Site Ref: 037	Site Name: Rear of The Gables			Parish: Stap	lehurst (100%)
Address	Marden Rd, Staplehurst			AVAILABILITY	
Landowner	Mr P Garrod	Landowner Consent?	"N/A"	Legal Constraints?	No
Agent	DHA Planning	Developer interest?	Yes	Nominated Capacity	20-40 units
Current Use	Residential	Availability Date	Now	Modelled Capacity	31 units
Promoted Use(s)	Residential		Baldwins Farm	D 16	
Site Area (Ha)	1.62 Brownfield/Greenfield Greenfield	Types & Date	The state of the s	Foreigh	Windows of the state of the sta
Site Description	Grassed field with areas of scrub. Contained by hedges/trees. Narrow grassed access to Marden Rd.	Control Control	Shaviends The Orchard	Foreign Salar Sala	Honore Planter
Surrounding Uses	Some houses to north and storage use to NE. Fields to east, south and west.	<i>\</i>		Home fields (I)	
Planning History	1978—Refused temporary portable office. 1989—Approval for established use certificate. 2015—Approval change of use from storage/distribution to dwelling. 2016—Refused residential development (following demolition of buildings). 2017—Refused residential development (126 dwellings). 2018—Refuseddemolition of existing buildings and erection of residential/replacement storage. Refused demolition of existing buildings and erection of residential/replacement storage.	0 0.04869 kilometres Scale 1:3,246			

		SUITABILITY	
	Issue/ Constraint	Mitigation Required	Impact on developable land
			area/capacity/site suitability
Access to Highway	Access in the form of the private track running	Suitable access provision, requiring 3rd party	Suitable access provision can be
Network	adjacent to the Gables is too narrow for	land or access through adjacent proposed	achieved through adjacent proposals,
	requirements. 3rd party land would be necessary	sites.	so recommendation is that this site is
	to enable access.		suitable, however the
			recommendation changes to
			unsuitable if neither proposed sites
			137 or 64 were to go ahead.
Access to Public	No bus stops or route within 400m. No GP or	New bus route, with new stops, pavements	Mitigation unfeasible for this site
Transportation & Services	Primary Schools with 800m. Greater than 30	and crossings.	alone, but the cluster of adjacent sites
Services	minutes public transport time to town centre.		could provide sufficient massing to achieve.
Utilities Access		_	acmeve.
Area of	_	_	_
Outstanding			
Natural Beauty			
Ancient	-	-	-
Woodland			
Sites of Special	-	-	-
Scientific Interest			
Green Belt	-	-	-
MBLP Landscapes	-	-	-
of Local Value			
Landscape	The Landscape Character Assessment identifies the	*	-
Character	landscape character area, which forms a part of the	* **	
	overall condition of the area is considered to be G	ood, and the sensitivity to be High, with an	
Y 12Y	overall recommendation to Conserve.	land the second second	
Local Nature	Ecology Score:2	Mitigation requirements will be dependent on	-
Reserves	KCC Ecology comments - The site is an area of	the results of any surveys (including botanical).	
Local Wildlife Sites	grassland, scrub with mature boundaries. The grassland within the site was recorded as other	If the grassland is identified as a habitat of principle importance there will be a need for	
Sites	grassiand within the site was recorded as other	principle importance there will be a need for	

Special Area of Conservation Ecology (including ponds) Hedgerows	neutral grassland during the 2012 habitat survey. This highlights that the site is botanically interesting but at the time of the survey was not of sufficient quality to be considered as priority habitat/Habitats of principle importance. The survey data is now 7 years old and therefore if there has been a change in management the floristic diversity may have improved since the survey was carried out. GCN, common lizard and slow worm have been recorded within the immediate area and are likely to be present within this site.	mitigation for the loss of the grassland and depending on the number of dwellings proposed it's unlikely that it can be done on site. If the grassland is not identified as a habitat of principle of importance it's likely that retention and enhancement of the site boundary and area of grassland to the south of the site can retain the ecological interest of the site.	
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation site, discharge to OWC or sewer ext	ension; constrained by high groundwater	-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-

Neighbouring resi	Yes, adjacent residences.	Development will need to protect	Included within density assumption.				
use?		neighbouring residential amenity.					
Other (add to list)							
CONCLUSION: Is	Yes						
the Site Suitable?							
		ACHIEVABILITY					
Conditions	Suitable access provision, requiring 3rd party land	Suitable access provision, requiring 3rd party land or access through adjacent proposed sites. New bus route, with new stops, pavements					
required to make	and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development						
site Suitable	will need to protect neighbouring residential ameni	ty.					
Exceptional	-						
Circumstances?							
Is site considered	Site is assumed to be viable for a policy-complia	ant scheme.					
to be viable?							
CONCLUSION: Is	Yes	·					
the Site							
Achievable?							

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

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

Delivery Profile																
		20	022-20	27			2	027-203	32	·	20	032-20	37		2037+	
Resi (units p.a)																

Site Ref: 056	Site Name: Orchard House			Parish: Stapl	lehurst (100%)
Address	Clapper Lane, Staplehurst			AVAILABILITY	
Landowner	Peter Urie	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Pure Investments	Developer interest?	No	Nominated Capacity	40 units
Current Use	Residential	Availability Date	Now	Modelled Capacity	29 units
Promoted Use(s)	Residential		1		
Site Area (Ha)	1.55 Brownfield/Greenfield Brownfield				
Site Description	Grassed field enclosed by hedges/trees. Large detached house at west end. Clapper Lane to west.		The state of the s	W	
Surrounding Uses	Surrounded by small enclosed fields.				
Planning History	1975 – Refused stationing of caravan for agricultural purposes. 1989 – Approved erection of 4 stables and tack room. 1990 – Refused change of use of land from agricultural holding to livery stables. 1998 – Approved conversion of existing stores, wc, toilet etc to new entrance hall and utility room. 1999 – Approved demolition of existing garage and erection of attached garage. 2002 – Approved change of use of land to additional residential garden and erection of two storey games room and bedroom extension. 2003 – Refused erection of a detached garage. 2003 – Approved resubmission for erection of a garage.	Scale 1:2,000			

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

Lowland water New Survivation Property (including) Proposed Proposed	Ecology (including	Lowland Meadow. The site is surrounded by	importance there will be a need for	
Hedgerows within the site. In addition to the botanical interest there is potential for protected species to be present within the site including bats and breeding birds TPO/ Veteran Trees		3	1 *	
interest there is potential for protected species to be present within the site including bats and breeding birds TPO/ Veteran Trees -	1 /			
Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present within the site including bats and breeding birds Species to be present with section Species to be present with section Species to be present with section Species t	Heagerows			
Including bats and breeding birds Provided Provid				
TPO/ Veteran Trees		<u>.</u>	the wider area.	
Trees Image: Tree of the string of the		including bats and breeding birds		
Heritage		-	-	-
Archaeology low potential for post medieval agrarian heritage remains AQMA	Trees			
AQMA	Heritage	-	-	-
AQMA Flood Risk Flood Ris	Archaeology	low potential for post medieval agrarian	-	-
Flood Risk - - - - -		heritage remains		
Drainage No watercourses showing up from mapping however that does not mean they are not present. Further investigation needed as to method of discharge; may need to cross third party land - Contamination/Pollution - - Land stability - - Utilities (underground) Yes The developer should ensure that appropriate consultation with the underground utilities operator take place. Assumed no change in developable land. Public Rights of Way - - Pylons on site - - Neighbour/Residential amenity - - Neighbouring resi use? Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Included within density assumption.	AQMA	-	-	-
Present. Further investigation needed as to method of discharge; may need to cross third party land Pollution Pyes Pyes Public Rights of Way Pyes	Flood Risk	-	-	-
Contamination	Drainage	No watercourses showing up from mapping	however that does not mean they are not	-
Contamination/Pollution -		present. Further investigation needed as to m	ethod of discharge; may need to cross third	
Pollution Pollution Image: Construction of the policy		party land	•	
Land stabilityUtilities (underground)YesThe developer should ensure that appropriate consultation with the underground utilities operator take place.Assumed no change in developable land.Public Rights of WayPylons on siteNeighbour/ Residential amenityNeighbouring resi use?Yes, adjacent residences.Development will need to protect neighbouring residential amenity.Included within density assumption.	Contamination/	-	-	-
Utilities (underground) Yes The developer should ensure that appropriate consultation with the underground utilities operator take place. Public Rights of Way Pylons on site Public Rights of Way Yes	Pollution			
(underground) appropriate consultation with the underground utilities operator take place. Public Rights of Way - Pylons on site - Pylons on site - Neighbour/ Residential amenity - Neighbouring resi use? Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Included within density assumption.	Land stability	-	-	-
Public Rights of Way Pylons on site Neighbour/ Residential amenity Yes, adjacent residences. Public Rights of Underground utilities operator take place.	Utilities	Yes	The developer should ensure that	Assumed no change in developable land.
Public Rights of Way Pylons on site Neighbour/ Residential amenity Yes, adjacent residences. Public Rights of Underground utilities operator take place.	(underground)		appropriate consultation with the	·
Public Rights of Way Pylons on site Pylons on site Neighbour/ Residential amenity Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Development will need to protect neighbouring residential amenity.			underground utilities operator take place.	
WayWayImage: Control of the cont	Public Rights of	-	-	-
Neighbour/ Residential amenity - - - Neighbouring resi use? Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Included within density assumption.	=			
Residential amenity Neighbouring resi use? Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Included within density assumption.	Pylons on site	-	-	-
Residential amenity Neighbouring resi use? Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Included within density assumption.		-	-	-
Neighbouring resi use? Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Included within density assumption.				
Neighbouring resi use? Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Included within density assumption.	amenity			
use? neighbouring residential amenity.	•	Yes, adjacent residences.	Development will need to protect	Included within density assumption.
		, , , , , , , , , , , , , , , , , , ,		r
		-	-	-

CONCLUSION: Is	Yes										
the Site Suitable?											
	ACHIEVABILITY										
Conditions	New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities										
required to make	operator take place. Development will need to protect neighbouring residential amenity.										
site Suitable											
Exceptional	-										
Circumstances?											
Is site considered	Site is assumed to be viable for a policy-compliant scheme.										
to be viable?											
CONCLUSION: Is	Yes										
the Site											
Achievable?											

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

MODELLED DEVELOPMENT SCHEDULE															
Original Site Area	1.55 Ha														
Deductions to Site Area	Constraints deduc	tion: 0, Ope	en Space d	eduction 0.3	32 Ha										
Net Developable Site Area	1.22 Ha														
Gross Floorspace (m ²)	2,494 m ²	$2,494 \text{ m}^2$													
Dalian Min of Hans (Modellad and)	Residential U	nits	B U	se	A Use			Infrastructure							
Policy Mix of Uses (Modelled m ²)	29		-		-			-							
Policy density assumption	30 dph														
Madallad Dalinam Data	(Units p	.a.)		Permission	Date		Con	nmence	ement `	Year		Com	Completions Begin		
Modelled Delivery Rate 15			2022 2024				24	24 2025							
Delivery Profile															
	2022-2027	2022-2027 2027-2032 2032-2037 2037+													
Resi (units p.a)															

Site Ref: 060	Site Name: Rush Farm			Parish: Stap	lehurst (100%)	
Address	Rush Farm, Couchman Green Lane, Staplehurst			AVAILABILITY		
Landowner	M. Greengrow	Landowner Consent?	Yes	Legal Constraints?	No	
Agent	Peter Court Associates	Developer interest?	No	Nominated Capacity	2-30 units	
Current Use	Agriculture & Resi	Availability Date	Now	Modelled Capacity	18	
Promoted Use(s)	Residential	VI JE I D	1		10000	
Site Area (Ha)	0.98 Brownfield/Greenfield Greenfield	7 00 0				
Site Description	House and farmstead enclosed by trees/hedging.	Opp De June)///			
Surrounding Uses	Housing (Fisher Farm) permitted to north and west, fields	The state of the s	///			
	to east and south.					
Planning History	1977 – Refused agricultural dwelling. 1979 – Refused					
	stationing of caravan. Refused mobile home for farmer.					
	1985 – Approved retention of existing single storey					
	building and change of use to agricultural store and office.					
	Approved retention of agricultural mobile home and brick		\ _			
	extension. 1988 – Refused erection of a bungalow. 1989 –		//	The state of the s		
	Approved renewal of temporary permission for a mobile		D			
	home. 1998 – Refused use of land for stationing of a					
	temporary mess room building. Refused use of land for					
	stationing of a temporary mess room building. Refused		14//			
	retrospective application for a change of use to residential					
	use including stationing of a mobile home. 2002 –					
	Approved provision of horse riding arena. 2013 – Refused change of use to residential caravan site for two gypsy			X V / /		
	families for 2 static caravans and parking for 4 vehicles.					
	2017 – Approved development of site to accommodate					
	185 dwellings			\/		
		Scale 1:2,000				

		SUITABILITY	
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Couchman Green Lane is not sufficiently wide enough to meet requirements.	Widening of Couchman Green Lane, requiring 3rd party land.	Site recommended as unsuitable due to the requirement for 3rd party land to provide
	·	• •	access to the primary highways network.
Access to Public	No bus stops our routes within 400m. No GP,	New bus stops and routes, as well as pavements	Site recommended as unsuitable due to the
Transportation &	Primary School or Shop within 800m. More than 30	to safely access them required. This would need	need for 3rd party land to achieve minimum
Services	minutes public transport time to Maidstone Hospital.	3rd party land to achieve sufficient road widths for bus access.	mitigation required.
Utilities Access	-	-	-
Area of	-	-	-
Outstanding			
Natural Beauty			
Ancient Woodland	-	-	-
Sites of Special	-	-	-
Scientific Interest			
Green Belt	-	-	-
MBLP Landscapes	-	-	-
of Local Value			
Landscape	The Landscape Character Assessment identifies that		-
Character	landscape character area, which forms a part of the L	*	
	condition of the area is considered to be Good, and the	he sensitivity to be High, with an overall	
Local Nature	recommendation to Conserve.	Mitigation requirements will be described.	
Reserves	Ecology Score:3 KCC Ecology comments - The Site has a mixture of	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation	-
Local Wildlife Sites		can be implemented onsite if presence of	
Special Area of	a pond and mature trees, hedgerow and woodland.	protected species considered at design stage.	
Conservation	The areas of greatest ecological interest are the	Retention and enhancement of site boundaries,	
Ecology (including	mature trees, woodland and pond within the site.	pond and woodland area to the South will	
ponds)	There is an area of woodland to the north of the	retain and enhance connectivity to the wider	
Hedgerows	site and rough grassland to the south of the site.	area.	
	GCN are known to be present within the		

	surrounding area. Potential for protected species		
	to be present including foraging bats, GCN, breeding birds and badgers.		
TPO/ Veteran	-	-	-
Trees			
Heritage	-	-	1
Archaeology	low potential for multi period archaeology.	-	1
AQMA	-	-	-
Flood Risk	Flood Zone 2 (46.85%)/Flood Zone 3 (4.72%)/ None (48.43%)	Development will need to be directed to the parts of the site in the lowest flood zone, and ensure that flood risk is not increased generally.	5% deduction for Flood Zone 3
Drainage	Attenuation site, discharge to OWC; constraints with assessed	existing surface water flow path will need to be	20% of site required (assumed complementarity with open space deduction).
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	Yes	Development should ensure that the PROW is retained and enhanced.	Included within density assumption.
Pylons on site		-	_
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
		ACHIEVABILITY	

Conditions	Widening of Couchman Green Lane, requiring 3rd party land. New bus stops and routes, as well as pavements to safely access them required. This
required to make	would need 3rd party land to achieve sufficient road widths for bus access. Development will need to be directed to the parts of the site in the lowest
site Suitable	flood zone, and ensure that flood risk is not increased generally. Development should ensure that the PROW is retained and enhanced. Development
	will need to protect neighbouring residential amenity.
Exceptional	-
Circumstances?	
Is site considered	Site is assumed to be viable for a policy-compliant scheme.
to be viable?	
CONCLUSION: Is	Yes
the Site	
Achievable?	

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

MODELLED DEVELOPMENT SCHEDULE															
Original Site Area	0.98 Ha														
Deductions to Site Area	Constraints deduction: 0	.)5 На	(Flooding), O	pen Spac	ce dedu	ction 0	.20 Ha								
Net Developable Site Area	0.73 Ha														
Gross Floorspace (m ²)	$1,497 \text{ m}^2$														
Deliev Miv of Head (Modelled m²)	Residential Units		B Use		A Use			Infrastructure							
Policy Mix of Uses (Modelled m ²)	18		-		-			-							
Policy density assumption	30 dph														
Modelled Delivery Date	(Units p.a.)		Perm	ission E	Date	Commencement Year			Year	Completions Begin			1		
Modelled Delivery Rate 18			2022				2023				2024				
Delivery Profile															
	2022-2027	2027-2032 2032-2037 2037+				-									
Resi (units p.a)															

Site Ref: 064	Site Name: Land South of Marden Rd			Parish: Stap	lehurst (100%)		
Address	Marden Rd, Staplehurst	AVAILABILITY					
Landowner	Staplehurst Developments	Landowner Consent?	Yes	Legal Constraints?	No		
Agent	Woolf Bond Planning	Developer interest?	No	Nominated Capacity	126 units		
Current Use	Fallow and overgrown field and orchard	Availability Date	Now	Modelled Capacity	88 units		
Promoted Use(s)	Residential						
Site Area (Ha)	4.64 Brownfield/Greenfield Greenfield				5		
Site Description	Level grassed field with areas of scrub. Hedge line along						
	frontage and mature trees to rear. Edge of settlement.						
Surrounding Uses	Residential to north, east and west. Woodland to south.						
Planning History	1974 – Refused 24 two and three bedroomed semi-		4				
	detached and terraced dwellings with garages. 1975 –						
	Refused new farmhouse. 1978 – Approved two storey						
	extension. Refused temporary portable office. 1983 –						
	Refused outline application for erection of a bungalow.						
	1989 – Approved established use certificate. 1997 –						
	Approved demolition of existing outbuilding and erection						
	of a single storey rear extension and conservatory. 2005 –						
	Refused outline application for erection of 4 detached 4						
	bedroom houses with garages. 2006 – Refused outline						
	application for erection of four, four bedroom dwellings						
	and garages. 2017 – Refused outline application for		/				
	erection of up to 126 dwellings. Refused demolition of	\wedge					
	existing barn removal of existing yard area and						
	construction of single dwelling (resubmission).	<i> </i>					
		Scale 1:2,000	6		HATTA BOOM		

SUITABILITY							
Is	ssue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability				
Access to Highway	New access required. Sufficient	Suitable access provision.	None. Site recommended as suitable on access				
Network	site frontage to achieve.		grounds at this stage.				
Access to Public	No bus stops or route within 400m.	New bus route, with new stops, pavements and crossings.	Mitigation unfeasible for this site alone, but the				
Transportation &	No GP, Primary School or		cluster of adjacent sites could provide sufficient				
Services	convenience stores within 800m.		massing to achieve.				
	More than 30 minutes public						
	transport time to town centre.						
Utilities Access	-	-	-				
Area of	-	-	-				
Outstanding							
Natural Beauty							
Ancient Woodland	-	-	-				
Sites of Special	-	-	-				
Scientific Interest							
Green Belt	-	-	-				
MBLP Landscapes	-	-	-				
of Local Value							
Landscape	The Landscape Character Assessme	ent identifies that the site is within the Staplehurst Low	-				
Character	<u>*</u>	nich forms a part of the Low Weald landscape character					
		ea is considered to be Good, and the sensitivity to be High,					
	with an overall recommendation to						
Local Nature	Ecology Score:2	Mitigation requirements will be dependent on the results	-				
Reserves	KCC Ecology comments - the site is	of any surveys. Likely that mitigation can be implemented					
Local Wildlife Sites	a mixture of rough grassland, scrub	onsite if presence of protected species considered at					
Special Area of	and mature boundaries. GCN,	design stage. Retention and enhancement of site					
Conservation	common lizards and slow worms	boundaries will retain connectivity to the wider area.					
Ecology (including	have been previously recorded	Need to ensure that any on site mitigation /open space					
ponds)	throughout the site.	area has good connectivity to the wider area.					
Hedgerows							

TPO/ Veteran Trees				
Heritage		-	-	-
Archaeology low potential for post medieval agrarian heritage remains - - - - - - - - -				
AQMA		-	-	-
AgMA - - - - - - - - -	Archaeology		-	-
Flood Risk		agrarian heritage remains		
Drainage	AQMA	-	-	-
Contamination/ Pollution	Flood Risk	-	-	-
Pollution Land stability - - - - - - - - -	Drainage	Attenuation site, discharge to OWC	C or sewer extension; constrained by high groundwater	-
Land stability	Contamination/	-	-	-
The developer should ensure that appropriate consultation with the underground utilities operator take place.	Pollution			
Conditions required to make site Suitable Consultation with the underground utilities operator take place. Coverable take place to protect neighbouring residential amenity. Consultation with the underground utilities operator take place. Coverable take place to protect neighbouring residential amenity. Consultation with the underground utilities operator take place. Coverable take place take place to protect neighbouring residential amenity. Coverable take place take place take place to protect neighbouring residential amenity. Coverable take place take place take place take place to protect neighbouring residential amenity. Coverable take place	Land stability	-	-	-
Public Rights of Way Pylons on site Public Rights of Way Pylons on site Public Rights of Way Pylons on site Pylons on site Public Rights of Way Pylons on site Pylons on site Public Rights of Way Pylons on site Pylons on site Public Rights of Way Pylons on site Pylons on site Public Rights of Way Pylons on site Pylons Pylons on site Pylons Pylons on site Pylons on site Pylons Pylons on site Pylons on ster on site states on	Utilities	Yes	The developer should ensure that appropriate	Assumed no change in developable land.
Public Rights of Way Pylons on site Public Rights of Way Pylons on site Public Rights of Way Pylons on site Pylons on site Public Rights of Way Pylons on site Pylons on site Public Rights of Way Pylons on site Pylons on site Public Rights of Way Pylons on site Pylons on site Public Rights of Way Pylons on site Pylons Pylons on site Pylons Pylons on site Pylons on site Pylons Pylons on site Pylons on ster on specification in state of the state o	(underground)		consultation with the underground utilities operator take	·
Way Way Conditions required to make site Suitable Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity. Included within density assumption. Ves, adjacent residences. Development will need to protect neighbouring residential amenity. Included within density assumption. CONCLUSION: Is the Site Suitable? Yes Lesceptional Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.	, ,			
Pylons on site	Public Rights of	-	-	-
Neighbour/ Residential amenity Neighbouring resi use? Other (add to list) CONCLUSION: Is the Site Suitable? Conditions required to make site Suitable Exceptional Personal amenity assumption. Development will need to protect neighbouring residences. Development will need to protect neighbouring residences. ACHIEVABILITY ACHIEVABILITY Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity. Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.	Way			
Residential amenity Neighbouring resi use? Other (add to list) For Site Suitable? Conditions required to make site Suitable Exceptional Pes, adjacent residences. Development will need to protect neighbouring residential amenity. Development will need to protect neighbouring residential amenity. Development will need to protect neighbouring residential amenity. Included within density assumption.	Pylons on site	-	-	-
menity Neighbouring resi use? Other (add to list) CONCLUSION: Is the Site Suitable? Conditions required to make site Suitable Exceptional Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Development will need to protect neighbouring residential amenity. - CONCLUSION: Is the Site Suitable? ACHIEVABILITY ACHIEVABILITY Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.	Neighbour/	-	-	-
Neighbouring resi use? Other (add to list) CONCLUSION: Is the Site Suitable? Conditions required to make site Suitable Exceptional Yes, adjacent residences. Development will need to protect neighbouring residential amenity. Development will need to protect neighbouring residential amenity.	Residential			
use? residential amenity. Other (add to list) - - CONCLUSION: Is the Site Suitable? Yes ACHIEVABILITY Conditions required to make site Suitable Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity. Exceptional -	amenity			
use? residential amenity. Other (add to list) - - CONCLUSION: Is the Site Suitable? Yes ACHIEVABILITY Conditions required to make site Suitable Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity. Exceptional -	Neighbouring resi	Yes, adjacent residences.	Development will need to protect neighbouring	Included within density assumption.
CONCLUSION: Is the Site Suitable? ACHIEVABILITY Conditions required to make site Suitable Exceptional Yes ACHIEVABILITY ACHIEVABILITY ACHIEVABILITY Limits and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.		, and the second		• •
the Site Suitable? ACHIEVABILITY Conditions required to make site Suitable Exceptional ACHIEVABILITY Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity. -	Other (add to list)	-	-	-
Conditions required to make site Suitable Exceptional Conditions Exceptional Conditions Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity.	CONCLUSION: Is	Yes		
Conditions required to make site Suitable Exceptional Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to protect neighbouring residential amenity. -	the Site Suitable?			
required to make site Suitable Exceptional the underground utilities operator take place. Development will need to protect neighbouring residential amenity.			ACHIEVABILITY	
required to make site Suitable Exceptional the underground utilities operator take place. Development will need to protect neighbouring residential amenity.	Conditions	Suitable access provision. New bus	route, with new stops, pavements and crossings. The develop	per should ensure that appropriate consultation with
site Suitable Exceptional -	required to make	_		
·	.			, and the second se
·	Exceptional	-		
	•			

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

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

	MO	DELLI	ED DEVELOPMEN	T SCHED	ULE							
Original Site Area	4.64 Ha											
Deductions to Site Area	Constraints deduction: 0,	Open	Space deduction 0	97 Ha								
Net Developable Site Area	3.67 Ha											
Gross Floorspace (m ²)	$7,479 \text{ m}^2$	$7,479 \text{ m}^2$										
Dalias Min of Hood (Modellad m²)	Residential Units		B Use		A Use		Infrastructure					
Policy Mix of Uses (Modelled m ²)	88		-		-		-					
Policy density assumption	30 dph											
Modelled Delivery Date	(Units p.a.)		Permissio	n Date		Comm	encem	nent Year		Completions Begin		
Modelled Delivery Rate	ed Delivery Rate 44 2022		2023				2024					
Delivery Profile												
	2022-2027	2027-2032			2032-2037			2037+				
Resi (units p.a)												

Site Ref: 066	Site Name: Land at Lodge Rd			Parish: Staple	hurst (100%)	
Address	Lodge Rd, Staplehurst	AVAILABILITY				
Landowner	CCL Pension Fund, M&M Pension Fund, Thackeray Pension Fund & Ammasa Pension Fund	Landowner Consent?	Yes	Legal Constraints?	No	
Agent	Civils Contracting Ltd	Developer interest?	No	Nominated Capacity	90-105 units, 6,000m ² B1c/B8	
Current Use	Fallow and overgrown field and orchard	Availability Date	Now	Modelled Capacity	34 units, 3,963m ² B use	
Promoted Use(s)	Residential & Commercial	Mari awa na Pila			(Aug.	
Site Area (Ha)	4.24 Brownfield/Greenfield Greenfield	10-\$1.5V			MP 4175	
Site Description	Level grassed field with areas of scrub. Hedge line along frontage and mature trees to rear. Edge of settlement.		West of the second	- Indiana	To the Car Park	
Surrounding Uses	Rail line forms the northern boundary, the Lodge Rd industrial estate lies to the west of the site, with Allocation H1(49) to the south and west.					
Planning History	1976 – Approved erection of 10 greenhouses. 1977 – Refused outline application for residential development. 1979 – Approved renewal for the erection of 10 plastic greenhouses. 1980 – Approved additional office space. Refused outline application for residential development. Approved storage and distribution warehouse plus administrative offices. 1981 – Refused provisional user for light industrial and warehousing. Approved 12 industrial units. Approved gatehouse for storage distribution warehouse for vehicle parts and administrative 102office. 1984 – Approved extension to warehouse and distribution centre. Approved building for storage of van, grass cutting equipment mowers and horticultural implements. 1986 – Approved 12 industrial units.	kilomet Scale 1:4	1	0.254		

1988 – Approved extension to warehouse and distribution centre. Approved 18 general industrial B2 units. 1989 – Approved temporary accommodation for training/engineering centre. 1990 – Approved retention of temporary accommodation for training centre. 1993 – Approved renewal of permission for extension to warehouse and distribution centre. 1996 – Approved outline application for erection of buildings for B1(c) and B2 to form extension to existing industrial estate. 1998 – Approved renewal of permission for extension to warehouse and distribution centre. 2001 – Approved erection of industrial unit with workshop and offices. Approved new spur road to access allocated land to the north of Lodge Road. 2002 – Approved erection of 4 industrial units with workshops, offices and associated works. 2003 – Approved erection of 5 buildings for B1 and B2 use. Approved erection of 5 industrial units and estate road for use as B1(c) or B2. 2004 – Approved erection of 2 single

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

	SUITABILITY							
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability					
Access to Highway Network	New access required. Sufficient site frontage to achieve.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds.					
Access to Public Transportation & Services	The nearby rail station and bus stops are over 400m actual walking distance from the site. No GP or Primary School within 800m, but there is a shop within that distance. Public Transport journey times to a town centre High Street area are over 30 minutes by bus or rail, however many of the facilities required are available within 15 minutes on the train (Paddock Wood). Over an hour to a hospital by public transport.	Suitable pedestrian access to regular public transport services within 400m could potentially be achieved for much of the site by creating an access to the rail station directly from the north of the site. It appears that this would require some 3rd party land, however. An extension / diversion to the number 5 bus service so that it continued past Staplehurst Rail Station and stopped within the site (and had turning facilities provided) could also provide the required services.	Required mitigation feasible, on the condition that the public transport improvements can be achieved. This may require increased services on the number 5 bus route to maintain service regularity, which would require disproportionate investment for the scale of this site. Those enhancements could be achieved through other proposed sites along the A229 corridor collectively, however. Site recommended as suitable, on the condition that public transport enhancements can be achieved					
Utilities Access		-	-					
Area of Outstanding Natural Beauty	-	-	-					
Ancient Woodland	-	-	-					
Sites of Special Scientific Interest	-	-	-					

Cusan Dalt			
Green Belt	-	-	-
MBLP Landscapes	-	-	-
of Local Value			
Landscape	The Landscape Character Assessment identified		
Character	Weald landscape character area, which forms a		
	type. The overall condition of the area is considered		
	High, with an overall recommendation to Cor	nserve.	
Local Nature	Ecology Score:2	Mitigation requirements will be	-
Reserves	KCC Ecology comments - The site is two	dependent on the results of any surveys	
Local Wildlife	grassland fields which are surrounded by	(including botanical). If the grassland is	
Sites	mature hedgerows. The field to the East is	identified as a habitat of principle	
Special Area of	rough grassland with some scrub. The ARCH	importance there will be a need for	
Conservation	project recorded the field to the west as	mitigation for the loss of the grassland	
Ecology (including	other Neutral Grassland which at the time of	and depending on the number of	
ponds)	the survey was not assessed as a habitat of	dwellings proposed it's unlikely that it can	
Hedgerows	principle importance however the site was	be done on site. Possible that mitigation	
110080105	surveyed out of season so it is possible that	can be implemented onsite if presence of	
	the botanical interest is higher than assessed	protected species considered at design	
	during the ARCH Survey. Common Lizards,	stage. Retention, creation and	
	Slow worms, GCN and foraging/roosting bats	enhancement of site boundaries will	
	have been recorded within or adjacent to the	retain and enhance connectivity to the	
	site. Potential for ground nesting birds to be	wider area.	
	present.		
TPO/ Veteran	-	-	-
Trees			
Heritage	-	-	-
Archaeology	low potential for multi period remains	-	-
	especially post medieval agrarian heritage		
	remains.		
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation site, discharge to OWC; constrain	ned by high groundwater	-
	5, volistial		<u> </u>

Contamination/			
	-	-	
Pollution			
Land stability	-	-	-
Utilities	-	-	-
(underground)			
Public Rights of	Yes	Route will be preserved and enhanced.	Included within density assumption.
Way			
Pylons on site	-	-	-
Neighbour/	-	-	-
Residential			
amenity			
Neighbouring resi	Yes, adjacent residences.	Development will need to protect	Included within density assumption.
use?	•	neighbouring residential amenity.	, ,
Other (add to list)	Part of the site is an existing DEA	1.94 Ha of the site should be allocated for	1.94 Ha allocated for employment
, , ,	Ç	commercial use.	• •
CONCLUSION: Is	Yes		
the Site Suitable?			
		ACHIEVABILITY	
Conditions	Provision of a suitable access point. Suitable pe	edestrian access to regular public transport ser	vices within 400m could potentially be achieved for much
required to make			ars that this would require some 3rd party land, however.
site Suitable			ail Station and stopped within the site (and had turning
			nhanced. 1.94 Ha of the site should be allocated for
	commercial use. Development will need to pr		
Exceptional	-		
Circumstances?			
Is site considered	Site is assumed to be viable for a policy-comp	pliant scheme.	
to be viable?	1 7	•	
CONCLUSION: Is	Yes		
the Site			
Achievable?			

CONCLUSION Is the Site...

Available?	Suitable?	Achievable?
Yes	Yes	Yes

	MOI	DELLE	ED DEVELOPMEN	T SCHED	ULE									
Original Site Area	4.24 Ha													
Deductions to Site Area	Constraints deduction: 1.3	94 Ha (employment use),	Open Spa	ice de	duction 0.89	9 Ha							
Net Developable Site Area	2.30 Ha													
Gross Floorspace (m ²)	7,479 m ²	$7,479 \text{ m}^2$												
D-1: M: C11 (M-1-11-12)	Residential Units		B Use		A Use		Infrastructure							
Policy Mix of Uses (Modelled m ²)	34		3,964		-		-							
Policy density assumption	30 dph													
Modelled Delivery Date	(Units p.a.)		Permissio	n Date C		Commencement Year		Completions Begin		1				
Modelled Delivery Rate	44		2022	,		2023				2024				
Delivery Profile														
	2022-2027		2027-2032			2032-2037				2037+				
Resi (units p.a)														

Site Ref: 114	Site Name: Land at Home Farm			Parish: Stapl	lehurst (100%)
Address	Pile Lane, Staplehurst			AVAILABILITY	
Landowner	Halden Gate LLP	Landowner Consent?	Yes	Legal Constraints?	No
Agent	ASP	Developer interest?	No	Nominated Capacity	60 units
Current Use	Greyhound training facility	Availability Date	Now	Modelled Capacity	49 units
Promoted Use(s)	Residential		40		
Site Area (Ha)	2.57 Brownfield/Greenfield Brownfield				
Site Description	House and kennels at north end, dog exercise/race track in centre and grassed at south end. Generally level and bounded by hedging/trees.				
Surrounding Uses	Fields to north and south, employment to east, and housing (Fishers Farm) to west.				STATE AND DO
Planning History	1976 - Refused outline application for bungalow and garage. 1977- Refused extension to factory premises Approved extension to factory premises. 2004 - Refused change of use for the siting of a mobile home on land to accommodate manager of greyhound racing. 2005 - Approved change of use of land for the stationing of a mobile home for purposes. 2018 - Approved erection of 80m x 20m steel portal frame factory unit. 2019 - Approved Non-Material Amendment: Change of roof profile to single gable with offices relocated to opposite end of factory.	Scale 1:2,000	Bookstalls		

		SUITABILITY	
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway	Sufficient frontage onto Headcorn Road to achieve new	Provision of a suitable	None. Site recommended as suitable on access grounds at this
Network	access.	access point.	stage.
Access to Public	No bus stops within 400m. No Primary School, GP or	Provision of a new bus	In isolation, this site is not large enough to provide the required
Transportation &	shop within 800m. More than 30 minutes to Maidstone	route and a stop within	mitigation. Collectively, with sites 229, 186, and 198, as well as
Services	High St and more than 1 hour to Maidstone Hospital.	400m.	other sites on the road between Staplehurst and Headcorn, this
			is achievable. Site recommended as suitable, conditional on
			sufficient supporting sites progressing.
Utilities Access	-	-	-
Area of	-	-	-
Outstanding			
Natural Beauty			
Ancient Woodland	-	-	-
Sites of Special	-	-	-
Scientific Interest			
Green Belt	-	-	-
MBLP Landscapes	-	-	-
of Local Value		** * *******	
Landscape	The Landscape Character Assessment identifies that the		-
Character	Staplehurst Low Weald landscape character area, which Weald landscape character type. The overall condition o	•	
	be Good, and the sensitivity to be High, with an overall 1		
	Conserve.	recommendation to	
Local Nature	Ecology Score:3	On site mitigation can be	_
Reserves	KCC Ecology comments - The site is two separate	implemented through	
Local Wildlife Sites	grassland fields with industrial buildings to the north,	good design and the	
Special Area of	mature trees/hedgerows along the site boundaries and	retention and	
Conservation	a pond within the NE of the site. The grassland field to	enhancement of site	
Ecology (including	the north is regularly cut with a track running through	boundaries.	
ponds)	it and the grassland field to the south appears to be		
Hedgerows	less regularly managed. Potential for protected species		

		T				
	include reptiles, GCN (which have been recorded					
	within the surrounding area), breeding birds and bats.					
TPO/ Veteran	-	-	-			
Trees						
Heritage	-	-	-			
Archaeology	low potential for multi period archaeology especially	-	-			
	post medieval remains associated with Piles historic					
	farmstead within NW corner					
AQMA	-	-	-			
Flood Risk	-	-	-			
Drainage	Attenuation site, discharge to OWC; constrained by his	gh groundwater	-			
Contamination/	-	-	-			
Pollution						
Land stability	-	-	-			
Utilities	-	-	-			
(underground)						
Public Rights of	-	-	-			
Way						
Pylons on site	-	-	-			
Neighbour/	-	-	-			
Residential						
amenity						
Neighbouring resi	Yes, adjacent residences.	Development will need	Included within density assumption.			
use?		to protect neighbouring				
		residential amenity.				
Other (add to list)	-	-	-			
CONCLUSION: Is	Yes					
the Site Suitable?						
	. A second secon	ACHIEVABILITY				
Conditions	Provision of a suitable access point. Provision of a new b	us route and a stop within 40	00m. Development will need to protect neighbouring residential			
required to make	o make amenity.					
site Suitable						

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

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

	MODELLED DEVELOPMENT SCHEDULE											
Original Site Area	2.57 Ha	2.57 Ha										
Deductions to Site Area	Constraints deduction: 0,	Constraints deduction: 0, Open Space deduction 0.54 Ha										
Net Developable Site Area	2.03 Ha											
Gross Floorspace (m ²)	4,134 m ²											
Policy Mix of Uses (Modelled m ²)	Residential Units	B Use	A	A Use	Infrastructure							
Policy with of Oses (Wodefied III-)	49	-	-		-							
Policy density assumption	30 dph											
Modelled Delivery Rate	(Units p.a.)	Permissio	Permission Date		encement Year	Completions Begin						
Widdefied Delivery Rate	24	2023	2022			2025						
	Delivery Profile											
	2022-2027	2027-2032 2032-2037 2037+										
Resi (units p.a)												

Site Ref: 134	Site Name: Baldwins Farm			Parish: Stapl	lehurst (100%)
Address	Marden Rd, Staplehurst			AVAILABILITY	
Landowner	Mr K & Mrs G Whibley	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Lambert & Foster Ltd	Developer interest?	Yes	Nominated Capacity	120 units
Current Use	Agriculture	Availability Date	Now	Modelled Capacity	88 units
Promoted Use(s)	Residential				
Site Area (Ha)	4.64 Brownfield/Greenfield Greenfield	11	2		
Site Description	A number of irregular grassed fields enclosed by hedges/trees north of Marden Rd, west of Staplehurst.	24.7m			_
Surrounding Uses	Hen & Duckhurst housing site to east, fields to north and west, Marden Rd and some houses to south. Farmyard forms south part of site.	Post	<u> </u>		
Planning History	1972 - Refused outline application for the erection of private dwellings. 1974 - Refused outline application for residential development. 1975 - Refused stationing of caravan for agricultural purposes. 1976 - Refused outline application for agricultural dwelling. 1977 - Refused outline application for one dwelling with garage. 1980 - Refused erection of single dwelling house or bungalow. 1989 Approved erection of 4 stables and tack room. 1990 - Refused change of use of land from agricultural holding to livery stables. 1994 - Approved lean-to extension to side of house and access relocation. 1996 – Approved single storey extension. 1997 - Approved erection of an open fronted extension to an existing outbuilding. Refused Replacement agricultural building and demolition of outbuildings. 1998 - Approved erection of a replacement agricultural building. 1999 – Approved demolition and erection of garage. 2002 – Approved change of use of land to additional residential garden and erection of two-storey games room and bedroom extension.	Orchard House Paragraphic Company Com	Baldwins	Patho Patho Coppyllian	Treens Woods to the state of

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

		SUITABILITY			
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability		
Access to Highway Network	New or improved access required. Sufficient site frontage to achieve.	Provision of a suitable access.	None		
Access to Public Transportation & Services	No bus stops or route within 400m. No GP, Primary School or convenience stores within 800m. More than 30 minutes public transport time to town centre.	New bus route, with new stops, pavements and crossings.	Mitigation unfeasible for this site alone, but the cluster of adjacent sites could provide sufficient massing to achieve.		
Utilities Access	-	-	-		
Area of Outstanding Natural Beauty	-	-	-		
Ancient Woodland	-	-	-		
Sites of Special Scientific Interest	-	-	-		
Green Belt	-	-	-		
MBLP Landscapes of Local Value	-	-	-		
Landscape Character	The Landscape Character Assessment identifies to landscape character area, which forms a part of the condition of the area is considered to be Good, and recommendation to Conserve.	-			
Local Nature Reserves	Ecology Score:2	Mitigation requirements will be dependent on the results of any surveys (including botanical). If the	-		

Local Wildlife Sites	23	grassland is identified as a habitat of principle	
Special Area of	three grassland fields and surrounded by mature	importance there will be a need for mitigation for	
Conservation	hedgerows and there are buildings within the	the loss of the grassland and depending on the	
Ecology (including	site. The site is adjacent to a local wildlife site and	number of dwellings proposed it's unlikely that it	
ponds)	this was designated for its botanical interest. The	can be done on site. Retention and enhancement	
Hedgerows	2012 habitat survey recorded it as Other neutral	of hedgerows will retain and enhance	
	grassland. which at the time of the survey was	connectivity to the wider area.	
	not assessed as a habitat of principle importance		
	however the survey date is now 7 years old		
	therefore the botanical interest of the site may		
	have improved if the management change. In		
	additional to the botanical interest there is		
	potential for protected species to be present		
TDO/M	within the site including bats and breeding birds		
TPO/ Veteran Trees	-	-	-
Heritage		-	-
Archaeology	general potential for multi-period remains	-	-
	especially post medieval agrarian heritage		
	remains. Site contains the discovery site of a Neolithic axe.		
AQMA	Neonunc axe.		
Flood Risk	<u>-</u>	-	-
	No watanaanaa ahawina uu fuam mamina hawa	over that does not meen they are not present	-
Drainage	No watercourses showing up from mapping hower Further investigation needed as to method of disc		-
Contamination/	Turner investigation needed as to method of disc	marge, may need to cross time party faild	
Pollution	-	-	-
Land stability			
Utilities Utilities	Yes	The developer should ensure that appropriate	Assumed no change in developable land.
	105	consultation with the underground utilities	Assumed no change in developable fand.
(underground)		operator take place.	
Public Rights of		operator take prace.	_
Way	-	-	-
vv ay			

Pylons on site	-	-	-
Neighbour/	-	-	-
Residential			
amenity			
Neighbouring resi	Yes, adjacent residences.	Development will need to protect neighbouring	Included within density assumption.
use?		residential amenity.	
Other (add to list)		-	-
CONCLUSION: Is	Yes		
the Site Suitable?			
		ACHIEVABILITY	
Conditions	Provision of a suitable access. New bus route, with	new stops, pavements and crossings. The developer	should ensure that appropriate consultation
required to make	with the underground utilities operator take place.	Development will need to protect neighbouring res	idential amenity.
site Suitable			
Exceptional	-		
Circumstances?			
Is site considered	Site is assumed to be viable for a policy-compliant	nt scheme.	
to be viable?			
CONCLUSION: Is	Yes		
the Site			
Achievable?			

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

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

			88			-				-					-					
Policy density assumption		30 dp	30 dph																	
Modelled Delivery Rate		(Units p.a.)				Permission Date				Commencement Year				Completions Begin			ı			
		44					2	2022			2023			2024						
	Delivery Profile																			
		2022-2027				2027-2032		203		2032-2037		2032-2037				2037+				
Resi (units p.a)																				

Site Ref: 137	Site Name:	Land at Marden Rd			Parish	n: Staplehurst (100%)	
Address	Land south	of Marden Rd, Staplehurst			AVAIL	ABILITY	
Landowner	c/o David Si	mpson, Lemsford Developn	nents	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields			Developer interest?	Yes	Nominated Capacity	36 units
Current Use	Agriculture			Availability Date	Now	Modelled Capacity	116 units
Promoted Use(s)	Residential						
Site Area (Ha)	6.10	Brownfield/Greenfield	Greenfield				
Site Description	and two sma	•	d. Bounded by Pagehurst Rd to west d between houses. Tree line along		(Food)	Batchers Batchers	- Const
Surrounding Uses	Few houses	along north boundary, fiel	ds to the east, south, and west.	Readhurst	11/00	Fa	P
Planning History	bathroom but rear extension of for erection garage. 1986 annexe. 1996 existing built Approval for of 1 dwelling conservatory a dwelling. 2018 – Refur dwellings and demolition of the conservatory and	on. 1978 – Approval for sing dining area. 1980 – Approval of artists/photographic study – Approval for demolition – Approval for new studion – Approval for new studion – Approval dormer extendings and erection of detack redetached double garage. Reg and detached double garage. Regulated for change of use from 2016 – Refused outline appears of the control of existing building sed demolition of existing building appears of the control of existing appears of the control	Approval for additional bedrooms and sion. 1977 – Approval for single storey gle storey rear extension. Approval for all for double garage. 1981 – Approval dio. 1983 – Approval for detached in of shed/store and erection of artists to annexe. 1987 – Approval for studio insion. 2000 – Refused demolition of the house with double garage. 2001 – Refused demolition of B8 and erection age. 2004 – Approval for side and dwelling (outline). 2015 – Prior in B8 to any land within the curtilage to oblication for residential development ags with replacement storage building. By buildings and erection of two detached liding (resubmission). Refused extion of two detached dwellings and	0 0.04159 kilometres Scale 1:2,772	Tree Section of the Control of the C	Lines Branieys Grandands Tra- Ordered	The Galver

	SUITABILITY		
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New or improved access required. Sufficient site frontage to achieve.	Provision of a suitable access.	None
Access to Public Transportation & Services	No bus stops or route within 400m. No GP, Primary School or convenience stores within 800m. More than 30 minutes public transport time to town centre.	New bus route, with new stops, pavements and crossings.	Mitigation unfeasible for this site alone, but the cluster of adjacent sites could provide sufficient massing to achieve.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty		-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest		-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Assessment identifies that the site is wit landscape character area, which forms a part of the Low Weald landscandition of the area is considered to be Good, and the sensitivity to recommendation to Conserve.	scape character type. The overall	-
Local Nature Reserves Local Wildlife Sites Special Area of Conservation Ecology (including ponds) Hedgerows	Ecology Score:2 small field/4 arable KCC Ecology comments - A small grassland field and large arable field which are surrounded by hedgerows. The hedgerow between the two fields consists of large mature trees. The smaller field appears to have minimal management and contains rough grassland - there is some connectivity to the surrounding area and reptiles and GCN have been recorded within the surrounding area so it is possible that they are present within this area. The large arable field may be used by ground nesting birds and commuting GCN.	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries and features.	-

			,
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains.	-	-
AQMA		-	-
Flood Risk	-	-	-
Drainage	No watercourses showing up from mapping however that does not	t mean they are not present.	-
	Further investigation needed as to method of discharge; may mean	n sewer extension	
Contamination/	-	-	-
Pollution			
Land stability		-	-
Utilities	Yes	The developer should ensure	Assumed no change in
(underground)		that appropriate consultation	developable land.
		with the underground utilities	
		operator take place.	
Public Rights of	-	-	-
Way			
Pylons on site		-	-
Neighbour/	-	-	-
Residential amenity			
Neighbouring resi	Yes, adjacent residences.	Development will need to	Included within density
use?		protect neighbouring	assumption.
		residential amenity.	
Other (add to list)			
CONCLUSION: Is the	Yes		
Site Suitable?			
	ACHIEVABILITY		
Conditions required	Provision of a suitable access. New bus route, with new stops, paver		
to make site	consultation with the underground utilities operator take place. Dev	elopment will need to protect neig	hbouring residential amenity.
Suitable			
Exceptional	-		
Circumstances?			

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

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

MODELLED DEVELOPMENT SCHEDULE								
Original Site Area	6.10 Ha	6.10 Ha						
Deductions to Site Area	Constraints deduction: 0,	Constraints deduction: 0, Open Space deduction 1.28 Ha						
Net Developable Site Area	4.82 Ha	4.82 Ha						
Gross Floorspace (m ²)	9,830 m ²	$9,830 \text{ m}^2$						
Policy Mix of Uses (Modelled m ²)	Residential Units	B Use	A	A Use	Infrastructure			
	116	-	-			-		
Policy density assumption	30 dph	30 dph						
Modelled Delivery Pete	(Units p.a.)	Permission Date		Commencement Year		Completions Begin		
Modelled Delivery Rate	50	2022		2023		2024		
Delivery Profile								
	2022-2027	2027-2032		2032-2037		2037+		
Resi (units p.a)								

Site Ref: 186	Site Name: Land at Headcorn Road, Staplehurst			Parish: Staplehurst (100%)			
Address	Headcorn Road, Staplehurst	AVAILABILITY					
Landowner	Paul & Vanessa Stanley	Landowner Consent?	Yes	Legal Constraints?	No		
Agent	Planning Prospects Ltd	Developer interest?	Yes	Nominated Capacity	-		
Current Use	Agricultural	Availability Date		Modelled Capacity	132 units		
Promoted Use(s)	Residential			Notes			
Site Area (Ha)	9.26 Brownfield/Greenfield Greenfield	Nona /			Skateodard Park		
Site Description	Large grazing fields bounded by hedging on north, part of west side, east and south. PROW runs through centre of site.						
Surrounding Uses	Grazing fields to west and south. Employment and recreational uses to north, former golf course to east.				Took		
Planning History	1991 - Approved use of existing private pitch & putt course by the public including provision of practice area temporary car park and temporary office. 2003 – Approved retrospective application for the change of use of land from agricultural to mixed use of agricultural and the keeping of horses, as shown on A3 site.	0 0.05826 kilometres Scale 1:3,884			Jon van (un)		

		SUITABILITY						
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability					
Access to Highway Network	Access achievable onto Headcorn 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 over an hour to the hospital.	A new/extended/diverted bus service, along with the necessary stops and infrastructure.	Required mitigation measures not feasible if the site is viewed in isolation, however adjacent proposed sites 229, 114 and 198 could provide sufficient scale to enable a new bus service. Site recommended as suitable on sustainability grounds at this stage, dependant on collaboration of existing sites.					
Utilities Access	-	-	-					
Area of Outstanding Natural Beauty	-	-	-					
Ancient Woodland	-	-	-					
Sites of Special Scientific Interest	-	-	-					
Green Belt	-	-	-					
MBLP Landscapes of Local Value	The Low Weald (100%)	Retain and utilise strong field boundary vegetation to contain further development;	25% deduction from the site's developable area.					
Landscape Character	The Landscape Character Assessment identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.	respectrural, isolated setting of Spilsill Farm to south; retain landscape buffer between Staplehurst Golf Course and any further development; reflect density, pattern, scale and style of housing to the west; redefine settlement edge and create sensitive urban/rural interface; consider views from, and character of, public footpaths						

Local Nature	Ecology Score:3	On site mitigation can be implemented	
Reserves	KCC Ecology comments - Surveys have been	through good design and the retention and	
Local Wildlife	carried out on the adjacent site as part of	enhancement of site boundaries.	
Sites	planning application 15/507124/OUT. The	cimalicement of site boundaries.	
Special Area of	surveys confirmed the presence of GCN,		
Conservation	foraging bats and breeding birds and detailed		
Ecology (including	that reptiles are likely to be present. The site		
ponds)	is an arable field surrounded by hedgerows		
Hedgerows	and there is a rough grassland/scrub area in		
Treagerows	the south of the site. In additional to the		
	species listed about the site has potential to be		
	used by ground nesting birds.		
TPO/ Veteran	-	-	-
Trees			
Heritage	-	-	-
Archaeology	low potential for multiperiod archaeology	-	-
	especially associated with post medieval		
	agrarian activity		
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation site, discharge to OWC; constrained	by high groundwater; culvert location will	10% of site affected (assumed included in
	need to be identified		other deductions.
Contamination/	-	-	-
Pollution			
Land stability	-	-	-
Utilities	-	-	-
(underground)			
Public Rights of	Yes	PROW should be safeguarded and enhanced	
Way		as a part of any planning application.	
Pylons on site	-	-	-
Neighbour/	-	-	-
Residential			
amenity			

Neighbouring resi	-	-	-					
use?								
Other (add to list)	-	-	-					
CONCLUSION: Is	Yes							
the Site Suitable?								
		ACHIEVABILITY						
Conditions	Provision of a suitable access point. A new/extended/diverted bus service, along with the necessary stops and infrastructure. PROW							
required to make	should be safeguarded and enhanced as a part o	f any planning application.						
site Suitable								
Exceptional	-							
Circumstances?								
Is site considered	Site is assumed to be viable for a policy-comp	liant scheme.						
to be viable?								
CONCLUSION: Is	Yes							
the Site								
Achievable?								

CONC	CLUSION Is	the Site
Available?	Suitable?	Achievable?
Yes	Yes	Yes

	MODELLED DEVELOPMENT SCHEDULE										
Original Site Area	9.26 Ha	.26 Ha									
Deductions to Site Area	Constraints deduction: 2.32	nstraints deduction: 2.32 Ha (Landscaping), Open Space deduction 1.46 Ha									
Net Developable Site Area	5.49 Ha	Ha									
Gross Floorspace (m ²)	$11,198 \text{ m}^2$	$1,198 \text{ m}^2$									
Policy Min of Hoos (Modelled m2)	Residential Units	B Use	ΑŪ	Use]	Infrastructure					
Policy Mix of Uses (Modelled m ²)	132	-			-						
Policy density assumption	30 dph										
Madallad Daliyary Rata	(Units p.a.)	Permission	Permission Date		ncement Year	Completions Begin					
Modelled Delivery Rate	50	2022	2022		2023	2024					

	Delivery Profile																			
		2022-2027 2027-203			32	2 2032-2037 2037+														
Resi (units p.a)																				

Site Ref: 197	Site Name: Car Park Site at Former Golf Course			Parish: Stapl	lehurst (100%)
Address	Cradducks Lane, Staplehurst			AVAILABILITY	
Landowner	Simon Evans and Virginia Flower	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields	Developer interest?	No	Nominated Capacity	10 units
Current Use	Golf Course	Availability Date		Modelled Capacity	8 units
Promoted Use(s)	Residential				
Site Area (Ha)	0.82 Brownfield/Greenfield Brownfield				
Site Description	Part of former golf course now overgrown and car park. Access to houses to west, hedge/tree line along north with Cradducks Lane, open former golf course to south.				CONCENTRAL
Surrounding Uses	Group of houses to west, fields to north, former golf course to east and south.				
Planning History	1991 - Approved use of existing private pitch & putt course by the public including provision of practice area temporary car park and temporary office. 2002 - Refused retrospective application for use of land and buildings for the sale of cars. 2010 - Refused erection of 7 bay garage with 2 bed flat above to provide live/work property with existing buildings on site to be removed. 2012 - Refused erection of an oak framed 6 bay garage with 1 bed flat above to provide live/work property with existing buildings on site to be removed 2017 - Approved conversion of the former golf clubhouse building to a dwelling with addition of first floor.	0 0,9953 Nomeres Scale 11,126			

		SUITABILITY	
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto Cradducks 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 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/extended/diverted bus service, along with the necessary stops and infrastructure.	Required mitigation measures not feasible if the site is viewed in isolation, however adjacent proposed sites 229, 114 and 186 could provide sufficient scale to enable a new bus service. Site recommended as suitable on sustainability grounds at this stage, dependant on collaboration of existing sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	The Low Weald (100%)	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Landscape Character	The Landscape Character Assessment identification Staplehurst Low Weald landscape character are Weald landscape character type. The overall combe Good, and the sensitivity to be High, with a Conserve.	-	
Local Nature Reserves Local Wildlife Sites Special Area of Conservation	Ecology Score:4 KCC Ecology comments - hard standing, short mown grassland, a line of trees/scrub through the centre of the site and a mature hedgerow along the northern boundary. GCN have been recorded within the immediate	Unlikely that on site mitigation can be implemented - what mitigation is required will be dependent on the results of the surveys. Retention and enhancement of	-

Ecology (including	area. Some Potential for protected species to	site boundaries likely to retain	
ponds)	be present including breeding birds, GCN and	connectivity to the wider area.	
Hedgerows	reptiles (particularly along the hedgerows).		
TPO/ Veteran	-	-	-
Trees			
Heritage	-	-	-
Archaeology	low potential for multi period remains	-	-
AQMA	-	-	-
Flood Risk	FloodZone 2 (46.89%) / FloodZone 3 (0.5%) /	Development will need to be	No deduction from site area.
	None (52.61%)	directed to the areas of lowest	
		flood risk.	
Drainage	Attenuation with controlled discharge to OWC; I	UNCLEAR definition of boundary	49% deduction from site area.
	makes it difficult to fully extent of flood impact	s; possible little area that is flood	
	free		
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	Yes		
the Site Suitable?			
		ACHIEVABILITY	

Conditions	Provision of a suitable access point. A new/extended/diverted bus service, along with the necessary stops and infrastructure. Development will
required to make	need to be directed to the areas of lowest flood risk.
site Suitable	
Exceptional	-
Circumstances?	
Is site considered	Site is assumed to be viable for a policy-compliant scheme.
to be viable?	
CONCLUSION: Is	Yes
the Site	
Achievable?	

CONC	CLUSION Is	the Site
CONCLUSION Is the Available? Suitable? A		Achievable?
Yes	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE														
Original Site Area	0.82 Ha	.82 Ha												
Deductions to Site Area	Constraints deduction: 0.	Constraints deduction: 0.4 Ha (drainage), Open Space deduction 0.09 Ha												
Net Developable Site Area	0.24 Ha	0.24 Ha												
Gross Floorspace (m ²)	675 m ²	575 m ²												
Policy Mix of Uses (Modelled m ²)	Residential Units		B Use		A Use			Infrastructure						
	8		-		-			-						
Policy density assumption	30 dph													
Modelled Delivery Date	(Units p.a.)		Permission Date			Commencement Y			ear	Completions Begin				
Modelled Delivery Rate	8		202	22		2024						2025		
	Delivery Profile													
	2022-2027		2027-2032			2032	2-2037	7			20	2037+		
Resi (units p.a)														

Site Ref: 198	Site Name: Main Golf Course Site at The Former Staplehurst Go	olf Course	P	arish: Staplehurst (100	%)
Address	Cradducks Lane, Staplehurst		AVAILA	BILITY	
Landowner	Simon Evans and Virginia Flower	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields	Developer interest?	No	Nominated Capacity	240-340 units
Current Use	Golf Course	Availability Date		Modelled Capacity	227 units
Promoted Use(s)	Residential				
Site Area (Ha)	20.0 Brownfield/Greenfield Greenfield				
Site Description	Former golf course now overgrown. Generally level and open with sporadic trees. Hedge/tree line along west and south boundaries. Cradducks Lane to north.				
Surrounding Uses	Group of houses to north, G&T sites and fields beyond to east, grazing fields to south and west.				
Planning History	1988 - Refused extension to lounge and bedrooms and formation of dining room. 1989 - Approved single storey side extension. Refused two storey extension. 1991 - Approved construction of 9-hole golf course and conversion of cattle shed to clubhouse. Approved Use of existing private pitch & putt course. 1992 - Approved construction of green keeper's store. 2001 - Approved construction of 8 no. all weather booths. 2001 - Approved erection of single storey side extension. 2002 - Refused retrospective application for use of land and buildings for the sale of cars. 2003 - Approved retrospective application for the change of use of land from agricultural to mixed use of agricultural and the keeping of horses 2010 - Refused erection of 7 bay garage with 2 bed flat above to provide live/work property with existing buildings on site to be removed. 2012 - Refused Erection of an oak framed 6 bay garage with 1 bed flat above to provide live/work property with existing buildings on site to be removed. 2017 - Approved Conversion of the former golf clubhouse building to a dwelling with addition of first floor. 2017 - Approved Increase in size of gypsy family site for additional 3 static mobile homes, 3 utility rooms and 3 touring caravans.	Nonetres Scale 12,192			

	SUITABILITY							
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability					
Access to Highway Network	Access achievable onto Headcorn 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 over an hour to the hospital.	A new/extended/diverted bus service, along with the necessary stops and infrastructure.	Required mitigation is feasible due to the scale of the site.					
Utilities Access	-	-	-					
Area of Outstanding Natural Beauty	-	-	-					
Ancient Woodland	-	-	-					
Sites of Special Scientific Interest	-	-	-					
Green Belt	-	-	-					
MBLP Landscapes of Local Value	The Low Weald (99.94%)	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 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.	Retain and utilise strong field boundary vegetation to contain further development; respect rural, isolated setting of existing farms; retain landscape buffer between further development and the countryside to the south and east; reflect density, pattern, scale and style of housing to the west; redefine settlement edge and create sensitive urban/rural interface; consider views to the church and in relation to public footpaths	Site would need to retain views to the church from Headcorn Rd, and create a suitable "edge" to the village. 40% reduction in developable site area.					

Local Nature Reserves	Ecology Score:3 KCC Ecology comments - Short mown grassland,	likely that Any mitigation required can be implemented on site through good design.	-
Local Wildlife Sites	buildings, mature trees, and ponds throughout.	Retention, creation and enhancement of site	
Special Area of	Mature hedgerow around the majority of the site.	boundaries will retain and enhance connectivity to	
Conservation	GCN have been recorded within the site.	the wider area.	
Ecology (including	Potential for protected species to be present		
ponds)	including reptiles, bats, breeding birds and		
Hedgerows	badgers.		
TPO/ Veteran	-	-	-
Trees			
Heritage	-	-	-
Archaeology	site contains circular cropmarks which may	Archaeological assessment needed to clarify nature	-
	represent archaeological remains, including	of cropmarks especially	
	possible ring ditch. Site has general potential for multi-period remains especially associated with		
	post medieval agrarian activity.		
AQMA	-	_	_
Flood Risk	Flood Zone 2 (2.03%) / Flood Zone 3 (3.3%) / None	Development should be directed to areas of lowest	
1100d Idisk	(94.67%)	flood risk.	
Drainage	Attenuation with controlled discharge to OWC; setb		3% of site affected (assumed
~	have to accommodate areas of flood risk; connectiv	rity of local drainage system will need to be assessed	within opens space deduction).
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities	-	-	-
(underground)			
Public Rights of	Yes	PROW should be retained and enhanced as part of	
Way		any future development.	
Pylons on site	-	-	-
Neighbour/	-	-	-
Residential			
amenity			

Neighbouring resi	-	-	-
use?			
Other (add to list)	-	-	-
CONCLUSION: Is	Yes		
the Site Suitable?			
	A	ACHIEVABILITY	
Conditions	Provision of a suitable access point. A new / exter	nded / diverted bus service, along with the necessary	stops and infrastructure.
required to make	Development should be directed to areas of lowest	flood risk. PROW should be retained and enhanced as	part of any future development.
site Suitable			
Exceptional	-		
Circumstances?			
Is site considered	Site is assumed to be viable for a policy-complian	t scheme.	
to be viable?			
CONCLUSION: Is	Yes		
the Site			
Achievable?			

CONCLUSION Is the Site							
Available?	Achievable?						
Yes	Yes	Yes					

MODELLED DEVELOPMENT SCHEDULE								
Original Site Area	20.0 Ha	20.0 Ha						
Deductions to Site Area	Constraints deduction: 7.9	9 Ha (Landscaping/ Easte	rn Buffer), Op	en Space ded	uction 2.52 Ha			
Net Developable Site Area	9.47 Ha	9.47 Ha						
Gross Floorspace (m ²)	$19,325 \text{ m}^2$							
Policy Min of Hoos (Modelled m2)	Residential Units	B Use	ΑU	Jse	Infrastructure			
Policy Mix of Uses (Modelled m ²)	227	-	-		-			
Policy density assumption	30 dph							
Modelled Delivery Rete	(Units p.a.)	Permission	Date	Comme	ncement Year	Completions Begin		
Modelled Delivery Rate	50	2022			2023	2024		

Delivery Profile																
		20	022-202	27			20	027-203	32		20	32-203	37		2037+	
Resi (units p.a)																

Site Ref: 215	Site Name: Woodford Yard Depot		Pa	arish: Staplehurst (100%)
Address	Maidstone Road, Staplehurst		AVAILA	BILITY	
Landowner	Mr Trevor Jenkins and Mr Raymond Jenkins, Homeleigh Timber and Buildings Supplies Ltd	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Josh Thomas, DHA Planning Ltd	Developer interest?	No	Nominated Capacity	2,000m ²
Current Use	Builders merchants (south) and orchard (north)	Availability Date	Now	Modelled Capacity	12,084m ²
Promoted Use(s)	Employment, B1(b), B1.(c), B8, Trade counters	The Old Tollgate	1000000		
Site Area (Ha)	4.49 Ha Brownfield/Greenfield Brownfield/Greenfield	33			
Site Description	Managed orchard and agricultural land adjacent to existing builders' yard. Site is accessed through the builders' yard. Far reaching views over countryside.	(GP			The state of the s
Surrounding Uses	Agricultural fields, builders' yard/trade depot				7
Planning History		Fleetwood Ponds Woodford Farm Woodford Farm ford 0 0.03555 Kilometres Scale 1:2,370			

	SUITABI	LITY	
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Existing access.	None (provision of suitable access)	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	Bus stops within 400m, with a regular service. No pedestrian access from the site, however.	Provision of pedestrian access to bus stops on A229. Pedestrian access from the northern end of the site, with a short section of pavement on highways owned verge and a crossing facility at Chart Hill Road.	Required mitigation achievable, site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	-		
Local Nature Reserves Local Wildlife Sites	recommendation to Conserve. Ecology Score: 2 (orchard) 4 remainder of the site	Mitigation requirements will be dependent on the results of any surveys. Likely that species mitigation, if required, can be implemented	Deduct orchard from site for ecology.

Special Area of	VCC Foology comments: A large site with	onsite if presence of prestacted anguing	
Special Area of Conservation	KCC Ecology comments: A large site with	onsite if presence of protected species	
	hardstanding/industrial buildings (SE corner), Traditional	considered at design stage. Retention and enhancement of site boundaries will retain	
Ecology (including	orchard (NE Corner) and grassland field (eastern boundary).		
ponds)	There are hedgerows along the southern boundary and	and enhance connectivity to the wider area.	
Hedgerows	there are mature trees along the northern boundary. There		
	is some connectivity the surrounding area so depending on		
	how the orchard is managed there is potential for protected species to be present - including breeding birds, bats and		
	reptiles. Grassland field may be used by ground nesting		
	birds.		
TPO/ Veteran	bilds.		
Trees	-	-	_
Heritage	-	-	-
Archaeology		-	-
AQMA		Comment of the Commen	-
Flood Risk	Flood Zone 2 (9.29%) None (90.71%)	Sequential & Exceptions Tests apply	-
Drainage	Although not showing on GIS watercourse layer, google mapp	ping indicates that watercourses are present	-
	and flow to the River Beult.		
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	Yes
the Site Suitable?	
	ACHIEVABILITY
Conditions	Provision of suitable pedestrian access to bus stops on A229. Pedestrian access from the northern end of the site, with a short section of
required to make	pavement on highways owned verge and a crossing facility at Chart Hill Road.
site Suitable	
Exceptional	
Circumstances?	
Is site considered	Yes - Site is assumed to be viable for a policy-compliant scheme.
to be viable?	
CONCLUSION: Is	Yes
the Site	
Achievable?	

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

	MODELLED DEVELOPMENT SCHEDULE												
Original Site Area	4.49 Ha												
Deductions to Site Area	Constraints deduction: 1.	47 Ha											
Net Developable Site Area	3.02 Ha												
Gross Floorspace (m ²)	30,210m ²	30,210m ²											
Dollar Min of Hoos (Modelled m2)	Residential Units	B Us	e	A Use Infrastructu		structui	re						
Policy Mix of Uses (Modelled m ²)	-	12,084	$-m^2$										
Policy density assumption	-												
Modelled Delivery Pete	(Units p.a.)		Permission	Date		Com	mence	ment `	Year		Comp	pletions	s Begin
Modelled Delivery Rate	-		2022	2 2023 20		2024							
	Delivery Profile												
	2022-2027	20	2027-2032 2032-2037 2037		2037+								
Resi (units p.a)													

Site Ref: 222	Site Name: Land at Henhurst Farm			Parish: Stap	lehurst (100%)
Address	Pinnock Lane, Staplehurst			AVAILABILITY	
Landowner	Alison Walker, Wates Developments	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Barton Willmore	Developer interest?	Yes	Nominated Capacity	275 - 325 units
Current Use	Agricultural	Availability Date		Modelled Capacity	309 units
Promoted Use(s)	Residential				
Site Area (Ha)	16.3 Brownfield/Greenfield Greenfield				
Site Description	A number of grazing fields divided by hedgerows on undulating land notably rising north towards the settlement and to the southwest of the site. Northern part is allocated for housing and open space under H1(50) and OS1(9).		<i>></i>	5 00 00 00 00 00 00 00 00 00 00 00 00 00	
Surrounding Uses	Housing on edge of settlement to north and east, Pinnock Lan and arable/orchards south, arable fields to west.		1	00	
Planning History	1975 – Approved two storey side extension. Refused residential development (outline). 1976 – Approval for two storey and one storey rear extension. Approved erection of garage. Refused outline application for residential development. 1977 – Approved extension to provide new kitchen, bathroom and additional bathroom. 1980 – Approved demolition of existing extension and propose new extension. 1981 – Refused residential development. 1982 – Approved amended details – erection of private dwelling. Approval for garage and porch. Approved extension to form two bedrooms, bathroom and kitchen. 1983 – Approved detached house and garage. Approved garage. 1985 – Refused two storey rear extension. 1986 – Approved single storey rear extension. Refused rear extension to living area. 1987 – Approved two storey extension to private dwelling. 1988 – Approved single storey extension to garage and porch. 1989 – Approved extension.	0 0.1008 kilometres Scale 1.6,722		Stapleho	

1990 – Approved vehicle access. Approved single storey front extension to enlarge lounge. Refused erection of garage. Refused erection of bungalow. Refused erection of detached bungalow. 1991 – Approved erection of garage/store. 1992 – Approved two storey side extension. Approved erection of garage with bedroom above to side and single storey extension to rear with installation of dormer windows at first floor level. Approved single storey side extension for use as a garage. 1994 – Approval for single storey rear extension, 2000 - Approved erection of detached single garage. Approved existing single storey rear extension, 2001 - Refused change of use of land and erection of a single storey building for use as a farm shop. Approval for erection of single storey front/side extension, 2002 – Refused residential development comprising of 54 no. two storey dwellings with associated garaging and highway works, and provision of public open space. Approved erection of single storey rear extension to provide kitchen and wc. Approved erection of rear conservatory, 2003 – Approved erection of two storey side extension to replace single storey garage/utility room, 2006 – Approved certificate of lawfulness for a proposed development being the insertion of a rear window to an en-suite shower room. Approval for demolition of existing conservatory and single storey extensions and erection of a new single storey rear extension. Approved two storey extension. 2007 – Approved erection of a conservatory to the rear of the property. Approval for single storey kitchen and WC (retrospective), 2008 – Approved erection of single storey rear extension, 2009 – Approved part single storey part two storey side and rear extension. 2010 – Approved single storey side and rear extension. 2011 – Approved alterations to existing workshop and store to create annexe accommodation. 2013 – Approved part single storey, part two storey front/side extension. Approved side extension on two floors and additional parking area, 2014 – Refused extension to farm shop, Approval for alterations to existing workshop and store to create annexe accommodation (resubmission), 2017 – Approved alterations to existing workshop and store to create annexe (resubmission). Approved single rear extension. Approved demolition of existing garage and erection of a new timber framed garage. 2018 – Approved erection of single storey rear extension. Pre-application advice closed for 2 storey side extension to the existing dwelling with the side of the new extension. Refused single storey rear extension. 2019 – Approved erection of detached single storey garden annexe to accommodate an elderly relative. Approved existing garage to be converted into habitable space, 3 windows to be retro fitted to side elevation and erection of enclosed front porch. Approved demolition of existing single storey garage and utility area and the erection of a part single and part two storey extension to the side of the existing property. Approved single storey rear extension, part conversion of existing garage into habitable space, insertion of rooflights and alterations to rear doors and windows.

	SUITABILITY						
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability				
Access to	Suitable access achievable via Pinnock Lane	Provision of suitable access point	None. Site recommended as suitable on access				
Highway Network			grounds at this stage.				
Access to Public	No bus stops within 400m of much of the site.	Due to the distance to local services, and the	Required measures are feasible, site				
Transportation &	No GP, Primary School or shop within 800m.	location of the site, walking distance to key	recommended as suitable on sustainability				
Services	More than 30 minutes public transport time to	services and public transport time to services	grounds at this stage. This is with the caveat that it				
	Maidstone High Street and over an hour to the	are not achievable. Due to the potential size	must be acknowledged this site has significant				
	hospital.	of the site, it may be possible for sufficient	constraints in terms of likely delivery of a				
		public transport provisions to be achieved in	sustainable development.				

		1 6 4 4 4 1 4 11 6 6 4	
		order for the site to be suitable for further	
		consideration at this stage of assessment.	
Utilities Access	-	-	-
Area of	-	-	-
Outstanding			
Natural Beauty			
Ancient	-	-	-
Woodland			
Sites of Special	-	-	-
Scientific Interest			
Green Belt	-	-	-
MBLP Landscapes	-	-	-
of Local Value			
Landscape	The Landscape Character Assessment identifies th	nat the site is within the Staplehurst Low Weald	-
Character	landscape character area, which forms a part of the	e Low Weald landscape character type. The	
	overall condition of the area is considered to be G	ood, and the sensitivity to be High, with an	
	overall recommendation to Conserve.		
Local Nature	3 - At least 8 arable/grassland fields with a pond	likely that Any mitigation required can be	-
Reserves	surrounded by mature trees within the site and	implemented on site through good design.	
Local Wildlife	a number of ponds within the surrounding area.	Retention, creation and enhancement of site	
Sites	The fields are surrounded by hedgerows and	boundaries will retain and enhance	
Special Area of	there are a few mature trees within the site.	connectivity to the wider area.	
Conservation	There is a woodland area to the NE of the site.		
Ecology (including	GCN have been recorded within the		
ponds)	surrounding area. Protected species likely to be		
Hedgerows	present within the site include GCN, reptiles,		
	bats, badgers and breeding birds (including		
	ground nesting).		
TPO/ Veteran	-	-	-
Trees			
Heritage	-	-	-

Archaeology	potential for post medieval agrarian heritage	An Archaeological DBA and Archaeological	_		
Archaeology	remains. There are indications of a WWII crash	Landscape Assessment will be required to			
	site but may not survive on this site.	inform any masterplan and to clarify potential			
		for a sensitive WWII plane crash site			
AQMA	-	-	-		
Flood Risk	-	-	-		
Drainage	No watercourses showing up from mapping how	vever that does not mean they are not present.	-		
	Further investigation needed as to method of dis	scharge; may mean sewer extension			
Contamination/	-	-	-		
Pollution					
Land stability	-	-	-		
Utilities	Yes	The developer should ensure that appropriate	Assumed no change in developable land.		
(underground)		consultation with the underground utilities			
		operator take place.			
Public Rights of	Yes	The PROW should be retained and enhanced.	Assumed no change in developable land.		
Way					
Pylons on site	-	-	-		
Neighbour/	-	-	-		
Residential					
amenity					
Neighbouring resi	Yes, adjacent residences.	Development will need to protect	Included within density assumption.		
use?	•	neighbouring residential amenity.			
Other (add to list)	-	-	-		
CONCLUSION: Is	Yes				
the Site Suitable?					
		ACHIEVABILITY			
Conditions	The developer should ensure that appropriate consultation with the underground utilities operator take place. The PROW should be retained and				
required to make	enhanced. Development will need to protect neighborship				
site Suitable	-	•			
Exceptional					
Circumstances?					

Is site considered	
to be viable?	
CONCLUSION: Is	3
the Site	
Achievable?	

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

	MODELLED DEVELOPMENT SCHEDULE					
Original Site Area	16.32 Ha	16.32 Ha				
Deductions to Site Area	Constraints deduction: 0,	Open Space deduction 3.4	43 Ha			
Net Developable Site Area	12.89 Ha					
Gross Floorspace (m ²)	26,298 m ²	$26,298 \text{ m}^2$				
Policy Mix of Uses (Modelled m ²)	Residential Units	B Use	A	A Use Infrastr		Infrastructure
Policy Mix of Uses (Modelled III-)	309	-	-		-	
Policy density assumption	30 dph					
Madallad Daliyamy Data	(Units p.a.)	Permission	Date	Commo	encement Year	Completions Begin
Modelled Delivery Rate	50	2022		2023		2024
Delivery Profile						
	2022-2027	2027-2032		2032-2037		2037+
Resi (units p.a)						

Site Ref: 229	Site Name: Land at Stanley Farm			Parish: Stap	lehurst (100%)
Address	Headcorn Road, Staplehurst			AVAILABILITY	
Landowner	Countryside properties	Landowner Consent?	Yes	Legal Constraints?	No
Agent	DHA Planning Ltd	Developer interest?	Yes	Nominated Capacity	100 to 120 units
Current Use	Agricultural	Availability Date		Modelled Capacity	32 units
Promoted Use(s)	Residential				///
Site Area (Ha)	2.10 Brownfield/Greenfield Greenfield	The Sticks			
Site Description	Large grazing field bounded by hedging on north, part of east side, and south end, edge of village to west. Land rises slightly at south end.	Oallorgh Valmisi Southview Southview		Ponds	217m
Surrounding Uses	Housing to west and north, grazing fields to east and south.	Eagles 10 Common	7	2000	
Planning History	2003 – Approval for change of use of land from agricultural to mixed use of agricultural and the keeping of horses (retrospective). 2005 – Part permitted part refused certificate of lawfulness for a proposed development being the erection of 2 number ancillary outbuildings and the laying of a hard standing. 2017 – Appeal Against Non-Determination refusal - erection of up to 110 dwellings (outline).	Drain Dr		TUBE Contrigion I D D D D D D D D D D D D D D D D D D D	

		SUITABILITY	
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto Cradducks 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 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 / extended / diverted bus service, along with the necessary stops and infrastructure.	Required mitigation measures not feasible if the site is viewed in isolation, however adjacent proposed sites 229, 114 and 186 could provide sufficient scale to enable a new bus service. Site recommended as suitable on sustainability grounds at this stage, dependant on collaboration of existing sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	The Low Weald (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the 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.	Retain and utilise strong field boundary vegetation to contain further development; retain landscape buffer between any further development; reflect density, pattern, scale and style of housing to the west; redefine settlement edge and create sensitive urban/rural interface	20% reduction in developable area.

	T 1 0 0		T
Local Nature	Ecology Score:3	Mitigation requirements will be	-
Reserves	KCC Ecology comments - Surveys have been	dependent on the results of any	
Local Wildlife	carried out on this site as part of planning	surveys. Likely that mitigation can be	
Sites	application 15/507124/OUT. The surveys	implemented onsite if presence of	
Special Area of	confirmed the presence of GCN, foraging bats	protected species considered at design	
Conservation	and breeding birds and detailed that reptiles are	stage. Retention and enhancement of	
Ecology (including	likely to be present. The site is an arable field	site boundaries will retain and enhance	
ponds)	surrounded by hedgerows and there is a rough	connectivity to the wider area.	
Hedgerows	grassland/scrub area in the south of the site. In		
	additional to the species listed about the site has		
	potential to be used by ground nesting birds.		
TPO/ Veteran	-	-	-
Trees			
Heritage	-	-	-
Archaeology	low potential for multi period remains especially	-	-
	associated with post medieval agrarian activity.		
AQMA	-	-	-
Flood Risk		-	-
Drainage	Attenuation site, discharge to OWC; constrained	by high groundwater	5% of site affected, included within open
G		T	space deduction.
Contamination/	-	-	-
Pollution			
Land stability	-	-	-
Utilities	Yes	The developer should ensure that	Assumed no change in developable land.
(underground)		appropriate consultation with the	
		underground utilities operator take	
		place.	
Public Rights of	-	-	-
Way			
Pylons on site	-	-	-
Neighbour/	-	-	-
Residential			
amenity			

Neighbouring resi	Yes, adjacent residences.	Development will need to protect	Included within density assumption.		
use?		neighbouring residential amenity.			
Other (add to list)	-	-	-		
CONCLUSION: Is	Yes				
the Site Suitable?					
		ACHIEVABILITY			
Conditions	Provision of a suitable access point. A new / exten	ded / diverted bus service, along with the	necessary stops and infrastructure. The		
required to make	developer should ensure that appropriate consultation with the underground utilities operator take place. Development will need to				
site Suitable	protect neighbouring residential amenity.				
Exceptional	-				
Circumstances?					
Is site considered	Site is assumed to be viable for a policy-complia	ant scheme.			
to be viable?					
CONCLUSION: Is	Yes				
the Site					
Achievable?					

CONC	CLUSION Is	the Site			
Available?	Suitable?	Achievable?			
Yes	Yes	Yes			

MODELLED DEVELOPMENT SCHEDULE							
Original Site Area	2.10 Ha	2.10 Ha					
Deductions to Site Area	Constraints deduction: 0.4	Constraints deduction: 0.42 Ha (Landscaping), Open Space deduction 0.35 Ha					
Net Developable Site Area	1.25 Ha						
Gross Floorspace (m ²)	$2,541 \text{ m}^2$						
Policy Mix of Uses (Modelled m ²)	Residential Units	B Use	A Use			Infrastructure	
Policy Mix of Oses (Modelled III)	32	-	-			-	
Policy density assumption	30 dph						
Modelled Delivery Rate	(Units p.a.)	Permission	Permission Date		encement Year	Completions Begin	
Modelied Delivery Rate	16	2022	2022		2023	2024	

						Deli	very P	ofile								
	2022-2027		2027-2032			2032-2037					2037+					
Resi (units p.a)																

Site Ref: 244	Site Name: Land North of Iden Park	Parish: Staplehurst (100%)						
Address	Cranbrook Road, Staplehurst	A	VAILABILI	ГҮ				
Landowner	Brian Matthews	Landowner Consent?	Yes	Legal Constraints? No				
Agent	Consilium Town Planning Services Ltd	Developer interest?	Yes	Nominated Capacity -				
Current Use	Fallow land	Availability Date	2022	Modelled Capacity 21 units				
Promoted Use(s)	Residential							
Site Area (Ha)	3.17 Brownfield/Greenfield Greenfield		The same of the sa	Pumping Pumping				
Site Description	Level grassed field bounded by PROW's to the east and south, and woodland to the west.	Cricket Lodge Hillside	nnis Courts	Station				
Surrounding Uses	Sports ground to the north/NW, scrub/wooded areas to east, garden of large house to south, garage and houses beyond to west.	Park View	rilion	Recreation Ground				
Planning History	1977 – Approved use of existing tarmacadam area for the display and sale of cars and additional car parking facility. 1979 – Refused display for 6 garden greenhouses. 1980 – Approved alterations to sales building and canopy, new 12,000 gallon underground petrol tank and car wash installation. 1985 – Approved change of use to tennis club. 1986 – Approved single storey office extension and alterations to the existing sales building frontage. 1987 – Approved change of use from convent into a nursing home. 1991 – Approved agricultural access. Refused 4 bedroom detached houses with detached double garage (outline). 1996 – Approved alterations and extension of existing forecourt sales building for additional hot food sales. 1997 – Approved for installation of automatic teller machine. 2000 – Approved elevation of petrol filling station canopy to give clear height. 2006 – Approved extension of two storey extension creating an additional 16 no. bedrooms and ancillary communal accommodation and extensions to the car park creating an additional 4 no. spaces. 2012 – Refused for redevelopment of the existing garage and petrol station to provide eight dwellings (outline). 2013 – Approved installation of ATM. 2016 – Refused 5 detached dwelling with associated works (outline). Approval for reserved matters (8 dwellings).	Surge Substitution Supera Station Supera St		Sides Sides				

2018—Approved Lawful Development Certificate (Existing) for use as a petrol filling station without restriction on hours of operation. Refused agricultural access off Cranbrook Road (resubmission). 2019 — Approved demolition of existing buildings and reconfiguration/redevelopment of Iden Park Service Station incorporating; the construction of a replacement car showroom/MOT building (230 m2) and a replacement forecourt shop/sales building associated with the existing petrol filling station (PFS).

	SU	JITABILITY	
	Issue/ Constraint	Mitigation Required	Impact on developable landarea/capacity/site suitability
Access to Highway Network	New access achievable onto A229.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds.
Access to Public Transportation & Services	Bus stops within 400m, with a regular service. Shop within 800m, but not GP or Primary School. More than 30 minutes public transport time to town centre and over an hour to the hospital.	Enhancements to ensure pedestrian access to bus stops.	Required mitigation feasible. Site recommended as suitable on sustainability grounds at this stage.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland		-	-
Sites of Special Scientific Interest	-	-	-
Green Belt		-	-
MBLP Landscapes of Local Value	The Low Weald (99.98%)	Low capacity to accomodate housing. Retain and utilise mature enclosing vegetation and individual	65% site area deduction as a landscape buffer.
Landscape Character	The Landscape Character Assessment 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	mature trees; retain woodland buffer along Marden Road; retain ditch; protect sensitive views from public footpaths and from the cricket field; respect the setting of Iden Park; increase vegetation to screen commercial development along Cranbrook Road	

birds and badger. TPO/ Veteran 2, but on the opposite site of the state of the sta	ten a change in ity may have carried out. Habitats able of being material and process. Site the wider area and species to be present s, bats, GCN, breeding the track from the site.	the hedges can retain connectivity through the site. Protected trees should not be adversely affected by	Assumed included in
Trees 2, but on the opposite site of the	to their from the site.	development.	landscape deduction.
Heritage -		de retopment.	-

Archaeology	Site contains remains of Pinnock Farm, identifiable on Tithe Map, which later forms the access entrance	Predetermination Archaeological and archaeology landscape assessment needed to inform any detailed	Assumed included in landscape deduction.			
	to Staplehurst Place. Remains associated with the	design. Original access to Staplehurst Place should be				
	farm and with the high status residence of	maintained and integrated in to development design.				
	Staplehurst Place survives within the site.	Preservation of original access and avenue preferred				
AQMA	-	-	-			
Flood Risk	-	-	-			
Drainage	Attenuation site, discharge to OWC; constrained by hig	gh groundwater and depths of SW flooding along OWC	11% of site affected, included within open space deduction.			
Contamination/ Pollution	-	-	-			
Land stability	-	-	-			
Utilities	Yes	The developer should ensure that appropriate	Assumed no change in			
(underground)		consultation with the underground utilities operator take place.	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	Yes					
the Site Suitable?						
	ACI	HIEVABILITY				
Conditions	Provision of a suitable access point. Enhancements t	o ensure pedestrian access to bus stops. Protected trees	should not be adversely			
required to make site Suitable	affected by development. 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	Site is assumed to be viable for a policy-compliant scheme.
to be viable?	
CONCLUSION: Is	Yes
the Site	
Achievable?	

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

	MODELLED DEVELOPMENT SCHEDULE												
Original Site Area	3.17 Ha	3.17 Ha											
Deductions to Site Area	Constraints deduction: 2.3	6 Ha (Landscapin	g), Open Space o	deductio	on 0.23 I	Ha							
Net Developable Site Area	0.88 Ha												
Gross Floorspace (m ²)	1,786 m ²	$1,786 \text{ m}^2$											
Policy Mix of Uses (Modelled m ²)	Residential Units	B Use	B Use		A Use		Infrastructure						
Policy Mix of Oses (Modelled III-)	21	-	-		-			-					
Policy density assumption	30 dph												
Modelled Delivery Rate	(Units p.a.)	Per	Permission Date		Commencement			Year	Completions Begin			s Begin	ı
Wiodefied Defivery Rate	21		2022			2023				2024			
	Delivery Profile												
	2022-2027 2027-2032 2032-2037 2			2037+									
Resi (units p.a)													

Site Ref: 307	Site Name: Land north of Marden Rd, east of Clapper Lan	e		Parish: Stap	lehurst (100%)
Address	Clapper Lane, Marden			AVAILABILITY	
Landowner	David Newman	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Planning Resolution Ltd	Developer interest?	No	Nominated Capacity	
Current Use	Grazing	Availability Date	Now	Modelled Capacity	27 units
Promoted Use(s)	Residential			-1/	
Site Area (Ha)	1.43 Brownfield/Greenfield Greenfield				
Site Description	Grassed field enclosed by hedges/trees with areas of scrub. Small building and smallholding at south end. Clapper Lane to west and Marden Rd to south.		ords	hard House	
Surrounding Uses	The site is surrounded by a mixture of fields and detached houses on all sides.			Pond	
Planning History	1980 – Refused erection of single dwelling. Approved double garage. 1986 – Refused outline application for erection of bungalow. Approved erection of detached garage. Refused outline application for erection of bungalow. 1988 – Approved extension. 1990 – Refused change of use of land from agricultural holding. 1999 – Approved demolition of existing garage and erection of new garage. 2002 – Approved change of use of land to additional residential garden and erection of two storey extension. 2003 – Refused erection of detached garage. Approved erection of garage (resubmission).	Wentways O 0.0338 Nilometres Scale 1:2,254	Pand Pand Pand Pand Pand Pand Pand Pand	Pon Residence Shawlands Shawlands	Baldwins Farm

		SUITABILITY	
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	New access required. Sufficient site frontage to achieve.	Suitable access provision.	None
Access to Public Transportation & Services	No bus stops or route within 400m. No GP, Primary School or convenience stores within 800m. More than 30 minutes public transport time to town centre.	New bus route, with new stops, pavements and crossings.	Mitigation unfeasible for this site alone, but the cluster of adjacent sites could provide sufficient massing to achieve.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	-	-	-
Landscape Character	The Landscape Character Assessment identifies that landscape character area, which forms a part of the Lo condition of the area is considered to be Good, and the recommendation to Conserve.	w Weald landscape character type. The overall	-
Local Nature Reserves Local Wildlife Sites Special Area of Conservation Ecology (including ponds) Hedgerows	Ecology Score:2 KCC Ecology comments - The site is two grassland fields with an area of woodland to the NW of the site. The site has mature hedgerows along the western boundary and there is a good connectivity to the surrounding area. To the north of the site there is a LWS. The grassland within the site was recorded as other neutral grassland during the 2012	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: Unlikely that on site mitigation	_

t survey. This highlights that the site is	can be fully implemented - what mitigation is	
•		
* *	• • • • • • • • • • • • • • • • • • • •	
	and habitat data.	
rvey data is now 7 years old and therefore if		
has been a change in management the		
ic diversity may have improved since the		
was carried out. Habitats of principle		
tance are capable of being material		
deration within the planning process. There		
number of ponds within the surrounding area.		
tial for protected species to be present		
ing bats, reptiles, GCN and breeding birds.		
	-	-
	-	-
ems to have contained a tile works,	Preliminary archaeological assessment needed to	-
Fiable on 1st Ed OS map. High potential for	establish nature and extent of tile works and to	
ated structural and cultural remains of local	guide suitable mitigation, including consideration	
ge interest. Site has general potential for post	of preservation in situe and constraint of	
val agrarian heritage remains.	development in SW corner.	
	-	-
	-	-
		-
igation needed as to method of discharge; may	need to connect to sewer	
	-	-
	-	-
	The developer should ensure that appropriate	Assumed no change in developable land.
	consultation with the underground utilities	
	operator take place.	
	-	-
	cally interesting but at the time of the survey of of sufficient quality to be considered as y habitat/Habitats of principle importance. Invey data is now 7 years old and therefore if has been a change in management the active diversity may have improved since the rewas carried out. Habitats of principle fance are capable of being material eration within the planning process. There umber of ponds within the surrounding area, it is for protected species to be present fing bats, reptiles, GCN and breeding birds. The emission of local green interest. Site has general potential for post wal agrarian heritage remains. The time of the survey	required will be dependent on the results of the survey at a is now 7 years old and therefore if has been a change in management the condition of being material eration within the planning process. There umber of ponds within the surrounding area, ial for protected species to be present ing bats, reptiles, GCN and breeding birds. Preliminary archaeological assessment needed to establish nature and extent of tile works and to guide suitable mitigation, including consideration of preservation in situe and constraint of development in SW corner. Preliminary archaeological assessment needed to establish nature and extent of tile works and to guide suitable mitigation, including consideration of preservation in situe and constraint of development in SW corner. - tercourses showing up from mapping however that does not mean they are not present. Further gation needed as to method of discharge; may need to connect to sewer - The developer should ensure that appropriate consultation with the underground utilities

Pylons on site	-	_	_						
Neighbour/	-	-	-						
Residential									
amenity									
Neighbouring resi	Yes, adjacent residences.	Development will need to protect neighbouring	Included within density assumption.						
use?	·	residential amenity.	, ,						
Other (add to list)	-	-	-						
CONCLUSION: Is	Yes								
the Site Suitable?									
ACHIEVABILITY									
Conditions	Suitable access provision. New bus route, with new stops, pavements and crossings. The developer should ensure that appropriate consultation with								
required to make	the underground utilities operator take place. Development will need to protect neighbouring residential amenity.								
site Suitable									
Exceptional	-								
Circumstances?									
Is site considered	Site is assumed to be viable for a policy-compliant scheme.								
to be viable?									
CONCLUSION: Is	Yes								
the Site									
Achievable?									

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

MODELLED DEVELOPMENT SCHEDULE											
Original Site Area	1.43 Ha	.43 Ha									
Deductions to Site Area	Constraints deduction: 0,	Constraints deduction: 0, Open Space deduction 0.30 Ha									
Net Developable Site Area	1.13 Ha	.13 Ha									
Gross Floorspace (m ²)	$2,311 \text{ m}^2$	2,311 m ²									
Policy Mix of Uses (Modelled m ²)	Residential Units	B Use	A Use	Infrastructure							

		27			-				-					-				
Policy density assumption	30 dp	30 dph																
Modelled Delissers Dete		(Units p.a.)			Permission Date			Commencement Year					Completions Begin					
Modelled Delivery Rate		14			2022			2023				2024						
Delivery Profile																		
	20	2022-2027			2027-2032			2032-2037				2037+						
Resi (units p.a)																		