


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

**SUITABILITY**

Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access viable, with improvements.	Access point would need modelling to confirm visibility splays and, potentially, cutback of vegetation at the access point.
Access to Public Transportation & Services	Bus stops in proximity, but too infrequent. No GP, Primary School or convenience store within 800m. Approximately 1200 meters from Coxheath central, but no / limited safe walking route. Approximately 40 minutes public transport time to Maidstone town centre, but approximately 1 hour to the Hospital.	Increased bus service regularity and safe pedestrian connections (pavements) access to them.
Utilities Access	-	-
Area of Outstanding Natural Beauty	-	-
Ancient Woodland	-	-
Sites of Special Scientific Interest	-	-
Green Belt	-	-
MBLP Landscapes of Local Value	-	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The	-

	overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		
Local Nature Reserves	Ecology Score: 3 KCC Ecology comments - The site is a mixture of grazed/mown grassland, scrub, rough grassland, mature boundaries on the N+E side and a pond in the north of the site. Some Potential for protected/notable species to be present within the site including bats, GCN and reptiles.	Likely that the ecological interest of the site can be retained if the site boundaries and the pond area can be enhanced.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	No TPO but there appears to be a number of mature trees within the site or along the boundaries.	Development should not adversely impact neighbouring protected trees.	30% deduction from site area.
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways.		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-

Other (add to list)	-	-	-
CONCLUSION: Is the Site	Yes		
Resi (units p.a)			
ACHIEVABILITY			
Conditions required to make site Suitable	Access point would need modelling to confirm visibility splays and, potentially, cutback of vegetation at the access point. Increased bus service regularity and safe pedestrian connections (pavements) access to them. Tree Survey required. Development should not adversely impact neighbouring protected trees.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		
CONCLUSION: Is the Site Achievable?	Yes		

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

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

Site Ref: 050	Site Name: Army Hut Stables			Parish: Coxheath (0.06%) / East Farleigh (99.94%)			
Address	Stockett Rd, East Farleigh			AVAILABILITY			
Landowner	C Sendles			Landowner Consent?	Yes	Legal Constraints?	No
Agent				Developer interest?	Yes	Nominated Capacity	50-75 units
Current Use	Stabled/ Livery/ Grazing			Availability Date	Now	Modelled Capacity	88 units
Promoted Use(s)	Residential						
Site Area (Ha)	5.17	Brownfield/Greenfield	Mixed				
Site Description	Site includes a number of paddocks and horse grazing fields on the site, with a central stable/ administration building.						
Surrounding Uses	The site is surrounded to the north, southwest and west by woodland. There are agricultural and G&T uses across Stockett rd to the east.						



## Planning History

1977 – Approved extension to training ground and camping site. 1991 – Approved construction of steel abseil/climbing tower. 2002 – Approved conversion of farm building to B1 use. 2003 – Approved conversion of farm building to B1 use. Approved conversion of farm building to B1 (submission of details). Approved conversion of farm building to B1 (submission of details). 2006 – Approved change of use from B1 to equestrian use. 2011 – Refused removal of existing mobile home and erection of replacement permanent dwelling. 2014 – Refused removal of existing mobile home and erection of a dwelling. 2015 – Refused erection of two storey detached dwelling following removal of existing mobile home. 2016 – Approved retrospective application retention of existing mobile home. 2017 – Approved removal of existing mobile home and erection of detached dwelling. 2019 – Approved erection of detached garage.



SUITABILITY

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

Special Area of Conservation	contains a number of small grassland fields with farm buildings within the centre of the site. There is a hedgerow along the eastern boundary. The fields appear intensively managed therefore the greatest interest is likely to be the adjacent habitat.	enhance the ecological connectivity of the wider site.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	potential for multi period remains especially Roman activity associated with Roman building know about 300m to north east, and with early 20th century use of site around a small building.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Will need confirmation of ground conditions; Layout will need to accommodate suitable separation from soakaways; assess flow path and accommodate if needed		4% of site (assumed to be included in open space assumption).
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.



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

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	5.17 Ha			
Deductions to Site Area	Constraints deduction: 0.52 Ha (Ancient Woodland), Open Space deduction 0.98 Ha			
Net Developable Site Area	3.68 Ha			
Gross Floorspace (m <sup>2</sup> )	7,506 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure
	88	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	44	2022	2024	2025

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

Site Ref: 084	Site Name: Land off Heath Road										Parish: East Farleigh (100%)						
Address	Heath Road, East Farleigh					AVAILABILITY											
Landowner	Mr D Fermor					Landowner Consent?	Yes	Legal Constraints?	No								
Agent	BTF Partnership					Developer interest?	Yes	Nominated Capacity	35 units								
Current Use	Agricultural/equestrian					Availability Date	2021	Modelled Capacity	33 units								
Promoted Use(s)	Residential																
Site Area (Ha)	1.73	Brownfield/Greenfield			Greenfield												
Site Description	The site comprises grass paddocks located on the junction of Heath Road and Gallants Lane. The site is bordered by existing mature hedgerows.																
Surrounding Uses	Residential development to the north and east, with Heath Road, open greenfield land to the south, Gallants Lane to the west.																

Planning History

1982 – Approved loft conversion, structural alterations and detached garage. 1988 – Refused outline application for 3 detached bungalows. 1990 – Approved kitchen extension and store, and first floor bedroom. 1994 – Approved demolition of existing garages and erection of replacement detached garage block.



**SUITABILITY**

	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required, but site has sufficient frontage to achieve standards.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops in proximity, but too infrequent. No GP, Primary School or convenience store within 800m. more than 30 minutes public transport time to Maidstone town centre and over an hour to the Hospital.	Increased bus service frequency and provision of a bus shelter or post, with pavement access, at the bus stop on the west side of gallants lane.	Required mitigation measures are unfeasible for this site in isolation, however nearby clustered sites could potentially provide sufficient massing and the bus route could feasibly be extended towards this cluster of sites without great difficulty, if a turning point within the sites was provided. Linking sites are 005, 040, 163 & 257. recommended as suitable on sustainability grounds at this stage, dependant on mitigation being achieved with adjacent sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - Site is an intensively managed field surrounded by well managed hedgerows. There are ponds within the surrounding area so may be GCN within the site. Protected species may be utilise the	Retention and enhancement of site boundaries will retain connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			

Hedgerows	hedgerows including foraging bats and breeding birds.		
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		


**ACHIEVABILITY**

Conditions required to make site Suitable	Provision of a suitable access point. 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. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.
Exceptional Circumstances?	-
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.
CONCLUSION: Is the Site Achievable?	Yes

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	1.73 Ha			
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.36 Ha			
Net Developable Site Area	1.37 Ha			
Gross Floorspace (m <sup>2</sup> )	2,789 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure
	33	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	16	2022	2023	2024
Delivery Profile				
	2022-2027		2027-2032	
	2032-2037			2037+
Resi (units p.a)				



Site Ref: 093	Site Name: Land at Linden Farm			Parish: Coxheath (82.46%)/East Farleigh (17.54%)			
Address	Stockett Lane, Coxheath			AVAILABILITY			
Landowner	Mr & Mrs A. Swaine			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Peter Court Associates			Developer interest?	Yes	Nominated Capacity	5 to 9 units
Current Use	Garden Land			Availability Date	2020	Modelled Capacity	9 units
Promoted Use(s)	Residential						
Site Area (Ha)	0.47	Brownfield/Greenfield	Greenfield				
Site Description	The site is a grassland site with a pond. It appears to be ancillary to the residential use, rather than agricultural. Mature hedgerows all around.						
Surrounding Uses	One house to the south, otherwise surrounded by open fields on all sides.						
Planning History	<p>2002 – Refused Change of use of land from agriculture to residential garden area and erection of 4 bay garage and workshop building on that land. 2003 – Approved Change of use of outbuilding to holiday cottage with alterations. 2004 – Approved removal and installation of windows. 2006 – Approved rebuilding of overhead lines. 1998 – Approved Agricultural prior notification - One polytunnel and one glasshouse. 1999 - Refused Erection of 1st floor extension with minor external alterations</p> <p>2003 – Approved erection of detached garage, store and workshop. 1994 - Approved Conversion of barn to single dwelling. 2017 - Approved Removal of conditions 8 and 9 of application.</p>						

**SUITABILITY**

Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability	
Access to Highway Network	Sufficient frontage to achieve access onto Sockett Lane.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops within 400m. No GP, School or convenience store within 800m. Shops are within 1200 meters, but this is an approximately 15 minute walk with no pavements and limited street lighting. Approximately 35 minutes public transport time to town centre and more than 1 hour to Hospital.	New bus stops, with a bus diversion or new route. New pavements and crossing facilities.	Mitigation measures unfeasible, due to insufficient scale of site to achieve new bus route. Site recommended as unsuitable.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - A grassland field surrounded by well managed hedgerows and there is a pond within the site. Surveys carried out as part of planning application 19/503865/OUT assessed the hedgerows to have the greatest ecological interest as they may be used by species commuting through the site including reptiles and foraging bats.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Will need confirmation of ground conditions; Layout will need to accommodate suitable separation from soakaways; assess flow path and accommodate if needed		21% of site affected (assumed to be open space deduction).
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring residential use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable	Provision of a suitable access point. New bus stops, with a bus diversion or new route. New pavements and crossing facilities. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		

Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.
CONCLUSION: Is the Site Achievable?	Yes

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

MODELLED DEVELOPMENT SCHEDULE																
Original Site Area	0.47 Ha															
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.099 Ha															
Net Developable Site Area	0.37 Ha															
Gross Floorspace (m <sup>2</sup> )	759 m <sup>2</sup>															
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use				A Use				Infrastructure						
	9	-				-				-						
Policy density assumption	30 dph															
Modelled Delivery Rate	(Units p.a.)				Permission Date				Commencement Year				Completions Begin			
	9				2022				2023				2024			
Delivery Profile																
	2022-2027				2027-2032				2032-2037				2037+			
Resi (units p.a)																

Site Ref: 179	Site Name: Land at Westerhill Road	Parish: Coxheath (100%)			
Address	Westerhill Road, Coxheath		AVAILABILITY		
Landowner	Mr. M Leader		Landowner Consent?	Yes	Legal Constraints? No
Agent	Mr Chris Hawkins, DHA Planning Ltd		Developer interest?	No	Nominated Capacity
Current Use	Paddock		Availability Date	Now	Modelled Capacity 2,805m <sup>2</sup> B use
Promoted Use(s)	B1(a) and B1.(c)				
Site Area (Ha)	0.7 Ha	Brownfield/Greenfield	Greenfield		
Site Description	Grassland field with a woodland strip along the northern boundary and mature hedgerows to the south and east. Accessed from Westerhill Road.				
Surrounding Uses	Agricultural, residential gardens to the north of the site				
Planning History	2007 - Approved Refurbish retained garage and erection of garage extension, ragstone wall and metal gates. 2006 - Approved An application for listed building consent for the removal of a rear extension and erection of a single storey and two storey rear extension and internal alterations. 2006 - Approved Removal of existing single storey extension and erection of a single storey and two storey rear extension. 2011 - Approved Replacement of two storey barn with two storey office building and replacement of single storey building with a single storey office. 1979 - Approved Erection of bungalow and garage. 1989 - Approved Change of use of redundant barn to business use. 2007 - Approved Erection of a new pool pavilion adjacent to existing swimming pool				



SUITABILITY

Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Westerhill Road width may be of insufficient width.	Confirmation of widths on Westerhill Road, heading north. Site frontage can mostly be used and sufficient highways owned verge appears available for suitable widening of the carriageway to the north.
Access to Public Transportation & Services	No bus stops or rail stations within 400m walking distance. Less than half an hour door to door journey to Maidstone town centre, but there is not currently sufficient pedestrian infrastructure.	Provision of pedestrian infrastructure (pavement) on Westerhill Road to connect the site to the existing pavements.
Utilities Access	-	-
Area of Outstanding Natural Beauty	-	-
Ancient Woodland	-	-
Sites of Special Scientific Interest	-	-
Green Belt	-	-
MBLP Landscapes of Local Value	Greensand Ridge (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.
Landscape Character	The Landscape Character 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	Ecology Score: 3		
Local Wildlife Sites	KCC Ecology comments: Grassland field with a woodland strip along the northern boundary and mature hedgerows to the south and east. Does not appear to be intensively managed and there is some limited connectivity to the site. The management will influence what species are present but there may be some potential for reptiles, foraging /commuting bats and breeding birds.		
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology		-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Infiltration through soakaways is likely. Ground investigation to confirm rates needed at planning.		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-

Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable	Necessary highways mitigation and screening/sensitive design would make site suitable.		
Exceptional Circumstances?			
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		
CONCLUSION: Is the Site Achievable?	Yes		

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	0.7 Ha			
Deductions to Site Area	Constraints deduction: 0			
Net Developable Site Area	0.7 Ha			
Gross Floorspace (m <sup>2</sup> )	2,805m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure
	-	2,805 m <sup>2</sup>	-	-
Policy density assumption	-			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	-	2022	-	-
Delivery Profile				
	2022-2027	2027-2032	2032-2037	2037+

Resi (units p.a)																				
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Site Ref: 202	Site Name: Land at Forstal Lane				Parish: Coxheath (100%)						
Address	Forstal Lane, Coxheath				AVAILABILITY						
Landowner	Mr R Lee				Landowner Consent?	Yes	Legal Constraints?	No			
Agent	Consilium Town Planning Services Ltd				Developer interest?	Yes	Nominated Capacity	140-150 units			
Current Use	Disused agricultural land and caravan park				Availability Date	2021	Modelled Capacity	89 units			
Promoted Use(s)	Residential										
Site Area (Ha)	4.71	Brownfield/Greenfield	Greenfield								
Site Description	Site is currently a mixture of orchards, a van hire business, and grassland fields. The site bounds Stockett & Forstal Lanes to the west and south respectively, and lies on the northern boundary of Coxheath.										
Surrounding Uses	Land to the east and north of the site is in a similar mix of grassland/ trees and van parking as the site. There are semi detached residences to the south. There is a detached house, and a farm to the west.										

## Planning History

2003 - Approved Retrospective application for the retention of trackway. 2004 - Approved retrospective application for the regularisation of farm access and creation of access track. Refused change of use of agricultural land to equestrian use. 2005 – Refused change of use of land to gipsy site with one mobile home and one touring caravan. 2006 - Refused retrospective application for the change of use of land to the stationing of 5 no static caravans temporarily. 2006 - Approved construction of a 'wheel track drive'. 2007 - Refused change of use of land to store three static caravans. 2016 - Approved change of use of land from agriculture (orchard and open grassland) to tourism use for camping and caravanning. 2017 – Refused change of use of land for permanent stationing of Gypsy caravan for Residential purpose, storage of a touring caravan with creating of new access lane. 2019 - Refused part retrospective and part proposed application for the material change of use of land to allow the stationing of two residential caravans and the storage of one touring caravan for travellers family.



SUITABILITY

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access achievable onto Forstal Lane or Sockett Lane.	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 shops within 800m. Approximately 30 minutes public transport time to Maidstone High St and averaging just under an hour to the hospital.	A new or diverted bus route is highly desired and may be necessary at a later stage, but the public transport journey times and existing pavement infrastructure to access them means that is not a requirement at this stage.	Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Loose Valley (99.12%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:2 KCC Ecology comments - Orchards, grassland field, hedgerows and hard standing. Orchards don't look	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention and enhancement of site boundaries	-
Local Wildlife Sites	regularly managed and may have long grassland within		
Special Area of Conservation	them - therefore there is Potential for protected species to		

Ecology (including ponds)	be present particularly within the orchard. Species which may be present include reptiles, breeding birds, badger and bats.	will retain and enhance connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	some archaeological potential for prehistoric remains associated with Boughton Iron Age Camp and with multiperiod agrarian heritage	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Will need confirmation of ground conditions; Layout will need to accommodate suitable separation from soakaways		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			



Conditions required to make site Suitable	Provision of a suitable access. A new or diverted bus route is highly desired and may be necessary at a later stage, but the public transport journey times and existing pavement infrastructure to access them means that is not a requirement at this stage. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.
Exceptional Circumstances?	-
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.
CONCLUSION: Is the Site Achievable?	Yes

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

MODELLED DEVELOPMENT SCHEDULE																
Original Site Area	4.71 Ha															
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.99 Ha															
Net Developable Site Area	3.72 Ha															
Gross Floorspace (m <sup>2</sup> )	7,599 m <sup>2</sup>															
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use				A Use				Infrastructure						
	89	-				-				-						
Policy density assumption	30 dph															
Modelled Delivery Rate	(Units p.a.)	Permission Date				Commencement Year				Completions Begin						
	45	2022				2024				2025						
Delivery Profile																
	2022-2027				2027-2032				2032-2037				2037+			
Resi (units p.a)																

Site Ref: 211	Site Name: Land at Wheelers Lane	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		Modelled Capacity	4 units
Promoted Use(s)	Residential						
Site Area (Ha)	0.22	Brownfield/Greenfield	Greenfield				
Site Description	Site is a grassland field with trees along its northern border, south of Wheeler's Ln.						
Surrounding Uses	To the south of the site is agricultural grassland. Across Wheeler's Ln to the north is the Cornwallis Avenue residential street. There is a detached residential property to the east of the site, while the Forge complex lies to the west.						
Planning History	1978 - Refused use of land as Farriers and blacksmith shop. 1979 - Refused residential caravan. 1980 - Refused subdivision and improvement of existing building to create four craft workshops. 1982 - Refused change of use to storage of roofing materials. 1983 - Refused erection of detached dwelling. Refused change of use from farriers' blacksmith store. 1984 - Approved change of use of buildings for the grading and storage of vegetables with ancillary office accommodation. 1988 - Approved covered parking/loading area 6 ancillary offices. 1996 - Refused outline application for the erection of a detached dwelling and garage. 2004 - Approved change of use of existing land/buildings.						



**SUITABILITY**

Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability	
Access to Highway Network	Suitable access should be achievable with site frontage.	Provision of suitable access point	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	One bus stop within 400m, with a regular service. No GP, Shop or Primary School within 800m. Less than 30 minutes public transport time to Maidstone high street, approximately 1hr to hospital.	None.	None. Site recommended as suitable in sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Yalding Farmlands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:4	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation, if required, can be implemented onsite if presence of protected species considered at design stage. Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites	KCC Ecology comments - Part of a large arable field with mature hedgerows along the northern and western boundary. Hedgerows provide some connectivity through the area. May have some potential to be used by protected species - including ground nesting birds and breeding birds		
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Site is cross by a foul sewer; but discharge would not be permitted to this sewer; uncertain where discharge point would be; site cannot drain by gravity to connect to OWC in Wheelers Lane		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable	Provision of suitable access point. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		

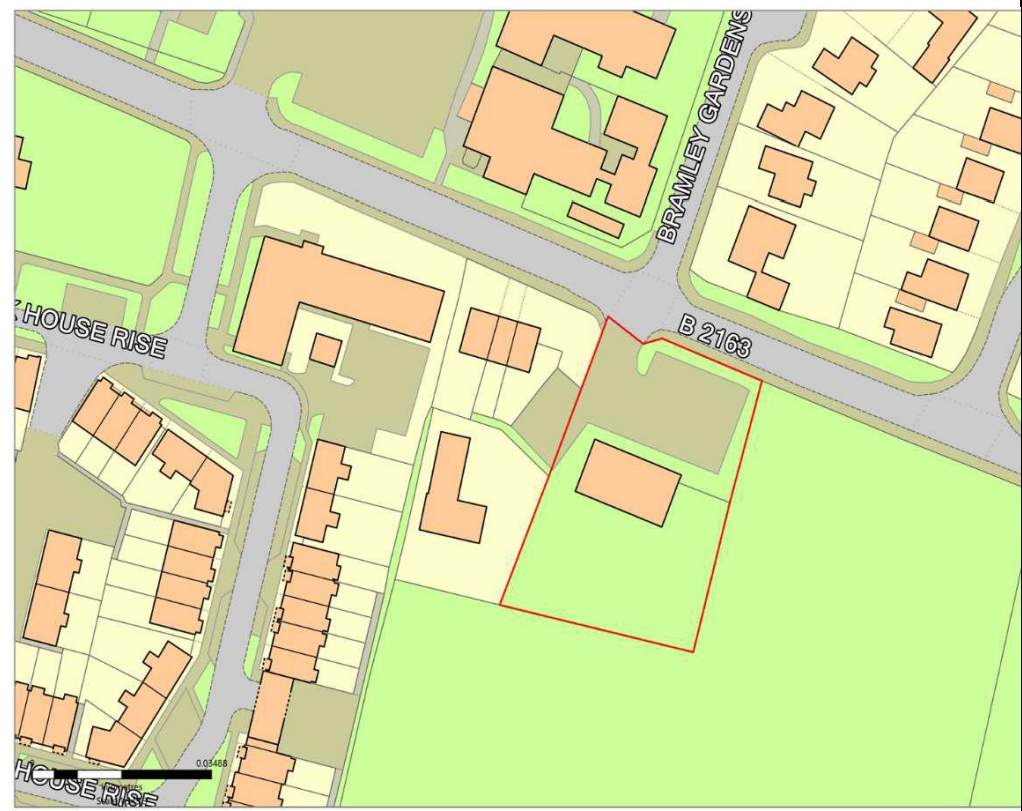
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.
CONCLUSION: Is the Site Achievable?	Yes

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

MODELLED DEVELOPMENT SCHEDULE																		
Original Site Area	0.22 Ha																	
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.045 Ha																	
Net Developable Site Area	0.017 Ha																	
Gross Floorspace (m <sup>2</sup> )	347 m <sup>2</sup>																	
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure														
	4	-	-	-														
Policy density assumption	30 dph																	
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin														
	4	2022	2023	2024														
Delivery Profile																		
	2022-2027		2027-2032		2032-2037		2037+											
Resi (units p.a)																		

Address	Heath Road, Maidstone		
Landowner	Mr. B Quarrie		
Agent	DHA Planning Ltd		
Current Use	Doctors' Surgery		
Promoted Use(s)	Residential		
Site Area (Ha)	0.19	Brownfield/Greenfield	Brownfield
Site Description	Doctors Surgery and parking		
Surrounding Uses	Site is surrounded on all sides by existing or under construction residential use.		
Planning History	<p>1987 – Refused new surgery with car parking. 1989 – Approved erection of temporary surgery with access and parking. Approved details of reserved matters. 1990 – Approved change of use of first floor for administrative offices. 1993 – Approved outline application for 4 dwellings and relocation of parking. 1996 – Approved renewal of application for a further three years for 4 dwellings. Approved reserved matters. 1997 – Approved reserved matters for a detached dwelling. 2007 – Approved erection of two storey extension. 2010 – Approved erection of polytunnels. Approved extension of time limit for implementing two storey rear extension. 2012 – Approved erection of rear extension. 2013 – Approved replacement of an extant permission for erection of two storey rear extension. 2015 – Approved outline application for mixed use development of up to 72 dwellings, up to 43 extra care apartments. 2017 – Approved hybrid application for planning permission for a residential development of 70 dwellings comprising 2, 3 and 4 bedroom, two storey terraced, semi-detached and detached houses. 2019 – Approved variation of condition 10 and 20 for the retention of existing hedge for hybrid application for 70 dwellings.</p>		

AVAILABILITY			
Landowner Consent?	Yes	Legal Constraints?	No
Developer interest?	No	Nominated Capacity	6 to 8 units
Availability Date	2021	Modelled Capacity	4 units





**SUITABILITY**

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access available.	None.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, with regular services. GP, shops and Primary School all within 800m. Less than 30 minutes public transport time to town centre and less than an hour to the Hospital.	None	Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - residential property surrounded by hedgerows. May be used by roosting bats or nesting birds	If required, any on site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-

Heritage	-	-	-
Archaeology	low archaeological potential	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuate and discharge to soakaways is likely the option for this site; existing development so may utilise existing drainage provision		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable			
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		
CONCLUSION: Is the Site Achievable?	Yes		

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

Yes	Yes	Yes
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MODELLED DEVELOPMENT SCHEDULE																
Original Site Area	0.19 Ha															
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.04 Ha															
Net Developable Site Area	0.15 Ha															
Gross Floorspace (m <sup>2</sup> )	305 m <sup>2</sup>															
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use				A Use				Infrastructure						
	4	-				-				-						
Policy density assumption	30 dph															
Modelled Delivery Rate	(Units p.a.)	Permission Date				Commencement Year				Completions Begin						
	4	2022				2024				2025						
Delivery Profile																
	2022-2027				2027-2032				2032-2037				2037+			
Resi (units p.a)																

Site Ref: 257	Site Name: Land at Junction of Heath Road/ Dean Street										Parish: East Farleigh (100%)						
Address	Dean Street, Coxheath										AVAILABILITY						
Landowner	Mrs K Sharp										Landowner Consent?	Yes	Legal Constraints?	No			
Agent	Consilium Town Planning Services Ltd										Developer interest?	Yes	Nominated Capacity	20 to 25 units			
Current Use	Grassland- Non agricultural										Availability Date	2021	Modelled Capacity	20 units			
Promoted Use(s)	Residential																
Site Area (Ha)	1.04	Brownfield/Greenfield	Greenfield														

Site Description	The site is a grass field located along Dean Street, just north of the junction with Heath Road. The site is bounded by hedgerow on the side fronting Dean street, where there is an overgrown gate that may have once provided access to the site. Currently the site is accessed via the adjacent driveway of 'Horseshoes' residential property.
Surrounding Uses	Agricultural/ greenfield land surround the site, with a small number of residential properties to the north east, running linear along Dean Street. The larger rural village of Coxheath is within reasonable walking distance.
Planning History	1974 – Refused 2 detached dwellings to replace two caravans

**SUITABILITY**

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable with site frontage.	Provision of suitable access point.	None
Access to Public Transportation & Services	Bus stops in proximity, but too infrequent. No GP, Primary School or convenience store within 800m. more than 30 minutes public transport time to Maidstone town centre and over an hour to the Hospital.	Increased bus service frequency and provision of a bus shelter or post, with pavement access, at the bus stop on the west side of Gallants Lane.	Required mitigation measures are unfeasible for this site in isolation, however nearby clustered sites could potentially provide sufficient massing and the bus route could feasibly be extended towards this cluster of sites without great difficulty, if a turning point within the sites was provided. Linking sites are 005, 040, 163 & 257. recommended as suitable on sustainability grounds at this stage, dependant on mitigation being achieved with adjacent sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
Local Nature Reserves	Ecology Score:2 KCC Ecology comments - Area of rough grassland / scrub - potential	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if	-
Local Wildlife Sites			

Special Area of Conservation	for protected species to be present including reptiles, badgers, bats, GCN and breeding birds,	presence of protected species considered at design stage. Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	1, on opposite side of Dean St	Protected Trees should be respected by new development.	No deduction from the site's developable area.
Heritage	-	-	-
Archaeology	low archaeological potential although palaeolithic handaxe found nearby	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Will need confirmation of ground conditions; Layout will need to accommodate suitable separation from soakaways		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		



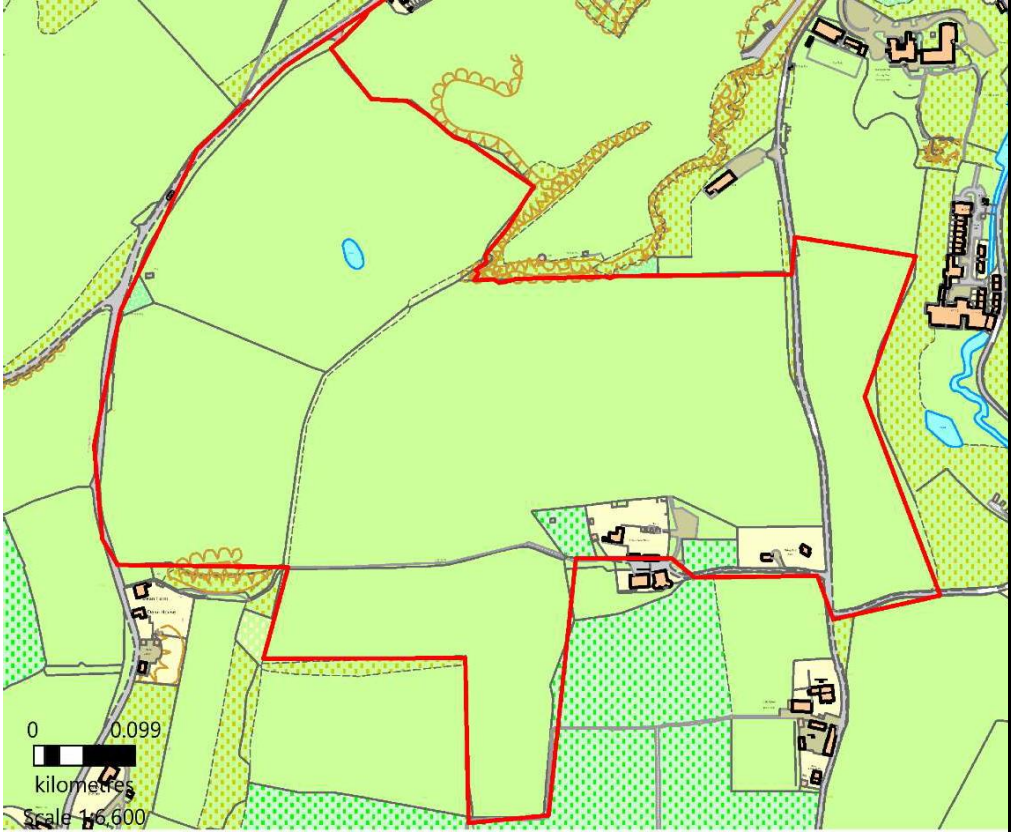
**ACHIEVABILITY**

Conditions required to make site Suitable	Provision of suitable access point. 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. Protected Trees should be respected by new development.
Exceptional Circumstances?	-
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.
CONCLUSION: Is the Site Achievable?	Yes

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

**MODELLED DEVELOPMENT SCHEDULE**

Original Site Area	1.04 Ha															
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.22 Ha															
Net Developable Site Area	0.82 Ha															
Gross Floorspace (m <sup>2</sup> )	1,674 m <sup>2</sup>															
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units				B Use				A Use				Infrastructure			
	20				-				-				-			
Policy density assumption	30 dph															
Modelled Delivery Rate	(Units p.a.)				Permission Date				Commencement Year				Completions Begin			
	20				2022				2023				2024			
Delivery Profile																
	2022-2027				2027-2032				2032-2037				2037+			
Resi (units p.a)																

Site Ref: 265	Site Name: Land at Abbey Farm	Parish: EastFarleigh(0.02%)/Tovil(99.98%)			
Address	Dean Street, Tovil,	AVAILABILITY			
Landowner	Alan Firmin Limited	Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning Ltd	Developer interest?	No	Nominated Capacity	400 to 450 units
Current Use	Agricultural	Availability Date	2023	Modelled Capacity	527 units
Promoted Use(s)	Residential, plus doctors surgery if required				
Site Area (Ha)	30.99	Brownfield/Greenfield	Greenfield		
Site Description	Mix of arable and grazing fields bounding Straw Mill Hill/Stockett Lane to the east and Dean Street to the west. Land generally level but rising to the south.				
Surrounding Uses	Various extant planning permissions for residential to north; fields to the west, south, and east. Group of houses at Abbey Gate Farm to the southeast.				
Planning History	<p>1976 - Approved conversion of oasthouse and barn into dwelling. 1983 - Approved change of use of part to conversion of waste paper. 1987 – Approved industrial wastepaper processing building with ancillary office and weighbridge office. Approved change of use of grazing land to Hockey and Cricket pitches with access and car parking. Approved Clubhouse. 1989 - Approved listed building consent for erection of conservatory and pool house. Approved conservatory and pool house. 1992 – Approved demolition of Bicycle shed, store, house, Mill Pond, and Chimney. Approved reclamation proposals. Refused demolition of bicycle shed coal/oil store old ashless room, Machine House, the Mill Pond and Chimney. Demolition and replacement of post war buildings. Provision of car parking. 1993-Approved Erection of five poly tunnels. Approved Erection of green house and poly tunnel. Approved Two storey side extension. Approved Change of use of east half of agricultural building to studio (B1). 1994 - Approved Change of use to business general industrial and storage uses (B1 and B2).</p>				
					

1995 - Approved Retrospective Application for erection of single storey rear extension. 1999 - Approved erection of light industrial workshop with access, parking and landscaping (phase 1). Approved insertion of rooflights in the east facing roof slope. 2000 - Refused Conversion of Mill to 11 residential units & 12 new build. 2001 - Approved construction of access ramp and doorway to enable disabled access. Approved conversion of mill to 11 no. residential units, demolition of additions and re-open entrance. 2002 - Approved change of use of land and construction of private tennis court. 2004- Refused listed building consent for conversion of main mill building. Demolition and conversion canteen, beater room, rag boiling room, broke store, raw material store. Refused conversion and partial demolition of existing buildings to form 43 residential. 2005 – Approved listed building consent for conversion of Mill to residential unit incorporating alterations and demolition. Approved outline application for the erection of dwellings with associated access. 2006 - Approved improvement of existing access and provision of a new roundabout for access. Approved listed building consent to rebuild boiler house on Hayle Mill Development, involving demolition of structures. Approved erection of a bin store, sub-station and entrance gates to service the restoration and conversion. Approved erection of a bin store, sub-station and entrance gates to service the restoration and conversion. Approved rebuild of boiler house in the Hayle Mill necessitating demolishing. 2007- Approved erection of a single storey, part two storey. Refused erection of a two-storey side extension. Approved removal of one aerial and replacement with one aerial type Jaybeam attached to fixed telecommunication mast. 2008 – Approved application for listed building consent for conversion of outbuilding from office and storage to residential. Approved conversion of existing outbuilding from office and storage use to additional living and replacement single garage erection. Approved outline application for the erection of dwellings with associated access with provision for community facilities and open spaces. Approved outline application for the erection of dwellings with associated access with provision for community facilities and open spaces. 2009 - Approved creation of an overflow car park using a cellular reinforced grass system. 2012 - Approved erection of a 1.8m fence with access gates. 2014 – Approved additional car parking, provision of bin Store, Improvements to pedestrian footpath and lightening. 2015 - Approved erection of single storey extension and alterations. Approved erection of single storey extension and alterations. 2016 - Approved outline planning application for the erection of up to 108 dwellings. 2019 – Approved improvement of existing access with a new roundabout.

SUITABILITY

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access should be achievable at the west end of the frontage onto Dean St, however some road widening may be required to achieve 6m (Local Distributor Rd) and speeds need to be checked. If average speed is much above the 30mph limit, visibility might be insufficient.	Provision of a suitable access and, potentially, some widening along Dean Street. This should all be achievable within the site area.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops are not within 400m of a large amount of the site. No GP or Primary School within 800m, but there is a supermarket. Less than 30 minutes public	Public transport times to town centre and hospital qualify this site for further consideration already, however increased bus service regularity and a	None. Site is recommended as suitable on sustainability grounds at this stage.

	transport time to town centre and less than an hour to the hospital.	diversion through the site would be easily achieved with the site location and scale.	
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	0.3% of site within 15m	Development should be designed to preserve ancient woodland.	No deduction from developable area.
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Loose Valley (62.91%) / Medway Valley (0.5%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:2 KCC Ecology comments - Grassland and arable fields. The ARCH project recorded the grassland fields as other Neutral Grassland which at the time of the survey was not assessed as a habitat of principle importance however the site was surveyed out of season so it is possible that the botanical interest is higher than assessed during the ARCH Survey. There are mature hedgerows within and adjacent to the site - dormouse and reptiles have been recorded within the adjacent site so may be present within this site. Area of ancient woodland adjacent to the eastern boundary and a LWS is 50m from the boundary	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. Other habitats and associated species - likely that, with good design, any impacts can be mitigated on site.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			

TPO/ Veteran Trees	-	-	-
Heritage	Abbey Gate Place is a grade II* listed farmhouse (1086289) and farmstead grouping – the historic buildings around the farmhouse are likely to be curtilage listed. Dean Farmhouse (1086368) and barn (1336184), both Grade II listed, are a historic farmstead group with a historic setting extending into the site. Loose Valley CA adjoins to the east but the site area has a different character from the wooded valley and historic mill use around Hayle Mill Road. Development could probably avoid any harm to the CA.	Development would need to have due regard to the setting of the listed farm buildings and if their historically rural settings were diminished this might cause harm	20% deduction from the site's developable area.
Archaeology	potential for multiperiod remains especially associated with Roman and later activity. Roman remains were found in quarrying to the north; Abbey Gate Farm is a 15th century farm complex and includes two designated buildings and several other historic buildings, with potential for medieval and later agrarian heritage remains	Archaeological DBA needed to clarify nature of quarrying across the site with some areas containing potential for early prehistoric and modern industrial remains. Non-quarried areas need to be subject to possible fieldwork predetermination subject to findings of Archaeological DBA.	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Small area designated within clay however most of the site is highlighted within hythe beds. Infiltration through soakaways seems the most likely option.		-
Contamination/ Pollution	1: (closed landfill 21AN)	Site should ensure that the site is made safe prior to any development commencing.	No deduction from the developable site area.
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	Yes	PROW should be retained and enhanced.	Included within density assumption.

Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable	Provision of a suitable access and, potentially, some widening along Dean Street. This should all be achievable within the site area. Public transport times to town centre and hospital qualify this site for further consideration already, however increased bus service regularity and a diversion through the site would be easily achieved with the site location and scale. Development should be designed to preserve ancient woodland. Development should preserve and enhance the setting of the listed buildings, and make a positive contribution to the Conservation Area. Site should ensure that the site is made safe prior to any development commencing. The developer should ensure that appropriate consultation with the underground utilities operator take place. PROW should be retained and enhanced. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		
CONCLUSION: Is the Site Achievable?	Yes		

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

MODELLED DEVELOPMENT SCHEDULE	
Original Site Area	30.99 Ha
Deductions to Site Area	Constraints deduction: 6.20 Ha (Heritage), Open Space deduction 5.95 Ha



Net Developable Site Area	18.8 Ha															
Gross Floorspace (m <sup>2</sup> )	44,837 m <sup>2</sup>															
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units				B Use				A Use				Infrastructure			
	527				-				-				-			
Policy density assumption	35 dph															
Modelled Delivery Rate	(Units p.a.)				Permission Date				Commencement Year				Completions Begin			
	50				2023				2024				2025			
Delivery Profile																
	2022-2027				2027-2032				2032-2037				2037+			
Resi (units p.a)																

Site Ref: 288	Site Name: Land at Hill Farm										Parish: Linton (100%)					
Address	Hill Farm, Linton										AVAILABILITY					
Landowner	Alan Firmin Ltd										Landowner Consent?	Yes	Legal Constraints?	No		
Agent	DHA Planning										Developer interest?	No	Nominated Capacity	130-170 units+ community hub		
Current Use	Agricultural										Availability Date	Now	Modelled Capacity	107 units		
Promoted Use(s)	Resi + Community facilities															
Site Area (Ha)	5.67	Brownfield/Greenfield			Greenfield											
Site Description	Site is the northern half an arable field south of Heath Rd to the south of Coxheath.															
Surrounding Uses	There is residential ribbon development on Heath Rd to the north of the site, with open fields beyond. To the south is the continuation of the arable field that the site sits within. There is a small pocket of residential and the A229 to the east, and agricultural land beyond a track to the west.															



2004 – Approved retrospective application for extension. Approved alterations to garden studio building and erection of a balcony. Approved demolition of concrete garage and erection of new garage. Refused erection of extension. 2005 – Approved erection of extension. Approved erection of single storey extension. 2007 – Refused two storey extension. Approved two storey extension. Approved single storey extension. 2008 - Approved alterations to roof for additional accommodation. Refused erection of one detached dwelling with garage and car port. Approved erection of single storey building ancillary to dwelling. 2011 – Approved erection of extension with Juliet balcony. Approved erection of single storey extension and detached garage. Approved erection of single storey extension. 2013 – Approved erection of single storey extension. 2014 – Approved single storey extension and erection of garage. 2018 – Approved erection of new doctors surgery

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access feasible onto Heath Road.	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, with regular services. A shop within 800m (petrol station), but no GP or Primary School. Less than 30 minutes public transport time to town centre and less than an hour to the hospital.	None at this stage.	Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	Greensand Ridge (98.75%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-

Local Nature Reserves	Ecology Score:4 KCC Ecology comments - part of a Arable and grassland field with hedgerows around the site boundary. May be used by ground nesting birds.	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	site may contain remains associated with post medieval or earlier agrarian activity and settlement including buildings and a small "weighing machine" identifiable on the 1st Ed OS map, located towards the north east corner.	Archaeological DBA and fieldwork assessment needed to inform extent and significance of post medieval remains, to inform planning application	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuate and discharge to soakaways is likely the option for this site.		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.

Other (add to list)			
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable	Provision of a suitable access. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		
CONCLUSION: Is the Site Achievable?	Yes		

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	5.67 Ha			
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 1.19 Ha			
Net Developable Site Area	4.48 Ha			
Gross Floorspace (m <sup>2</sup> )	9,131 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure
	107	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	50	2022	2023	2024
Delivery Profile				
	2022-2027		2027-2032	
	2032-2037			2037+
Resi (units p.a)				



Site Ref: 312	Site Name: Land north of Heath Rd			Parish: Coxheath(94.92%)/Loose(5.08%)			
Address	Heath Rd, Coxheath			AVAILABILITY			
Landowner	Mr C Piper			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Country House Homes			Developer interest?	Yes	Nominated Capacity	212 units
Current Use	Fruit orchards			Availability Date	Now	Modelled Capacity	193 units
Promoted Use(s)	Residential						
Site Area (Ha)	10.18	Brownfield/Greenfield	Greenfield				
Site Description	Site consists of orchards with public footpaths. The site slopes down from south to north. There are tall hedgerows to Heath Road to the south, and low hedges and post and mesh fencing to north east.						
Surrounding Uses	There is residential use to the west of the southern portion of the site. Predominantly the site is otherwise surrounded by agricultural/ grassland/ orchards, with the exception of a small pocket of residences on the northeastern boundary.						
Planning History	2001 – Approved demolition of existing dwelling and erection of replacement dwelling. 2002 – Refused use of land for shop for sale of imported produce. 2003 – Approved change of use of outbuilding to residential annexe. 2004 – Approved demolition of existing dwelling and erection of replacement dwelling. Change of use of residential annexe to separate single family dwelling. 2008 – Approved erection of detached garage. 2015 – Approved retrospective application for change of use of part of orchard to a storage yard. Approved erection of 110 dwellings. 2018 – Approved outline application for residential development for up to 210 dwellings.						



**SUITABILITY**

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto Heath Road.	Provision of a suitable access.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Most, but not all, of the site is within 400m of bus stops with regular services. No GP or Primary School within 800m. One shop (petrol station) is within 800m of some of the site, but not all of it. Less than 30 minutes public transport time to town centre and less than an hour to the hospital.	None at this stage, as the site has short public transport journey times to key services.	Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	0.25% of site within 15m	Ancient woodland should be protected from the impact of new development.	No deduction from the developable area.
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Coxheath Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be Moderate, with an overall recommendation to Conserve and Reinforce.		-
Local Nature Reserves	Ecology Score:4 (if impact on AW avoided). KCC Ecology comments - 3 intensively managed orchards and 2 arable fields. An area of AW is adjacent to the site	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of	-
Local Wildlife Sites			

Special Area of Conservation	at the eastern boundary. There are hedgerows between the orchards and around the site boundary. Intensively managed orchards are typically low value for biodiversity but the hedgerows may provide connectivity to the wider area . May be potential for protected species to be present including bats, badgers and breeding birds.	protected species considered at design stage. Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	2 TPOs, but to the north of the site.	Trees should be protected from adverse impacts from new development.	No deduction from the developable site area.
Heritage	-	-	-
Archaeology	moderate archaeological potential for Prehistoric remains associated with Boughton Iron Age Camp and with post medieval agrarian heritage.	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	Yes	PROW should be retained and enhanced through any development.	Included within density assumption.
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-

CONCLUSION: Is the Site Suitable?	Yes
<b>ACHIEVABILITY</b>	
Conditions required to make site Suitable	Provision of a suitable access. None at this stage, as the site has short public transport journey times to key services. Ancient woodland should be protected from the impact of new development. Trees should be protected from adverse impacts from new development. The developer should ensure that appropriate consultation with the underground utilities operator take place. PROW should be retained and enhanced through any development. Development will need to protect neighbouring residential amenity.
Exceptional Circumstances?	-
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.
CONCLUSION: Is the Site Achievable?	Yes

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	10.29 Ha			
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 2.14 Ha			
Net Developable Site Area	8.04 Ha			
Gross Floorspace (m <sup>2</sup> )	16,404 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure
	193	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	50	2022	2023	2024
Delivery Profile				
	2022-2027	2027-2032	2032-2037	2037+

