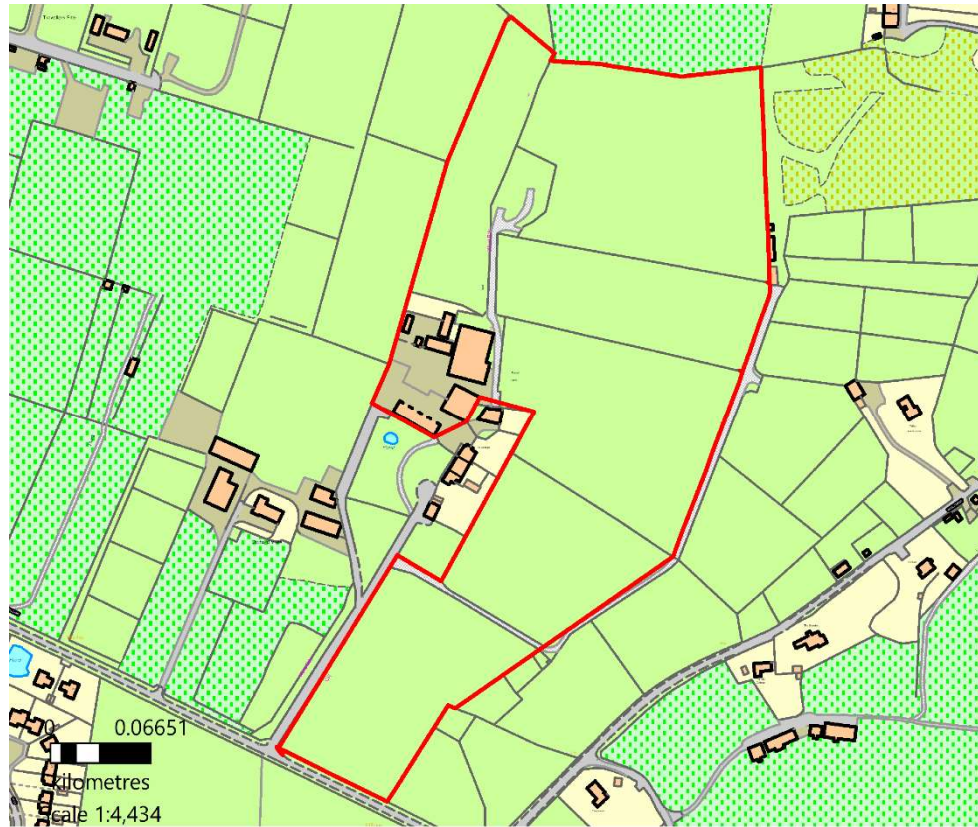


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Sufficient frontage to achieve access.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or Shop within 800m. Less than 30 minutes public transport time to town centre and hospital, however, with a regular service accessible by continuous pavement just over 400m away.	Basic sustainability score achieved, but a diversion / extension of the bus route that runs along Gatland Lane, delivered in cooperation with proposed sites 95 & 262 would be highly beneficial and may become a necessary at a later stage of considerations	None. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Medway Valley (100%)		Development would have an unacceptable impact on landscape, including the Medway Valley.
Landscape Character	The Landscape Character Study 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	3 - Traditional Orchard, grassland fields, modern agricultural buildings and hard standing. Potential for protected species to be present including breeding birds and bats.	Mitigation requirements will be dependent on the results of any surveys. Possible that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			



<b>Hedgerows</b>		enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	potential for multiperiod remains, especially associated with Roman activity. Roman building and cemetery remains recorded to the west and may extend in to the allocation site.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration likely feasible on site. Ground investigations recommended to confirm soakage rates and amount of attenuation required on site.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>			
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Landscape impact</b>		

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

Site Ref: 320	Site Name: Land west of Well Street			Parish: Coxheath (15.89%) / Loose (84.11%)			
Address	Well Street,			AVAILABILITY			
Landowner	Eastwood Investment Group			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Savills			Developer interest?	Yes	Nominated Capacity	240 units
Current Use	Agricultural			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	8.02	Brownfield/Greenfield	Greenfield				
Site Description	Buildings and Paddocks, on raised land above level of Well Street. Hedgerow to Forstal Lane and west. Open boundary to east. Scrub to north						
Surrounding Uses	Paddocks, Farmland and caravan sites. New housing u/c south of Forstal Lane						
Planning History	1975 – Refused use as transport depot/yard. 1979 – Approved building to house sewage treatment equipment. 1981 – Approved construction of elevated sludge mixing tank. 1986 – Refused change of use to storage and distribution farm gates, feeding equipment, steel and agricultural steel products. 1988 – Refused stationing of mobile home and touring caravan. Refused change of use of barn to mixed agricultural use and commercial storage. 1990 – Refused erection of 6 stables and 2 tack rooms. 1992 – Refused temporary siting of caravan for agricultural workers. 1993 – Approved partial demolition of existing buildings and erection of extension to cattle feeding shed. Refused erection of 2 single storey buildings. 1994 – Appeal Against Non-Determination change of use of land from agriculture to mixed use comprising agricultural stationing of a mobile home for gypsy family. 1996 – Approved retrospective application for temporary siting of caravan for agricultural workers. 1998 – Prior Approval granted for erection of farm building. 2000 – No Objection to erection of 5 GRP kiosks. 2006 – Approved retrospective application for stationing of one mobile home and one touring caravan.						
							

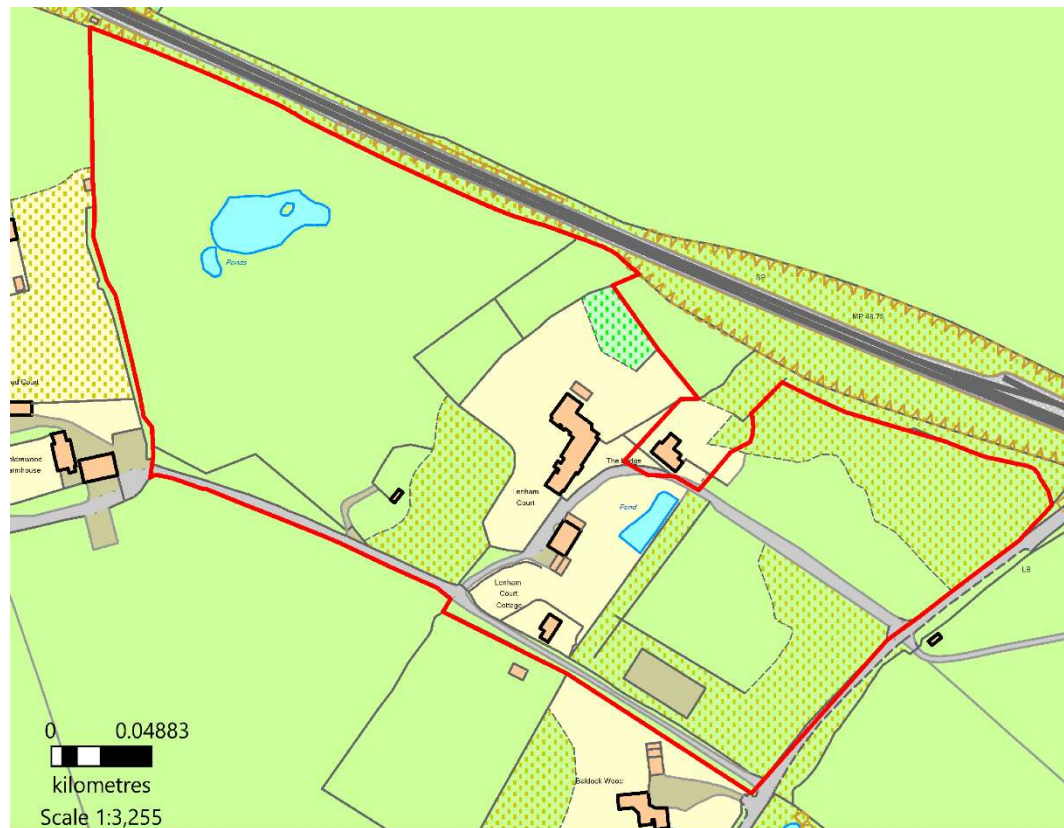
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Access potentially achievable onto Forstal Lane, however new access would need creating as the existing one falls outside of the site area.. Road widths are insufficient on Forstal Lane at present, but it appears from preliminary investigations that there is sufficient Highways owned verge to provide the required extra width.	Provision of suitable access point and road widths.	Required mitigation feasible, so long as sufficient KCC owned verge space is indeed available. If not, this recommendation would become that it is unsuitable.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to Maidstone High Street and over an hour to the hospital.	Provision of a new or diverted bus route within 400m of the site, along with bus stops, pavements and suitable crossing infrastructure. Requiring either KCC owned verges or 3rd party land.	Mitigation measures are feasible on two conditions: 1 - Collaboration with neighbouring site 225 to achieve the bus route. 2 - The availability of sufficient KCC verge to widen Forstal Road to a minimum of 6.2m plus space for a minimum 1.5m pavement width. Site recommended as suitable dependant on both these condition being met, recommended as unsuitable if either or both of them are not achieved.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	Loose Valley (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-

<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	4 - At least 5 grassland fields which appear to be regularly grazed/cut with an area of hard standing /agricultural buildings at the west of the site. There are areas of rough grassland/traditional orchard adjacent to the Northern and eastern boundary which may provide suitable habitat for protected species so it is possible that protected species are present including foraging bats	Mitigation requirements will be dependent on the results of any surveys. Very Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some archaeological potential associated with prehistoric activity particularly associated with Boughton Iron Age Camp and with multi period agrarian heritage	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Possible surface water flow route on site that should be considered. Infiltration is likely on site subject to confirmation of testing.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	-	-	-

<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	Yes	Development would need to respect the amenity of neighbouring residences.	Assumed built into the density assumption
<b>Other (coalescence)</b>	The site has the potential to contribute to the coalescence of Coxheath and Loose urban areas.	It is required that residential areas remain separate.	None, site is considered unsuitable.
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Coalescence Loose with Coxheath</b>		

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

<b>Site Ref: 323</b>	<b>Site Name: Lenham Court</b>			<b>Parish: Lenham (100%)</b>	
<b>Address</b>	Lenham Court, Lenham			<b>AVAILABILITY</b>	
<b>Landowner</b>	Peter Brazier			<b>Landowner Consent?</b>	Yes
<b>Agent</b>	On Architecture Ltd			<b>Developer interest?</b>	Yes
<b>Current Use</b>	Residential & garden land			<b>Availability Date</b>	Now
<b>Promoted Use(s)</b>	Residential			<b>Legal Constraints?</b>	No
<b>Site Area (Ha)</b>	7.35	<b>Brownfield/Greenfield</b>	Brownfield	<b>Nominated Capacity</b>	50-90 units
<b>Site Description</b>	Access is located from Old Ham Road onto a long formal driveway leading up to the Grade II Listed Building. There are several outbuildings associated with the main house, notably the Lodge and the Coach House. The boundary with Old Ham Road is bound with hedgerow. The boundaries to a majority of the site are also bound by vegetation, hedgerow and trees. The north east corner of the site is covered with semi to dense vegetation and trees. There is an open garden field to the rear and the entire northern boundary is along a railway				
<b>Surrounding Uses</b>	The site is generally surrounded by agricultural uses.				
<b>Planning History</b>	<p>1975 – Approved new games room and entrance lobby.</p> <p>1986 – Approved conversion of stable block to staff flat.</p> <p>Approved listed building consent for internal alterations.</p> <p>1994 – Approved extension to existing outbuildings to include garages and farm store.</p> <p>1999 – Approved conversion and change of use of Coach House to provide a detached 4 bedroom dwelling with triple garage.</p> <p>Approved listed building consent for conversion and change of use of Coach House to provide detached 4 bedroom dwelling with triple garage.</p> <p>2002 - Refused construction of outhouse for use ancillary with residential use of property.</p> <p>2009 – Approved loft conversion and erection of a double garage.</p> <p>2011 – Approved erection of an outbuilding to enclose existing swimming pool.</p>				





2018 –Refused loft conversion. Refused listed building consent for loft conversion. Approved erection of single storey and two storey extension to main house. 2019 – Approved conversion and extension of garage to provide annexe accommodation. Approved listed building consent for proposed conversion and extension of existing garage to provide annexe accommodation.

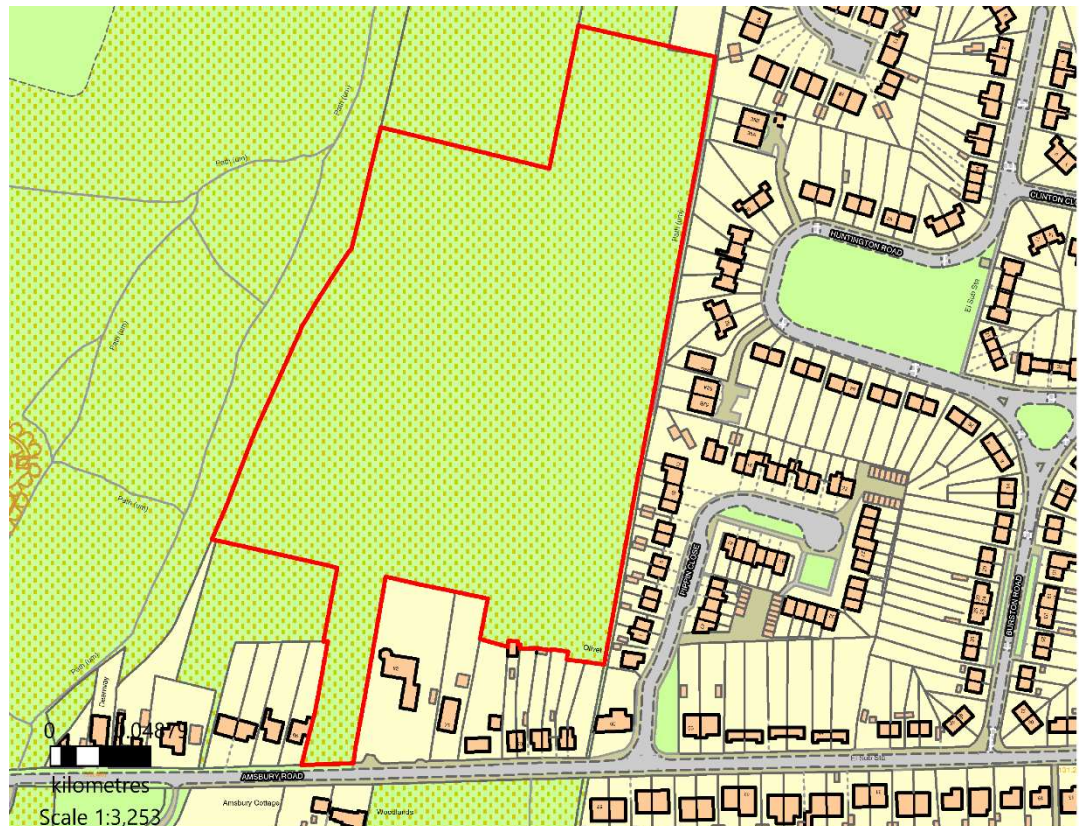
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	Old Ham Ln is of insufficient width for requirements.	Widening of Old Ham Lane, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to achieve suitable access to the highway network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	A new bus route and stops, as well as the necessary pedestrian infrastructure to provide access to the bus service. Widening of Old Ham Ln also required, to provide sufficient width for a bus lane.	Required mitigation unfeasible due to insufficient scale to achieve a new, regular bus service and also due to the requirement for 3rd party land to provide sufficient carriageway width for a bus service. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>			
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study 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.		-
<b>Local Nature Reserves</b>	3 - Grassland fields, residential buildings, parkland/woodland areas and ponds. The site	Mitigation requirements will be dependent on the results of any surveys.	-

<b>Local Wildlife Sites</b>	has good connectivity to the surrounding area as it's adjacent to the railway line and is surrounded by hedgerows/mature trees. Potential for protected species to be present include reptiles, roosting bats, breeding birds and GCN.	May be possible that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	1 listed building	Development would need to preserve the setting of the listed building	-
<b>Archaeology</b>	high potential for remains associated with Lenham Court, a 15th century residence, and with a possible earlier settlement under the name of Upper Ham, with Boldrewood Farmhouse known as Lower Ham. High potential for associated Post medieval or earlier cultural material	Archaeological DBA required to provide a full understanding of the significance of Lenham Court, its site and setting, and to clarify the potential for earlier remains in the surrounding fields.	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Split geology type. Lower Chalk may permit infiltration however groundwater has been identified as be shallow at this location. On site investigations recommended.		0.01%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	No		
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-

Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Access to the site & Public Transport Access		

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

Site Ref: 326	Site Name: Land at Amsbury Rd			Parish: Coxheath (100%)	
Address	Amsbury Rd, Hunton			AVAILABILITY	
Landowner	Rathbourne Trust Company Ltd			Landowner Consent?	Yes
Agent	BTF Partnership			Developer interest?	No
Current Use	Woodland			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	4.36	Brownfield/Greenfield	Greenfield	Nominated Capacity	90 units
Site Description	Sweet chestnut coppice woodland, access off Amsbury Road				
Surrounding Uses	Woodland TPO. Ribbon housing on Amsbury Road to south and estate housing to east.				
Planning History	1975 – Approved dormer window. Refused outline application for a bungalow. 1976 – Approved two additional bedrooms. 1977 – Approved two storey extension. 1979 – Approved erection of extensions to provide garage, store and lobby and extension to provide three bedrooms and bathrooms. 1981 – Refused outline application for residential development. 1984 – Approved single storey extension. 1985 – Refused outline application for residential development. Approved loft conversion. 1988 – Approved replacement of existing garage with double garage. 1992 – Refused outline application for redevelopment of site of single detached dwelling to provide 4 detached dwellings. 1993 – Approved outline application for erection of two dwellings (resubmission). 1994 – Approved erection of single storey rear conservatory. Approved demolition of existing house and erection of 4 bedroomed detached replacement dwelling with double garage. 1997 – Refused outline application for three bungalows. 1999 – Approved single storey side and rear extension. 2001 – Approved new access with gates and boundary wall. Approved conversion of loft to				



additional living accommodation. 2003 – Approved demolition of existing garage and erection of detached garage. 2004 – Approved erection of rear conservatory and demolition of existing double garage and replaced with detached garage. Approved erection of detached garage, store and WC. 2006 – Approved erection of extension and demolition of existing garage and erection of new garage. 2007 – Approved erection of side and rear extension. 2009 – Approved erection of single storey rear extension. 2012 – Approved erection of a single storey rear extension.


SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	New access onto Amsbury Road achievable, however Amsbury Road is of insufficient width for requirements.	Widening of Amsbury Road, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to achieve access to the highway network.
<b>Access to Public Transportation &amp; Services</b>	No bus stops or routes within 400. No Primary School , GP or shop within 800m, however these are all available within 1km. Only just more than 30 minutes public transport time to town centre, approximately 1hr to hospital.	New / diverted bus route, along with the necessary pavement, crossing and bus stops. Widening of Amsbury Road also necessary to achieve public transport provision.	Required mitigation unfeasible due to insufficient site scale to achieve extra bus services, as well as the need for 3rd party land.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	7% of site within 15m.	7% of the site should be set aside to preserve the ancient woodland.	7% deduction from the developable area.
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character		-

	type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		
<b>Local Nature Reserves</b>	2 - The site is woodland and directly adjacent to an area of ancient woodland. The woodland has been present within the site for at least 30 years - therefore it's likely that species within the ancient woodland are present within this site and there may be botanically interesting species. Species which could be present include reptiles, badgers, dormouse, bats and breeding birds.	Unlikely that on site mitigation can be implemented due to habitats on site. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	1	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	high potential for remains associated with multi period activity but particularly with undated earthworks to the south west, possibly associated with military activity of post medieval or later date.	Archaeological DBA needed as well as Historic Landscape Assessment to clarify nature, extent and significance of activity associate with the earthworks, especially if military by nature. Such remains may be a constraint on development and early assessment needed.	Assumed 20% deduction from developable site area.
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration using soakaways. Confirmation of rates required.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utility's operator take place.	Assumed no change in developable land
<b>Public Rights of Way</b>	-	-	-



<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>	-	-	-
<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Access to the site &amp; Public Transport Access</b>		

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

Site Ref: 327	Site Name: Land at Hockers Farm			Parish: Detling (100%)			
Address	Orchard View, Detling			AVAILABILITY			
Landowner	Esquire Developments			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Barton Willmore			Developer interest?	Yes	Nominated Capacity	31 units
Current Use	Agriculture			Availability Date	Now	Modelled Capacity	N/A
Promoted Use(s)	Residential						
Site Area (Ha)	1.00	Brownfield/Greenfield	Greenfield				
Site Description	Greenfield agricultural grazing land divided into series of field paddocks.						
Surrounding Uses	East of residential development of Detling village and north-east of recent residential development at Orchard View.						
Planning History	1979 – Approved porch. 1980 – Approved dormer to existing roof accommodation. 1982 – Approved lounge extension. Approved single storey rear extension and garage. 1983 – Approved extension to form bedroom and shower. 1984 – Approved erection of a garage. 1986 – Refused erection of first floor rear extension. 1987 – Refused first floor rear extension. 1988 – Approved single storey rear extension. 1997 – Approved erection of two storey rear extension. 1998 – Approved erection of detached garage/hobby workshop. Approved erection of two storey rear extension. 1999 – Approved erection of rear conservatory. 2003 – Refused outline application for construction of new housing development with public open space. 2004 – Refused outline application for construction of new housing development with all reserved matters. 2005 - Approved erection of side and rear extension. 2006 – Refused demolition of existing industrial buildings and erection of 5 dwellings. 2007 – Approved removal of existing industrial premises and erection of 5 new dwellings. 2008 – Approved erection of rear conservatory. 2009 – Approved erection of rear conservatory. 2012 – Approved demolition of existing dwelling and erection of replacement dwelling. 2013 – Approved certificate of lawful development for existing development being use of land and stables. 2016 – Refused change of use of existing farm building to provide 3 residential dwellings						

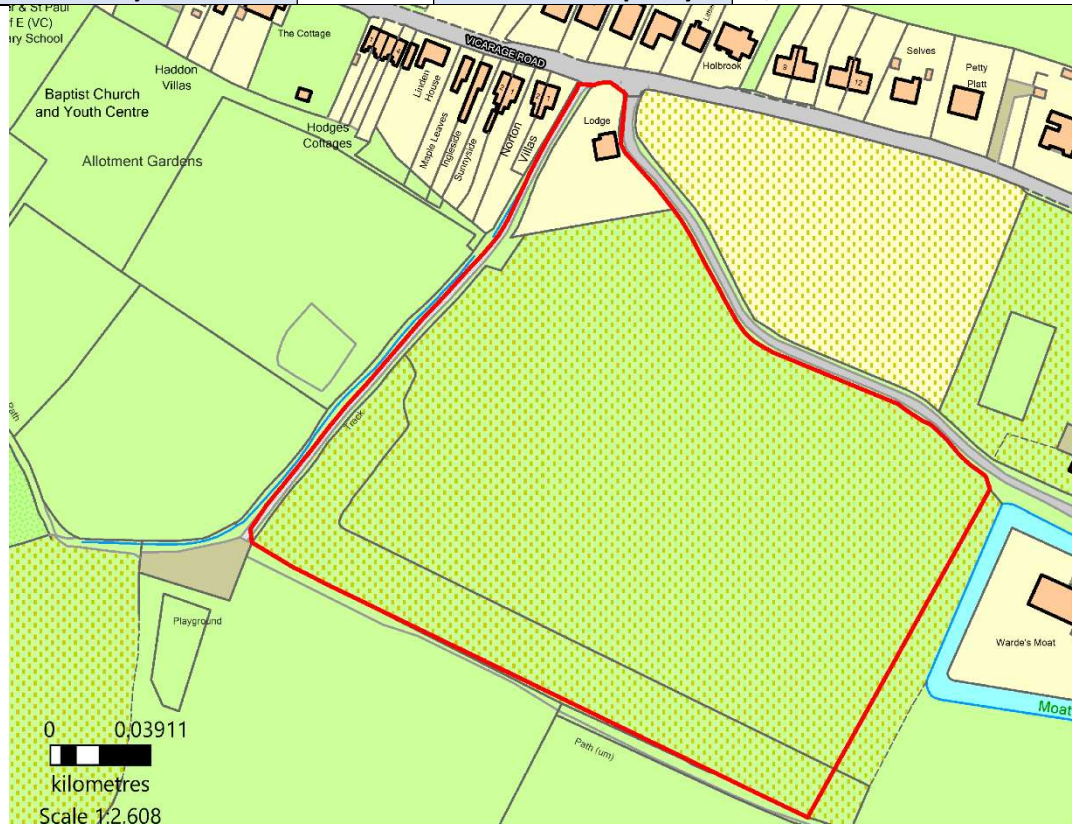
SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	No apparent site frontage onto the highways network.	Provision of suitable access onto the highway network, in this case requiring 3rd party land.	Site recommended as unsuitable on access grounds due to the need for 3rd party land to provide access to the highway network.
<b>Access to Public Transportation &amp; Services</b>	(Distances based on the scenario where access was achieved via Orchard View) No bus stops or routes within 400m of the site. No GP, convenience store or Primary School within 800m. Over 30 minutes public transport time to Maidstone High Street and over an hour to the hospital.	Provision of a regular bus service.	Required mitigation not feasible for the site in isolation due to insufficient site scale to support a new bus route. The required route could potentially be achieved in collaboration with site 259, however. Site recommended as suitable on sustainability grounds, on the condition that mitigation was delivered with site 259.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	Kent Downs (100%)	None.	Site is considered unsuitable unless there is not capacity outside of AONB.
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Thurnham Vale landscape character area, which forms a part of the Gault Clay Vale landscape character type. The overall condition of the area is considered to be Moderate, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Improve.		-
<b>Local Nature Reserves</b>	4 - Grassland field, with sheds and occasional trees through it (it may have been an orchard).	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be	-
<b>Local Wildlife Sites</b>			

<b>Special Area of Conservation</b>		implemented onsite if presence of existing habitats and protected species protected species (if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	small site with some potential for prehistoric and later archaeology, especially associated with Iron age and Roman activity.	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Half of the site highlighted as being with surface water flood risk. Further assessment required as to the risk to determine if this is an actual flow path.		0.01%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utility's operator take place.	Assumed no change in developable land
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-

Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	No: Access to the site & Public Transport Access, Site is within area of outstanding natural beauty.		

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



Site Ref: 331	Site Name: Land South of The Lodge			Parish: Yalding (100%)	
Address	Vicarage Lane, Yalding			AVAILABILITY	
Landowner	Esquire Developments			Landowner Consent?	Yes
Agent	Barton Willmore			Legal Constraints?	No
Current Use	Residential & garden land			Developer interest?	Yes
Promoted Use(s)	Residential			Nominated Capacity	117 units
Site Area (Ha)	3.87	Brownfield/Greenfield	Brownfield	Availability Date	Now
Site Description	Site comprises of woodland and is a relatively level site. Several mature trees within the site and on the boundaries of the site.				
Surrounding Uses	To the west of the site is an access track to the sports ground and cricket pitch and car park. Adjacent to this access track is housing allocation H1(65) which is currently under construction. To the south is the Grade II listed Warde's Moat.				
Planning History	1988 – Approved listed building consent for conversion of house into 4 residential units. Approved conversion of existing house into 4 residential units. Approved two storey extension. 2002 – Approved part demolition and erection of single storey rear extension. Refused outline application for erection of 2 detached dwellings. 2006 – Approved erection of single storey side extension. 2014 – Approved single storey side extension. Approved listed building consent for internal alterations. 2018 – Approved erection of 65 residential dwellings.				
					

<b>SUITABILITY</b>		
<b>Issue/ Constraint</b>	<b>Mitigation Required</b>	<b>Impact on developable land area/capacity/site suitability</b>

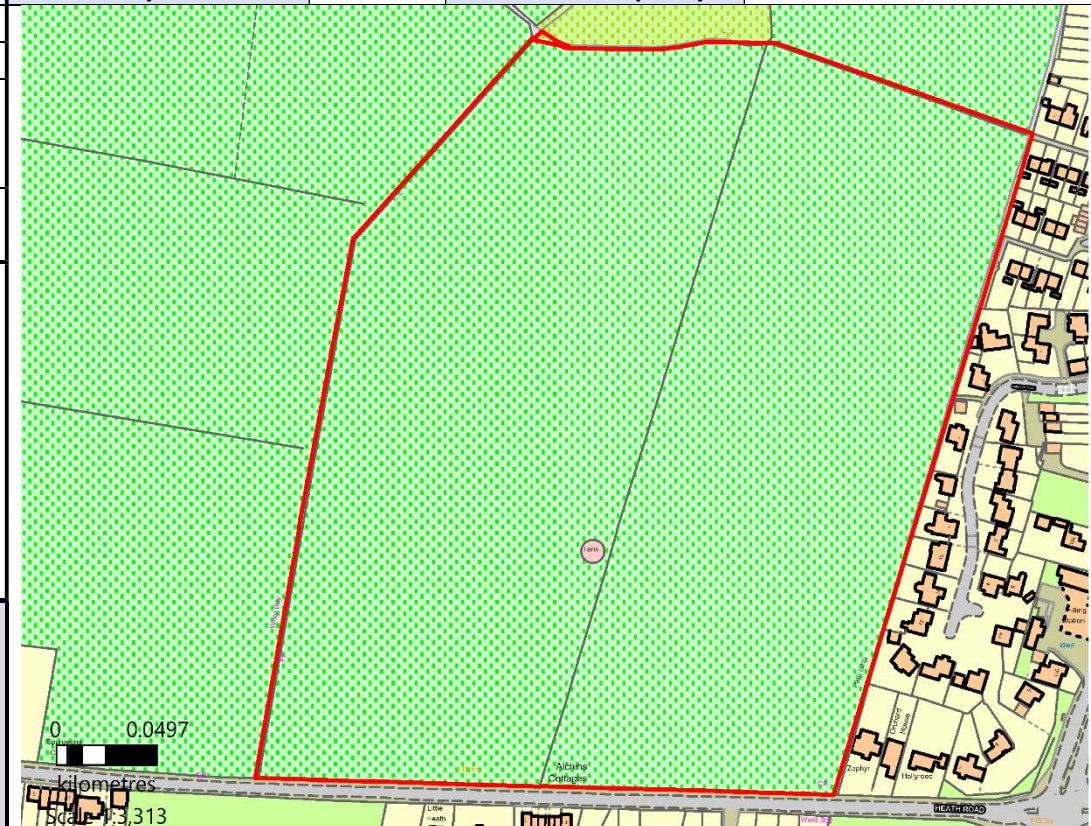
<b>Access to Highway Network</b>	New access onto Vicarage Rd should be achievable, although the site has minimal frontage. Access via site 175 might be possible. Vicarage Rd is generally wide enough for requirements, but it does have some pinch points to the west as a result of car parking. This may prevent the availability of sufficient road widths for requirements.	Provision of a suitable access point and confirmation of sufficient road widths or creation of sufficient road widths either by widening the road (requiring 3rd party land) or by removing the parking along the Northern side of Vicarage Road.	Provision of suitable access and road widths is feasible, recommendation is that the suite is suitable on access grounds at this stage, pending further examination.
<b>Access to Public Transportation &amp; Services</b>	No bus stops within 400m. The site is along a bus route, but the service is not quite 2 per hour. No GP or shop within 800m. One Primary School within 800m, but it is a Church of England School and so not suitable for all children. More than 30 minutes public transport time to town centre and over 1 hour to the Hospital.	Provision of new bus stops, as well as suitable pavements and crossings and increased service regularity.	Required mitigations measures unfeasible due the requirement for increased bus services and insufficient number of units to support it. Site recommended as unsuitable on sustainability grounds.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	-	-	-
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	-	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Yalding Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
<b>Local Nature Reserves</b>	2 - A woodland (poss. old orchard) with an area of grassland/building to the north. The site has potential for protected species including roosting bats, reptiles, GCN and breeding birds.	Unlikely that onsite mitigation can be implemented due to habitats on site.	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			



<b>Ecology (including ponds)</b>			
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	6	Any potential development will need to retain protected tree.	Due to size of site, no deduction from developable area.
<b>Heritage</b>	None (100%)0No		
<b>Archaeology</b>	Site lies adjacent to Wardes Moat, an 18th century moated complex with associated outbuildings and archaeological landscape features. Remains associated with the earliest and agrarian uses of this complex may survive on site.	Consideration of designated heritage assets, moat, historic outbuildings and their settings will be required, set out in a deskbased assessment	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration through soakaways/deepbore. Confirm rates through testing needed.		0.01%
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utility's operator take place.	Assumed no change in developable land
<b>Public Rights of Way</b>	-	-	-
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (add to list)</b>	-	-	-

<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Large number of protected trees within site and Public Transport Access</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	Yes/No

Site Ref: 332	Site Name: Fairview Farm (South Parcel)			Parish: Coxheath (0.82%) / Loose (99.18%)	
Address	Linton Rd, Maidstone			AVAILABILITY	
Landowner				Landowner Consent?	Yes
Agent	CBRE			Developer interest?	No
Current Use	Agriculture			Availability Date	Now
Promoted Use(s)	Residential			Legal Constraints?	No
Site Area (Ha)	10.43	Brownfield/Greenfield	Greenfield	Nominated Capacity	315-365 units
Site Description	Orchards sloping down with PROWs to east, west and north boundaries. Long tall hedgerow frontage to Heath Road to south				
Surrounding Uses	Farmland ( orchards). Housing to east and ribbon development opposite on Heath Road.				
Planning History	1994 – Approved outline application for erection of detached dwelling with vehicular access. 2018 – Approved erection of a balcony platform.				
					

SUITABILITY

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
<b>Access to Highway Network</b>	New access achievable onto B2163.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
<b>Access to Public Transportation &amp; Services</b>	Bus stops in close proximity to the south end of the site, with a regular service, but more than 400m from the north end of the site. No GP or Primary School within 800m. There is a shop within 800m though (petrol station). Less than 30 minutes public transport time to town centre and approximately 1 hour to the hospital.	New bus stop on B2163, with a crossing facility.	Required mitigation measures feasible. Site recommended as suitable on sustainability grounds at this stage.
<b>Utilities Access</b>	-	-	-
<b>Area of Outstanding Natural Beauty</b>	-	-	-
<b>Ancient Woodland</b>	2% of site within 15m.	2% of site should be set aside as land adjacent to Ancient Woodland	2% deduction from the developable area.
<b>Sites of Special Scientific Interest</b>	-	-	-
<b>Green Belt</b>	-	-	-
<b>MBLP Landscapes of Local Value</b>	Loose Valley (0.28%) / None (99.72%)	-	-
<b>Landscape Character</b>	The Landscape Character Study identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
<b>Local Nature Reserves</b>	4 - 2 intensively managed orchards which are adjacent to an area of AW along the northern boundary. There is hedgerow/mature trees along the middle of the site. Intensively managed orchards are typically low value for biodiversity but the hedgerows may provide	Mitigation requirements will be dependent on the results of any surveys. Likely that any mitigation required can be implemented onsite if presence of existing habitats and protected species protected species	-
<b>Local Wildlife Sites</b>			
<b>Special Area of Conservation</b>			

<b>Ecology (including ponds)</b>	connectivity to the wider area . May be potential for protected species to be present including bats, badgers and breeding birds.	(if present) considered at design stage. Retention, creation and enhancement of site boundaries will retain and enhance connectivity to the wider area. There is a requirement for at least a 15m buffer adjacent to the area of AW - buffer size informed by survey results.	
<b>Hedgerows</b>			
<b>TPO/ Veteran Trees</b>	-	-	-
<b>Heritage</b>	-	-	-
<b>Archaeology</b>	some archaeological potential associated with prehistoric activity particularly associated with Boughton Iron Age Camp and with multi period agrarian heritage	-	-
<b>AQMA</b>	-	-	-
<b>Flood Risk</b>	-	-	-
<b>Drainage</b>	Infiltration through soakaways/deepbore. Confirm rates through testing needed.		
<b>Contamination/ Pollution</b>	-	-	-
<b>Land stability</b>	-	-	-
<b>Utilities (underground)</b>	Yes	The developer should ensure that appropriate consultation with the underground utility's operator take place.	Assumed no change in developable land
<b>Public Rights of Way</b>	Yes	PROW should be retained and enhanced through any development	Assumed included within density assumption.
<b>Pylons on site</b>	-	-	-
<b>Neighbour/ Residential amenity</b>	-	-	-
<b>Neighbouring resi use?</b>	-	-	-
<b>Other (coalescence)</b>	Site has the potential to contribute towards the coalescence of Coxheath with Loose.	A strategic gap should be located.	Site is considered to be unsuitable.

<b>CONCLUSION: Is the Site Suitable?</b>	<b>No: Convergence</b>
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<b>CONCLUSION Is the Site...</b>		
<b>Available?</b>	<b>Suitable?</b>	<b>Achievable?</b>
Yes	No	N/A