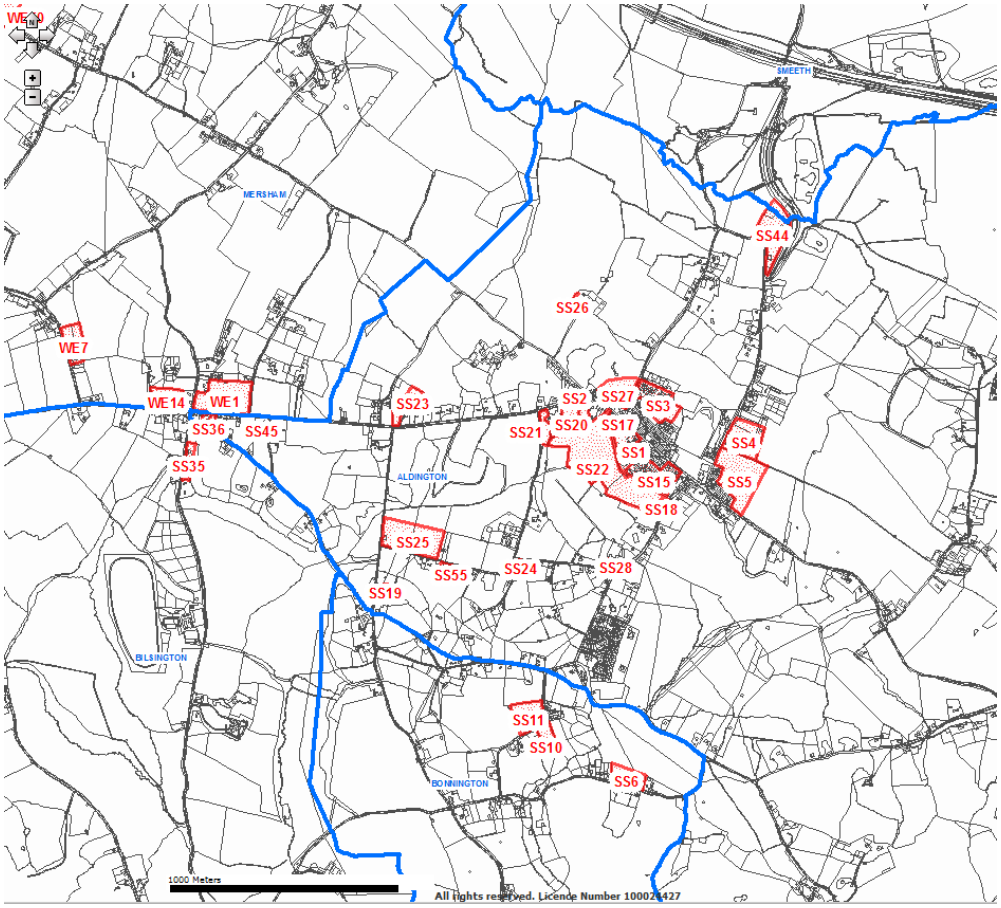
Ashford Borough Council

Strategic Housing and Employment Land Availability Assessment (SHELAA) 2017/2018

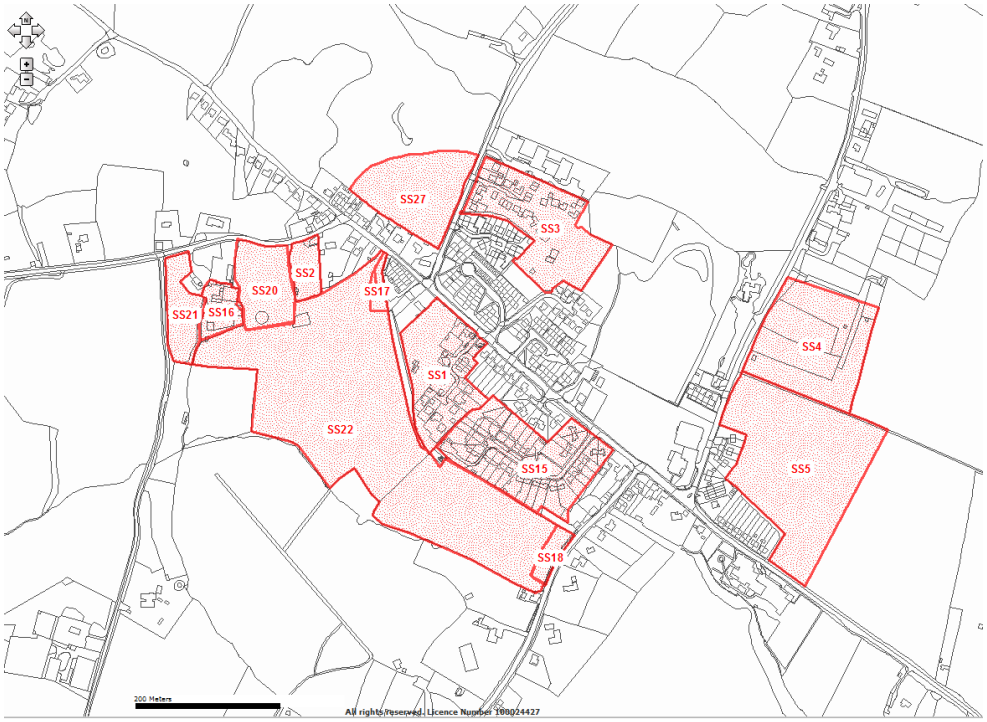
APPENDIX 10 – Site assessments and Maps

VOLUME I

ALDINGTON



ALDINGTON VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS1 SITE NAME: ABBATOIR, COOPERS FIELD

<table>
<tr><td>Site Address:
Coopers Field, Roman Road</td><td colspan="2">Other Site Refs:
ald06/14 12/01291</td><td>Current Use:
Shops, Fields</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The house has a detached garden behind these buildings and yard. Behind these buildings, the site opens out into an open field which gentlyslopes down in a southerly direction by approx 2.5m to the boundary of thesite which lies on the top of the Greensand Ridge. There is maturelandscaping along the south east and south west boundaries of theapplication site.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Formal Submission 2013 and Planning permission</td></tr>
<tr><td>Site Area (ha):
1.53</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Not within but close proximity to LWS/AW and TPO of Poulton Wood and Aldington Woods</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Site is within a large settlement with good access to a variety of village services including shops, open space, Primary School.</td></tr>
<tr><td colspan="2">Site Access: ☒ Site has access from highway</td><td colspan="2">Highway Constraints: No constraints known</td></tr>
<tr><td>Infrastructure Constraints: None Known</td><td>AONB: ☐
Within 500m</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Not within but may impact on setting of AONB</td></tr>
</table>

Archaeology/ Scheduled Monument: ☒ Site on Roman Road	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Aldington woods to south	**Tree Preservation Order:** Poulton Wood to south	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

All of this site has either planning permission or has already been developed.

Developable Area (ha): 0.5
Density Calculation (dph): 25
Expected Yield: 10

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS2 SITE NAME: 'BY-THE-WAY', FRITH ROAD

Site Address: Frith Road, Aldington	**Other Site Refs**: ald15	**Current Use:** Paddock

Site Description and Adjacent Uses:
This site is a large field on Frith Road. There is Open land to the south and west, residential development to the east and north. The site has hedged boundary and some mature trees on the site. The site is located on rising ground at the entrance to the settlement, where it is prominent in views when entering or leaving both the settlement and the conservation area.

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2013 Submission</td></tr>
<tr><td>Site Area (ha):
0.3</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Not within but close proximity to LWS/AW and TPO of Poulton Wood/Aldington Woods and Aldington Sand Pit LWS.</td><td colspan="2">Screening Part 1 Assessment: This site is not suitable for development due to its unsustainable location and it is too small to be considered for allocation.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS3 SITE NAME: QUARRY WOOD

Site Address: North of Celak Close, Aldington	Other Site Refs: Ald02 Ald20	Current Use: Field

Site Description and Adjacent Uses:
The site is adjacent to the new development of Celak Close which has been screened by a row of young trees. The site is higher than road level and dips slightly towards the north. There is woodland to the east of the site and a disused quarry (ALD17) to the west.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2014 & Allocation
Site Area (ha): 0.64	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not within but in close proximity to Aldington Sand Pit LWS.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:
Site is within a large settlement with good access to a variety of village services including shops, open space, Primary School.

<table>
<tr><td colspan="2">Site Access: ☒ The site has to be accessed via Callywell Lane, which is a small rural lane also serving Celak Close.</td><td colspan="2">Highway Constraints: No constraints known.</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Visual impact is limited and can be readily mitigated.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Roman Road is in close proximity</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is adjacent to Public Open Space</td></tr>
<tr><td>Woodland: ☒
Poulton Wood AW lies to the SW</td><td>Tree Preservation Order: Poulton Wood TPO lies to the SW</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Extant Permission - April 2016. 29 of 41 units already delivered.</td><td colspan="2">Developable Area (ha): 0.64
Density Calculation (dph): 25
Expected Yield: 12</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td colspan="2"></td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS4 SITE NAME: GOLDWELL LANE

Site Address:	**Other Site Refs**:	**Current Use:**
Land east of Goldwell Lane	ald18	Paddock

Site Description and Adjacent Uses:
This site is a flat paddock that slopes from south to north slightly. It has residential dwellings south, farm land to north and open fields to east and west.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 2.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in immediate close proximity to any ecological designations.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in relatively close proximity to Aldington and therefore possesses access to a variety of services including a green open space, local shops, a play area and a primary school.

Site Access: ☒ The site is accessible via Goldwell Lane off of Roman Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a Public Open Space just opposite the west side of the site.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:	Developable Area (ha): 2 Density Calculation (dph): 25 Expected Yield: 20
The site is on the edge of the village of Aldington, but at present the site has a very rural character. The impacts on the rural landscape of development in this area would be great due to the ridgeline. For this reason the site would not be suitable for development.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS5 SITE NAME: LAND BETWEEN ROMAN ROAD AND GOLDWELL LANE

Site Address: Roman Road, Aldington	Other Site Refs: ald09	Current Use: Farmland
Site Description and Adjacent Uses: The site slopes slightly downwards to the North and has far reaching views of the countryside away from the village towards Smeeth. It is currently used for crops. There are houses to the south and west and the primary school and village hall are in close proximity.		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 4	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Site is not within but is in close proximity to an AONB, LWS and the TPO/AW site of Poulton Wood.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Site is within a large settlement with good access to a variety of village services including shops, open space and a primary school.</td></tr>
<tr><td colspan="2">Site Access: ☒ Site has access from a road just off the main highway</td><td colspan="2">Highway Constraints: No constraints known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Within 500m</td><td colspan="2">Overall Landscape and Visual Impact Summary:
AONB setting needs to be considered.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Near a Roman Road</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is in close proximity to Public Open Space</td></tr>
<tr><td>Woodland: ☒
Aldington and Poulton Woods AW to the west</td><td>Tree Preservation Order: Poulton Wood TPO is to the west.</td><td colspan="2">Screening Part 2 Assessment:
No Major constraints. Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site sits on the edge of the confines of the village with good access to the local</td><td colspan="2">Developable Area (ha): 4
Density Calculation (dph): 25
Expected Yield: 10</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
services and a small amount of development, if designed in keeping with the existing character could be achieved here. Development of the whole site would have an adverse affect on the rural setting and have a visual impact on its character and the landscape. Full assessment needed	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS15 SITE NAME: EARLSFIELD AND WALNUT RIDGE

Site Address: Housing at Earlsfield and Walnut Ridge	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing
Site Description and Adjacent Uses: The site is a housing estate that contains a mixture of terraced houses and bungalows. There is a centrally located garage court on the northern boundary and one in the south west corner, there are also two areas of amenity space with mature trees.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 2.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not within but close proximity to LWS/AW and TPO of Poulton Wood and Aldington Woods		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS16 SITE NAME: YARD AND FARM BUILDINGS

<table>
<tr><td colspan="2">Site Address:
Yard and Farm Buildings, Frith Road</td><td>Other Site Refs:
ALd01a</td><td colspan="2">Current Use:
Farm buildings</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
Site lies at key entrance to village and Clap Hill Conservation Area. There are farm buildings which are domestic/agricultural in character. There is a large Listed farmhouse adjacent to the west and the accompanying converted Oasthouse. Open land to the south including the major area of ancient woodland at Dicksons Bourne.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
0.35</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Not within but close proximity to LWS/AW and TPO of Poulton Wood and Aldington Woods</td><td colspan="2">Screening Part 1 Assessment: Not available and therefore not suitable or achievable.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="3">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS17 SITE NAME: OLD TELEPHONE EXCHANGE

Site Address: Land adjacent to the Old Telephone Exchange, Roman Rd	**Other Site Refs**: Ald01b	**Current Use:** Vacant field
Site Description and Adjacent Uses: This site is a small strip of land alongside an old telephone exchange. The site is garden/field which is unused.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.13	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Not within but close proximity to LWS/AW and TPO of Poulton Wood and Aldington Woods</td><td colspan="2">Screening Part 1 Assessment: Not available and therefore not suitable or achievable.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS18 SITE NAME: FORGE HILL

Site Address: Infill site at Forge Hill	**Other Site Refs**: Ald01c	**Current Use:** Vacant field

Site Description and Adjacent Uses:
The site is a housing estate that contains a mixture of terraced houses and bungalows. There is a centrally located garage court on the northern boundary and one in the south west corner, there are also two areas of amenity space with mature trees.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not within but close proximity to LWS/AW and TPO of Poulton Wood and Aldington Woods		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS19 SITE NAME: VALE FARM BUILDINGS

Site Address: Vale Farm buildings, Mill Lane	**Other Site Refs**: Ald05	**Current Use:** Industrial units
Site Description and Adjacent Uses: Site is currently a large building split into 11 industrial units with a large area of hardstanding for parking. It is surrounded by countryside and is not close to the settlement centre. To the south and west are farm buildings. The land is quite uneven and is bordered by hedges and some fencing and there are some mature trees around the site, especially to the east.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** 2007 submission
Site Area (ha): 0.23	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Not within but is in close proximity to Billsington Woods LWS and Roughground Wood AW to the west, whilst there is a TPO that lies south of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available and therefore not suitable or achievable.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS20 SITE NAME: POULTON MANOR FARM

Site Address: Land adjacent to Poulton Manor Farm, Frith Road	**Other Site Refs**: ald07a	**Current Use:** Field/Garden

Site Description and Adjacent Uses:
This site lies to the east of Poulton Manor Farm. The site is located on rising ground at the entrance to the settlement, where it is prominent in views when entering or leaving both the settlement and the conservation area. It is a reasonably flat grassed area with hedged boundaries and some mature trees. There is woodland to the south, a field to the east and Frith Road to the north, with no development opposite.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.86	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not within but is in close proximity to LWS/AW and TPO of Poulton Wood and Aldington Woods. Aldington Sand Pit LWS lies just north.	**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.	**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS21 SITE NAME: POULTON OAST

Site Address: Land adjacent to Poulton Oast, Frith Road	**Other Site Refs**: ald07b	**Current Use:** Paddock/Field
Site Description and Adjacent Uses: The site fronts Frith Road and is being used as a paddock at the northern end. To the south of the site are trees /woodland. The rest of the site is an open field. There is a residential oast on the east of the site and Dicksons Bourne Lane on the west, with open fields beyond.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 0.63	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not within but is in very close proximity to LWS/AW and TPO of Poulton Wood and Aldington Woods		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS22 SITE NAME: LAND SOUTH OF THE VILLAGE

Site Address: The land that wraps around the southern edge of the village	**Other Site Refs**: ald07c	**Current Use:** Open countryside
Site Description and Adjacent Uses: This is a very large site that wraps around the southern edge of the village. There is residential development to the north and east and open countryside to the south. To the west there is a lane and countryside beyond that. The land slopes downwards to the south with views of the Downs and countryside. The site is mainly fields a tree boundary half way down the site, leading into woodland.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 7.96	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is adjoined to the TPO/LWS and AW of Poulton and Aldington Woods.		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS23 SITE NAME: GOODWIN FARM

Site Address: The land that wraps around the southern edge of the village	**Other Site Refs**: ald08	**Current Use:** Paddock and field

Site Description and Adjacent Uses:
The site is between two residential dwellings and is currently a paddock in the southern part of the site on Frith Road. A high dense hedge shields site from the road so it is difficult to see the back of the site. There is not currently an access point.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 0.8	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not within but close proximity to Poulton Wood TPO and Handen Wood AW		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS24 SITE NAME: LAND ADJACENT TO MILL LANE

Site Address:	Other Site Refs:	Current Use:
Land adjacent to Mill Lane (Aldington Mill)	ald10 09/00445	Vacant employment site

Site Description and Adjacent Uses:
The site consists of one large (agricultural) building with 3 smaller outbuildings surrounding it. It has concrete hardstanding on the rest of the site (parking area) The site is quite a distance from the centre of the village. There is hedgerow around the site and a large vehicle access point.

Available: ☐	Land Use: Brownfield	Submission Details: 2007 submission
Site Area (ha): 0.2	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed use/Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** NE of the site lies the Poulton Wood TPO/AW and the Aldington Woods LWS		Screening Part 1 Assessment: Unknown availability and therefore not suitable or achievable.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS25 SITE NAME: VALE FARM

Site Address: Vale Farm, Dickson Bourne Lane	**Other Site Refs**: ald11	**Current Use:** Agricultural land
Site Description and Adjacent Uses: The site is large and sits in the countryside with a few farm dwellings to the east, with access from a narrow lane. The site is relatively isolated and is in a rural location, over 1km away from the nearest village of Aldington.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 3.24	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in close proximity to Handen AW, as well as Bilsington Woods LWS and Roughground Wood AW.		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**

Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS26 SITE NAME: HANDEN FARM COTTAGE

Site Address: Handen Farm Cottage, Aldington	**Other Site Refs**: ald12	**Current Use:** Residential curtilage
Site Description and Adjacent Uses: The site is backland behind a farmhouse in the countryside and is very rural in nature. The site is accessed by a narrow rural road, just outside the nearby village of Aldington.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.16	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not within but in close proximity to Aldington Sand Pit LWS.		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS27 SITE NAME: DISUSED QUARRY

Site Address: Handen Farm Cottage, Aldington	**Other Site Refs**: ald17 12/01457	**Current Use:** Open field
Site Description and Adjacent Uses: This former quarry site has been cultivated. The site is located in a prominent position at the top of a ridge line. Linear development characterises the southern edge of the site with detached dwellings running along Roman Road (these also form part of the village conservation area). There is some uneven land in the centre of the site.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission & Planning Permission
Site Area (ha): 1.41	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not within but in close proximity to Aldington Sand Pit LWS.		**Screening Part 1 Assessment: Filtered at part 1**
Location and Access to Services: Site is within a large settlement with good access to a variety of village services including shops, open space, Primary School.		
Site Access: ☒ The site has to be accessed via Callywell Lane, which is a small rural lane also serving Celak Close.		**Highway Constraints:** No constraints known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** ***The site is located in a prominent position at the top of a ridge line. Houses built in this location would be clearly visible from the open countryside to the north and east unless well screened.***

Archaeology/ Scheduled Monument: ☒ Roman Road within 50m.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Aldington Wood to south	**Tree Preservation Order:** Poulton Wood to south	**Screening Part 2 Assessment:** Site is currently Under Construction	

Suitability & Achievability Assessment:

Development complete and therefore no longer available.

Developable Area (ha): 1.41

Density Calculation (dph): 25

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☒	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

SITE REF : SS28 SITE NAME: LAND ADJOINING HOMELANDS

Site Address: Forge Hill Road, Aldington	**Other Site Refs**: ald19	**Current Use:** Agriculture

Site Description and Adjacent Uses:

Agricultural land that lies within very close proximity to Aldington Woods LWS and Poulton Wood TPO/AW.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 0.16	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not within but in close proximity to Poulton Wood AW/TPO and Aldington Woods LWS.		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ALDINGTON

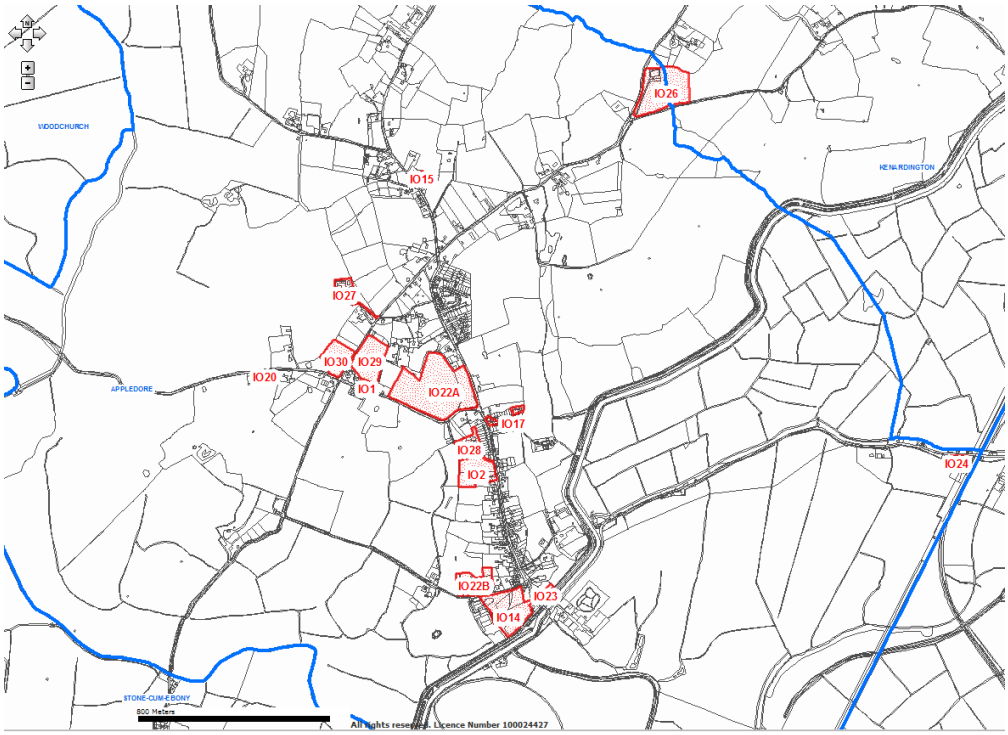
SITE REF : SS36 SITE NAME: CRANBOURNE COTTAGE

Site Address: Frith Road, Aldington	**Other Site Refs**: Other78	**Current Use:** Residential properties and curtilage
Site Description and Adjacent Uses: Residential Properties and curtilage in the hamlet of Aldington Frith. The Site falls in between two roads. Cranbourne house is in a line of ribbon development along the main road and the site extends soutwards towards the other property, the Water Meadow, where it meets another road. There are houses around the site, mainly detached, and a public house to the west.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.32	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO just NW of the site. Bilsington Woods LWS lies south of the site.		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

<table>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

APPLEDORE



SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO1 SITE NAME: LAND SOUTH EAST OF MAY HOUSE

Site Address: Land south east of May House, Tenterden Road	**Other Site Refs**: Click here to enter text.	**Current Use:** Domestic curtilage
Site Description and Adjacent Uses: Grassed field - formerly a school playing field. Located just outside the village of Appledore Heath.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.22	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located just outside Appledore Heath and therefore possesses access to a variety of services including: GP surgery, green space, a recreation ground, local shops and a PROW.</td></tr>
<tr><td colspan="2">Site Access: ☒ Site is easily accessed by the B2080</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
High Weald AONB lies to the south</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Post medieval windmill 400m NE of the site. Appledore Viking encampment 300m SE of the site</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Grade II Park Farmhouse 250m north of site</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2">Suitability & Achievability Assessment:

The site is too small for allocation within the Local Plan.The site is outside of the village and is therefore 'within the countryside'. Planning permission has previously been refused for development on this site appeal</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
dismissed post NPPF. The site is reasonably sustainable but if developed would set a precedent for developing the other undeveloped sites between the village and this cluster of dwellings around the cross roads.	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO2 SITE NAME: PARISH COUNCIL/DOCTOR'S SURGERY FIELD

Site Address: The Street, Appledore	**Other Site Refs**: Click here to enter text.	**Current Use:** Grazing
Site Description and Adjacent Uses: Fields adjoining village hall and doctor's surgery.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a SSSI within 500m of boundary, AW/TPO and LWS' to the north.		**Screening Part 1 Assessment: Move to part 2**
Location and Access to Services: Site possesses access to a variety of services: namely a GP surgery, green open space, post office, recreation ground and PROW.		

<table>
<tr><td colspan="2">Site Access: ☒ Site is accessible via the B2080</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
High Weald AONB to the SW</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Within a saxon site. Royal Military Canal within 500m.</td><td>Conservation Area: ☒
Site is within a Conservation Area.</td><td>Listed Buildings:
Grade II House opposite</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Western part of the site liable to flooding, zones 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is a Public Open Space just east of the site</td></tr>
<tr><td>Woodland: ☒
Pond Wood AW is north of the site</td><td>Tree Preservation Order: Park Wood TPO is north of the site</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site is located in a central position within a sustainable settlement, nearby to services. Development of the whole site may be harmful to landscape and local heritage assets. Development of part of the site likely to be acceptable. Requires full assessment</td><td colspan="2">Developable Area (ha): 1.6
Density Calculation (dph): 25
Expected Yield: 20</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO14 SITE NAME: LAND SOUTH OF COURT LODGE

Site Address: Land south of Court Lodge Road, Appledore	**Other Site Refs**: Other66	**Current Use:** Vacant land	
Site Description and Adjacent Uses: This site is situated to the south west of Appledore within the Appledore Conservation Area.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 2.589	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO adjacent to the north of the site, whilst the site also lies adjacent to a SSSI on the south side.		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO15 SITE NAME: LAND ADJACENT TO HEATH BUNGALOWS

Site Address: Appledore, Ashford, Kent TN26 2BB	**Other Site Refs**: other100	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: Site possesses strong highway links and is in close proximity to a variety of services located in the nearby village of Appledore Heath.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.144	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations.		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO17 SITE NAME: LAND BETWEEN 12 & 13 HAWTHORN

Site Address: Hawthorn, Appledore	**Other Site Refs**: 12/00151	**Current Use:** Click here to enter text.	
Site Description and Adjacent Uses: The site possesses good highway links and is in close proximity to Appledore Heath. This site is already developed.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Planning Permission	
Site Area (ha): 0.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a SSSI to the east of the site.		**Screening Part 1 Assessment: Already developed**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO20 SITE NAME: PINES FARM, TENTERDEN ROAD

Site Address: Appledore, Ashford, Kent, TN26 2AP	**Other Site Refs**: 10/00971	**Current Use:** Residential and outbuildings
Site Description and Adjacent Uses: The site currently consists of a dwelling with an adjacent outbuilding which contains a workshop and an office. Due to the rural location of the site, it is predominantly surrounded by agricultural land. There are some isolated dwellings in close proximity but no major development.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Planning Permission
Site Area (ha): 0.036	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations.	**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The nearest services are located in Appledore over 1km away.

Site Access: ☐ The site is accessible via Tenterden Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered - Employment	

Suitability & Achievability Assessment:

Site has planning permission for garage and workshop with office over in conjuntion with owner's house on adjoining land.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO22A SITE NAME: THE WALNUT FIELD

Site Address: Land between Tenterden Road and The Street, Appledore	**Other Site Refs**: Click here to enter text.	**Current Use:** Grazing

Site Description and Adjacent Uses:
This site is a large field between the settlements of Appledore and Appledore Heath. The Walnut field is a grassed field used for grazing, with hedgerows around the edge. Scotland and Bates garage and coach hire adjoins the site to the north and east. There are scattered detached houses in large grounds to the west, but the site is very rural and open in character.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submisison 2013 (Inf)
Site Area (ha): 5.986	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Dungeness, Romney Marsh and Rye Bay SSSI/SPA/RAMSAR is within 500m east of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is located between Appledore and Appledore Heath and therefore possesses access to a variety of services including: GP surgery, green space, a recreation ground, local shops and a PROW.

Site Access: ☒ Site is accessed by the B2080		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB: ☒** High Weald AONB lies to the south	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☒ Viking encampment to the south of the site	**Conservation Area:** ☐ There is a Conservation Area to the south of the site.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is Public Open Space SE of the site
Woodland: ☒ Kenardington and Pond Woods lie north	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

The site has potential for development on the edge of a sustainable settlement. The impact on the landscape and the loss of a green gap between settlements needs further consideration. Full assessment needed.

Developable Area (ha): 5.99
Density Calculation (dph): 25
Expected Yield: 50

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☒	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO22B SITE NAME: THE QUILLET

Site Address: Court Lodge Road, TN26 2DD	**Other Site Refs**: Click here to enter text.	**Current Use:** House, garden and field

Site Description and Adjacent Uses:
The Quillet field is used for grazing. The Quillet House has out buildings and garden surrounding. Two storey houses to the south and east and open fields to the north and west of The Quillet.

Available: ☐	**Land Use:** Mixed	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 6.41	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is in close proximity to a SSSI and the High Weald AONB. There is a TPO immediately east of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is on the outer-edge of the village of Appledore with good access to a variety of services. Locally, there is a GP surgery, a green open space, local shops, a play area and a PROW.

Site Access: ☒ Site has good access via Court Lodge Road and the B2080		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ High Weald AONB is SW	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Site is within a Conservation Area	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The western edge of The Quillet fields is within a flood zone	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a TPO less than 100m east	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Site not available and therefore not deliverable.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO23 SITE NAME: LAND AT 1 THE STREET, APPLEDORE

Site Address: Appledore, Ashford TN26 2BU	Other Site Refs: Click here to enter text.	Current Use: Commercial
Site Description and Adjacent Uses: Existing commercial unit and offices with yard to the rear. Adjacent land uses; North West - domestic; North East - pasture; South East - Military canal; South West - highway		
Available: ☒	Land Use: Brownfield	Submission Details: Site Submission 2013 (Inf)
Site Area (ha): 0.13	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site lies adjacent to a SSSI. There is a TPO to the west of the site.		Screening Part 1 Assessment: Site Filtered at Part 1- Site size too small
Location and Access to Services: Click here to enter text.		

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO24 SITE NAME: RAILWAY HOTEL

Site Address: Station Road, Appledore	**Other Site Refs**: 13/00988	**Current Use:** Housing

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site consists of a number of newly developed dwellings. To the west, north and south there are agricultural fields, whilst immediately to the east is the Appledore train station.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Planning permission</td></tr>
<tr><td>Site Area (ha):
0.235</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Click here to enter text.</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site lies adjacent to a SSSI to the north.</td><td colspan="2">Screening Part 1 Assessment:
Already developed</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO26 SITE NAME: GUSBOURNE ESTATE VINEYARD

Site Address: Kenardington Road, Appledore TN26 2BE	Other Site Refs: 15/00605/AS	Current Use: Vineyard
Site Description and Adjacent Uses: The site forms part of a wider vineyard estate covering 93ha and is accessed from Snargate Road. There is an existing main building and a temporary fruit press to the front (south) elevation. Northern boundary consists of mature hedgerow and trees, western and southern boundaries have defined mature hedgerows and eastern boundary is currently open to the remainder of the vineyard. Pond Wood lies immediately to the west.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** Planning Permission
Site Area (ha): 3.416	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO, LWS and AW all adjacent to the west of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is located in a very rural location and therefore possesses limited access to services.

Site Access: ☒ The site is accessible via Kenardington Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ There is an AW adjacent to the west.	**Tree Preservation Order:** There is a large area of TPO adjacent to the west.	**Screening Part 2 Assessment:** Filtered - Employment	

Suitability & Achievability Assessment:

Development complete

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – APPLEDORE

SITE REF : IO27 SITE NAME: PARK FARM BARN, SCHOOL ROAD

Site Address: Appledore, Ashford, Kent, TN26 2AR	**Other Site Refs**: 14/00752/AS	**Current Use:** Warehousing/storage units.	
Site Description and Adjacent Uses: Currently the site consists of warehouses for storage and is located just outside of Appledore Heath. Due it's rural location, it is predominantly surrounded by agricultural land, although there is residential development within 400m to the east.			
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission	
Site Area (ha): 0.758	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no ecological designations in close proximity to the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is located just outside of Appledore Heath and possesses a limited access to services.			
Site Access: ☒ The site is accessible via a lane off of School Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site 300m to the east.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There is a LB adjacent to the west/south of the site.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered - Employment	

Suitability & Achievability Assessment: Development complete	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ISLE OF OXNEY

SITE REF : IO28 SITE NAME: MAGPIE FARM

Site Address: The Street, Appledore	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural land containing dwelling

Site Description and Adjacent Uses:

The site is located to the north of Appledore and is a piece of land that lies behind a row of houses. As a consequence it is completely screened from the main highway going through the village and is only accessible from a lane off of The Street. The boundary is defined by mature hedgerows. To the north of the site there is a vacant field and a large house, whilst to the south there is a field which currently appears unused. East of the site there are a row of houses, whereas the land to the west is used solely for agricultural purposes.The site adjoins a Conservation Area and is completely within an area of archaeological importance, but there are no ecological designations within or adjoining. There is a public right of way running through the site which leads up to Appledore Heath in the north.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Reg 19 omission site	
Site Area (ha): 1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no major ecological designations within close proximity to the site.		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: The site is to the north of the village and possesses good access to a variety of services such as local shops, a play area and a GP surgery.			
Site Access: ☒ The site is accessible via The Street/B2080.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ The site is within an archaeological area.	**Conservation Area:** ☒ The site adjoins a CA to the south.	**Listed Buildings:** Within 100m	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Small part of western edge	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS within 100m to the east of the site.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	
Suitability & Achievability Assessment: Permission granted for five dwellings		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** 5	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ISLE OF OXNEY

SITE REF : IO29 SITE NAME: SCHOOL FIELD

Site Address: School Road, Appledore	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural

Site Description and Adjacent Uses:
This site is located just outside the settlement of Appledore, in a smaller 'hamlet' type cluster of housing situated around the crossroads of Tenterden Rd and School Rd. The site was formerly a school playing field, but as the school is now closed the site is currently a field used for agriculture. The housing around the site area consists mainly of large detached properties and farms with large curtilages, and there is no uniformity in built form, scale or plot. There are mature tree and hedge boundaries around the site, giving the whole area a countryside setting. To the west of the site, is long ranging open countryside. The land is relatively flat and grassed, with no boundary between the site and road. There are a number of large mature trees around the remaining site boundaries.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Local Plan Reg 19 Omission Site
Site Area (ha): 1.906	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations.		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
The site is outside of Appledore but possesses access to services such as local shops, public open space and a play area within circa 800m.

Site Access: ☒ The site is accessible via School Road.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological within 400m to the east.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Development here would be isolated from the main built form of the village and would adversely harm the landscape character of the area	

Suitability & Achievability Assessment:

The site is outside of the village and is therefore 'within the countryside'. Planning permission has previously been refused for development on the adjacent site with an appeal dismissed post NPPF. The site is reasonably sustainable but if developed would set a precedent for developing the other undeveloped sites between the village and this cluster of dwellings around the cross roads.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ISLE OF OXNEY

SITE REF : IO30 SITE NAME: LAND WEST OF SCHOOL ROAD

Site Address: School Road, Appledore	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural

Site Description and Adjacent Uses:
This site is located just outside the settlement of Appledore, in a smaller 'hamlet' type cluster of housing situated around the crossroads of Tenterden Rd and School Rd. The site is currently a field used for agriculture. The land is relatively flat with no firm boundary between the site and School Road, just a small ditch and some intermittent hedgerows. The boundaries to the north are also very intermittent with trees and hedgerows, giving views to the countryside beyond. The boundary along Tenterden Road is more established with a mature hedgerow along its length. There is also a number of large mature trees in a cluster adjacent to the southwest corner of the site. The small amount of housing within the vicinity of the site area consists mainly of large detached properties and farms with large curtilages, and there is no uniformity in built form, scale or plot.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Local Plan Reg 19 Omission Site
Site Area (ha): 1.299	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations.		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
The site is outside of Appledore but possesses access to services such as local shops, public open space and a play area within circa 800m.

Site Access: ☒ The site is accessible via School Road.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Development here would be isolated from the main built form of the village and would adversely harm the landscape character of the area	

Suitability & Achievability Assessment:

The site is outside of the village and is therefore 'within the countryside'. The site is reasonably sustainable but if developed would set a precedent for developing the other undeveloped sites between the village and this cluster of dwellings around the cross roads.

Developable Area (ha): Click here to enter text.

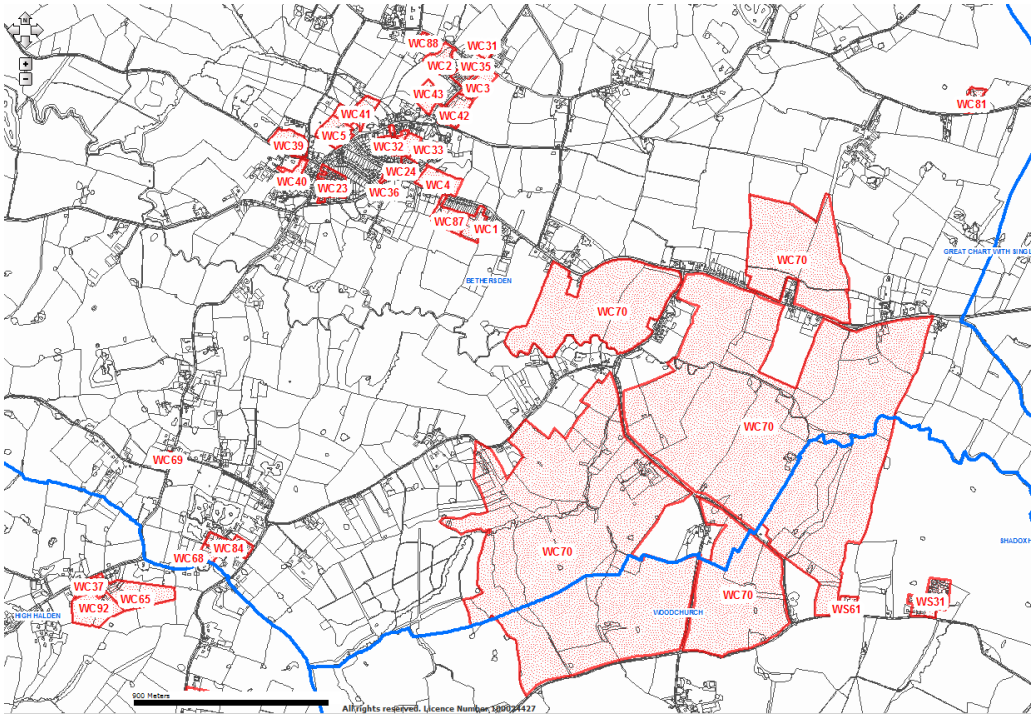
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

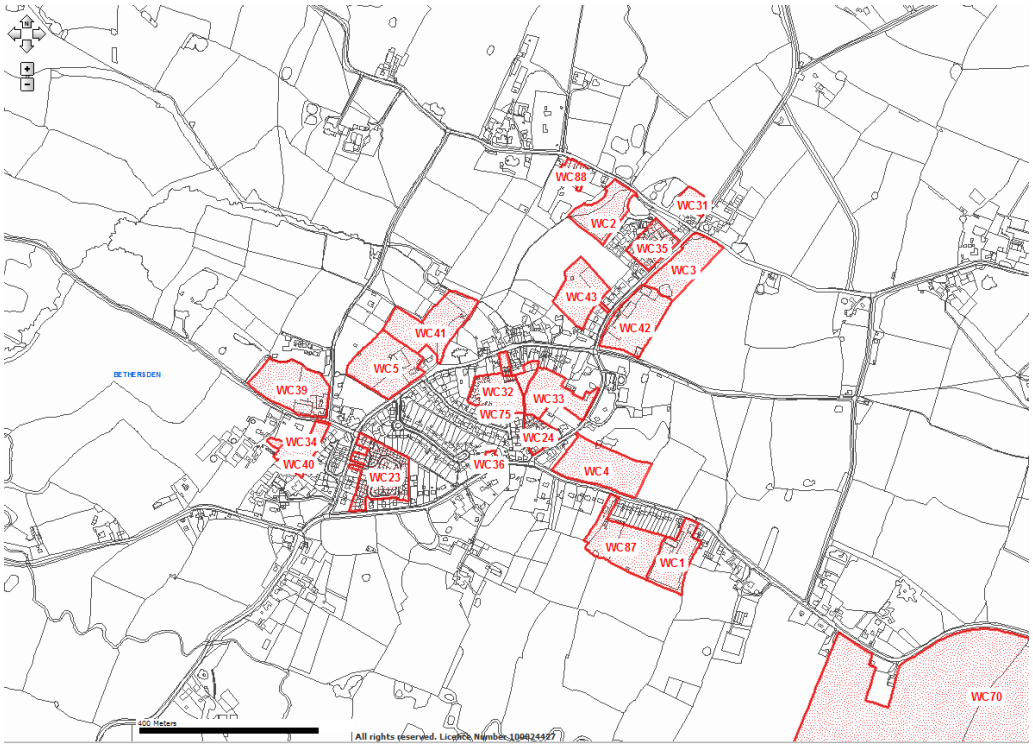
Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

BETHERSDEN



BETHERSDEN VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC1 SITE NAME: LAND TO THE EAST OF BETHERSDEN

Site Address: Ashford Road TN26 3AT	**Other Site Refs**: beth03/16	**Current Use:** Small scale industrial units	
Site Description and Adjacent Uses: The site has approximately 33,795 sq ft of commercial buildings and a further area of open storage. Either side of the property are residential properties. To the rear there is agricultural land. There are two storey dwellings either side.			
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 1.05	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The Eight Acre Wood AW is in close proximity just to the south of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: As the site is located just outside the village and possesses access to a limited number of services.			
Site Access: ☒ The site is accessible via Ashford Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ There is a CA within 400m west of the site.	**Listed Buildings:** The Totney LB is around 50m to the east.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☒ The Eight Acre Wood AW lies just over 100m south.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2
Suitability & Achievability Assessment: This site is currently in employment use.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text. **Deliverability & Developability Timeframe:**	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC2 SITE NAME: LAND TO THE REAR OF PROPOSED DEVELOPMENT OFF MILL ROAD, BETHERSDEN

Site Address: Land adjoining Pluckley Road, Bateman Corner, Bethersden	**Other Site Refs**: beth08	**Current Use:** Agricultural/open countryside
Site Description and Adjacent Uses: The land rises slightly from south east to north west. Trees surround site - except on south eastern side where there is no recognised boundary. There is a large pond and copse which extend along the Pluckley Road frontage.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.82	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The eastern edge of the site is bordered by a TPO. There is AW to the north of the site.</td><td colspan="3">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
As the site is located just outside the village and possesses access to a limited number of services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Pluckley Road</td><td colspan="3">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
There is a CA just to the south of the site.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
There is informal POS to the south of the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a TPO that lines the eastern boundary.</td><td colspan="3">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site is currently just outside of the built-up village area.</td><td colspan="3">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="3">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC3 SITE NAME: LAND FRONTING MILL ROAD AND OLD SURRENDEN MANOR ROAD, BETHERSDEN

Site Address: Bethersden	**Other Site Refs**: Beth07	**Current Use:** Agricultural/open countryside
Site Description and Adjacent Uses: This is a level site that is a continuation of the surrounding countryside, including many mature trees.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.19	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs to the west of the site.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is just outside the village and possesses limited access to services.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There are a number of LBs to the north of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

This site is available and is close to built development within Bethersden and local amenities. There are no known constraints at this point and as such should be taken forward for further consideration through the NP.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC4 SITE NAME: LAND TO THE NORTH OF THE A28 OFF FORGE HILL, BETHERSDEN

Site Address:	Other Site Refs:	Current Use:
Bethersden	beth09	Agricultural/open countryside

Site Description and Adjacent Uses:
The site is part of a larger field and has tree boundaries to the north and south. The western boundary with adjoining houses is also partially hedged. There is no visible boundary to the east of the site. The land rises gently from south to north.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.89	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW and TPO within 350m of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is just on the outskirts of the village and therefore possesses access to services such as local shops and a Primary School.

Site Access: ☒ The site is accessible via the A28.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site adjoins the edge of a CA.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is informal POS surrounding the site.
Woodland: ☒ Eight Acre Wood AW is within 350m south.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:	Developable Area (ha): 0.89 Density Calculation (dph): 25 Expected Yield: 15
This site is close to built development within the village and local amenities. There are no known constraints at this point and further assessment is needed to assertain visual impact on the landscape.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC5 SITE NAME: LAND AT CHURCH HILL

Site Address:	Other Site Refs:	Current Use:
Land adjoining Courtlands, Church Hill, Bethersden	beth19	Paddock

Site Description and Adjacent Uses:
Site slopes gently uphill from north to south and from east to west with a strong tree line to Church Hill and the south west boundary with the school playing field.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 1.5	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a small cluster of TPOs in very close proximity to the east, whilst there is a large LWS/AW/TPO site to the NW.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

The site is within the village and therefore possesses good access to a range of services including a Primary School and local shops.

Site Access: ☒ The site is accessible via Church Hill Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site is within a CA.	**Listed Buildings:** Court Lodge LB lies adjacent	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is informal POS to the west of the site.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** The Hillside TPOs are within 50m east	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

This site is opposite built development with the village, however development in this location is likely to have an adverse impact upon the historic setting of the church, so this site needs to be considered further through the SA process.

Developable Area (ha): 1.5

Density Calculation (dph): 25

Expected Yield: 35

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC23 SITE NAME: LAND AROUND ORCHARD HILL

<table>
<tr><td colspan="2">Site Address:
Bethersden</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Residential</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site is a council estate area containing predominantly semi-detached units, with a surgery in the north-western corner. A similair estate area lies immediately to the north and north east of the site. Private residential areas lie to the east and west of the site, with wooded areas, playing fields and open agricultural land to the south beyond the Ashford Road.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td colspan="2">Site Area (ha):
1.5</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not close to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC24 SITE NAME: THE DENE, FORGE HILL

Site Address: Bethersden	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: The site lies in the east of Bethersden and comprises 14 semi-deatched and terraced units set around The Dene. The entrance to the site is bordered by two treed amenity areas. Open agricultural land and some ribbon developement lie to the east and south of the site. Residential areas lie to the west, with paddocks and additional built development to the north.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 0.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO within 200m west.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC31 SITE NAME: FIELD OPPOSITE MILL HOUSE

<table>
<tr><td colspan="2">Site Address:
Bethersden, Ashford, Kent TN26 3DB</td><td>Other Site Refs:
beth01</td><td>Current Use:
Fallow field grass land</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
To the right agricultural, to the left 2 storey terraced houses fronting Pluckley Road and continuation of Mill Road at Batemans Corner. Relatively level site with hedgerow trees on three sides and adjoining a block of ancient woodland to the northwest. The site is close to a crossroads to the north of the village, where there are listed buildings on 3 corners.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2014 & 2007 submission</td></tr>
<tr><td>Site Area (ha):
0.27</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is in close proximity to a number of TPOs to the west, and AW to the north.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
As the site is located just outside the village and possesses access to a limited number of services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the Old Surrenden Manor Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
There is a CA in close proximity to the south.</td><td>Listed Buildings:
Mill Barn LB is adjacent to the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site is surrounded by informal POS.
Woodland: ☒ The Frid Wood AW is less than 300m NW.	**Tree Preservation Order:** There is a scattering of TPOs within 200m SW.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

Site was promoted by landowner/agent so is considered avaliable. However this is a small site that falls below the site being considered for development within this SHLAA. It is also removed from the village and is therefore considered unsuitable

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC32 SITE NAME: LAND AT THE STREET

Site Address:	Other Site Refs:	Current Use:
Bethersden	beth02	Open land at the rear of the George Public House

Site Description and Adjacent Uses:

The site slopes down from the north to the south. A strong hedge line runs along the eastern and western boundaries and a public footpath runs across the site and links the A28 with the village High Street. There are with views of the church to the north west from within the site.

<table>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
1.18</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The Hillside TPO lies adjacent to the site.</td><td colspan="2">Screening Part 1 Assessment: This site was allocated as BETH02 in the Tenterden and Rural Sites DPD and has now been built. The other areas of the site that were not built on is public recreation and amenity space and as such should be retains as such. This site was not resubmitted as part of the 'call for sites' and is therefore not available.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC33 SITE NAME: LAND AT FORGE HILL (BEACON HOUSE FIELD)

Site Address:	Other Site Refs:	Current Use:
Beacon House, The Street, Bethersden, Ashford, Kent TN26 3AE	beth04	Grassland

Site Description and Adjacent Uses:
The site slopes down steeply to the south. There are trees to the western boundary and on each side of the adjoining village hall. Residential development to the north.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2014 and 2007 submission
Site Area (ha): 0.98	Neighbourhood Plan Designation: ☒	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO within 200m to the west of the site.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

The site is in the centre of the village and therefore possesses good access to a variety of services.

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible from the east via Forge Gill.</td><td colspan="3">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The archaeological site at St. Margarets Church is in close proximity.</td><td>Conservation Area: ☒
The site is within a CA.</td><td>Listed Buildings:
There are a number of LBs adjacent to the north of the site.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Hillside TPO is within 200m to the west</td><td colspan="3">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

See neighbourhood plan assessment</td><td colspan="3">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="3">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td colspan="2"></td><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC34 SITE NAME: PLOT OF LAND BETWEEN LOVELACE COURT AND LOVELACE OAST & FARM BUILDINGS

<table>
<tr><td>Site Address:
Click here to enter text.</td><td>Other Site Refs:
beth05</td><td colspan="2">Current Use:
Agricultural land</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site comprises an area of agricultural grazing land that fronts onto Norton Lane to the north, where a hedgerow runs along the roadside boundary. The site is flat and open. There is an existing access to the field from Lovelace Court to the east.There are a number of Lister Buildings that surround the site, particularly to the east and west, and Whiston to the south.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2014 & 2007 submission</td></tr>
<tr><td>Site Area (ha):
0.6</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO in very close proximity to the south of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is on the outskirts of the village but possesses good access to services such as a Primary School and local shops.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via Wissenden Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
The site lies just outside a CA.</td><td>Listed Buildings:
Lovelace House LB is adjacent to the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a TPO in close proximity to the SW of the site.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

This site is available and adjoins built development within Bethersden. The site has potential with no known constraints and as such should be assessment further to determine the visual impact.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC35 SITE NAME: LAND BETWEEN BATEMANS CORNER AND THE POPLARS, MILL ROAD (POLICY BETH1A)

Site Address:	Other Site Refs:	Current Use:
Bethersden	beth06 12/01230	Agricultural/Fencing Yard

Site Description and Adjacent Uses:

The site is part of field which rises gently to the north west. It is well screened onto Mill Road and the north east by trees. A small business producing fencing posts occupies the northeastern corner of the site.

Available: ☐	**Land Use:** Greenfield/Brownfield	**Submission Details:** Allocation & PP	
Site Area (ha): 0.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in very close proximity to the west of the site.		**Screening Part 1 Assessment: Development complete**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC36 SITE NAME: STEVENSON BROTHERS

Site Address: Ashford Road, Bethersden, Ashford, Kent	**Other Site Refs**: beth10a	**Current Use:** Rocking Horse Business

Site Description and Adjacent Uses:
The site houses the company's offices and display room. Parking for employees and visitors cars and commercial vehicles and horseboxes for transport of rocking horses to equestrian events around the country is also provided. The site lies on the main A28 road through the village of Bethersden. Residential development fronting the Ashford Road adjoins the site to the north east with the rear gardens of the properties of Chester Avenue bordering the site to the north and west.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** 2007 submission
Site Area (ha): 0.093	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are no ecological designations within close proximity of the site.

Screening Part 1 Assessment: This employment site is in a prominent location within Bethersden village, and forms part of the companies proposals for expansion and relocation. It was not resubmitted as part of the 'call for sites 2013' and is therefore considered unavailable.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC38 SITE NAME: AGRICULTURAL LAND ADJACENT TO WOODFIELD HOUSE

Site Address: Pot Kiln Lane, Bethersden, Ashford, Kent	**Other Site Refs**: beth12	**Current Use:** Agricultural land

Site Description and Adjacent Uses: Click here to enter text.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 3.72	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is located in close proximity to the Honeyfield Wood AW.		**Screening Part 1 Assessment:** **This site is located within open countryside close to ancient woodland and Local Wildlife Site. It was not resubmitted as part of the 'call for sites 2013' and as such is not available.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC39 SITE NAME: LAND AT NORTON LANE

Site Address: Bethersden	Other Site Refs: beth14/17	Current Use: Agricultural and bungalow

Site Description and Adjacent Uses:
Relatively level site which slopes gently downwards towards a small stream on its northern boundary. There are tall trees along the northern boundary of the site which adjoins a Water Treatment Works and a hedge to the south and west. A bungalow occupies land in the south eastern corner of the site.

Available: ☐	Land Use: Mixed	Submission Details: 2007 submission
Site Area (ha): 1.57	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large LWS/AW/TPO site in close proximity to the NW.		Screening Part 1 Assessment: Site not suitable for development given the impact on the setting and approach to the village and nature of built form which is present here. This site is not available as it was not resubmitted as part of the 'call for sites' 2013

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC40 SITE NAME: LAND REAR OF LOVELACE COURT

<table>
<tr><td>Site Address:
Bethersden</td><td>Other Site Refs:
beth18</td><td colspan="2">Current Use:
Agricultural</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Irregularly 'L' shaped field between Lovelace Court and the farm at Lovelace. Level site with tall trees on the boundaries with a deciduous hedge along the road frontage.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Agricultural</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
0.65</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO within 100m south of the site.</td><td colspan="2">Screening Part 1 Assessment: The site is on a high point in the village and can be clearly be seen from a number of viewpoints. Development would have an adverse impact on the open character and setting of the area. This site was not submitted as part of the 'call for sites' 2013 and is therefore not available.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC41 SITE NAME: LAND TO REAR OF ST MARGARETS CHURCH

Site Address: Church Hill, Bethersden	**Other Site Refs**: beth20	**Current Use:** Paddocks
Site Description and Adjacent Uses: The site rises from the narrow point to the south and widens out to a substantial area of land used for grazing paddocks. There are substantial hedges and trees along the site boundaries.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 1.58	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large LWS/AW/TPO site within 400m west of the site.		**Screening Part 1 Assessment: This site is within the conservation area and close to built development, however access may be an issue. This site was not resubmitted as part of the 'call for sites 2013' and is therefore considered unavailable.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.			
Click here to enter text.	Deliverability & Developability Timeframe:			
	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC42 SITE NAME: RECREATION GROUND, MILL ROAD

Site Address: Bethersden	Other Site Refs: beth21	Current Use: Sports pitch and play equipment and car park
Site Description and Adjacent Uses: Level ground with pavillion, courts, play area and area for informal recreation . There is a good tree screen on all boundaries although there are fewer trees along the road frontage. The recreation ground adjoins a very much larger field and is the only development on the eastern side of the Mill Road north of The Street.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 1.43	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a scattering of TPOs in close proximity to the north of the site.</td><td colspan="2">Screening Part 1 Assessment: The site is not suitable for development due to the impact it would have on the setting of the village. The site is also in use as a recreation ground and would need to be replaced elsewhere. This site was not submitted as part of the 'call for sites 2013' process and is therefore not available.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.			
Click here to enter text.	Deliverability & Developability Timeframe:			
	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC43 SITE NAME: LAND AT MILL ROAD

Site Address: Bethersden	Other Site Refs: beth22	Current Use: Grazing
Site Description and Adjacent Uses: The site is to the rear of ribbon development in Mill Road and access is via a grass track between two of the properties fronting Mill RoadThe site slopes gently up from south to north. There is a tree lined path extending into the site and mature more isolated trees are present on site. There is woodland on adjoining land to the west and the site itself is wooded to the north of the tree lined path. The conservation area of the village adjoins to the south. The site is well screened on all sides.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 1.11	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a scattering of TPOs in very close proximity to the north of the site.</td><td colspan="2">Screening Part 1 Assessment: Although this site is close to the village, visual impact on the countryside would need to be assessed if developed. This site is considered unavailable as it was not resubmitted as part of the 'call for sites 2013' process.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
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	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

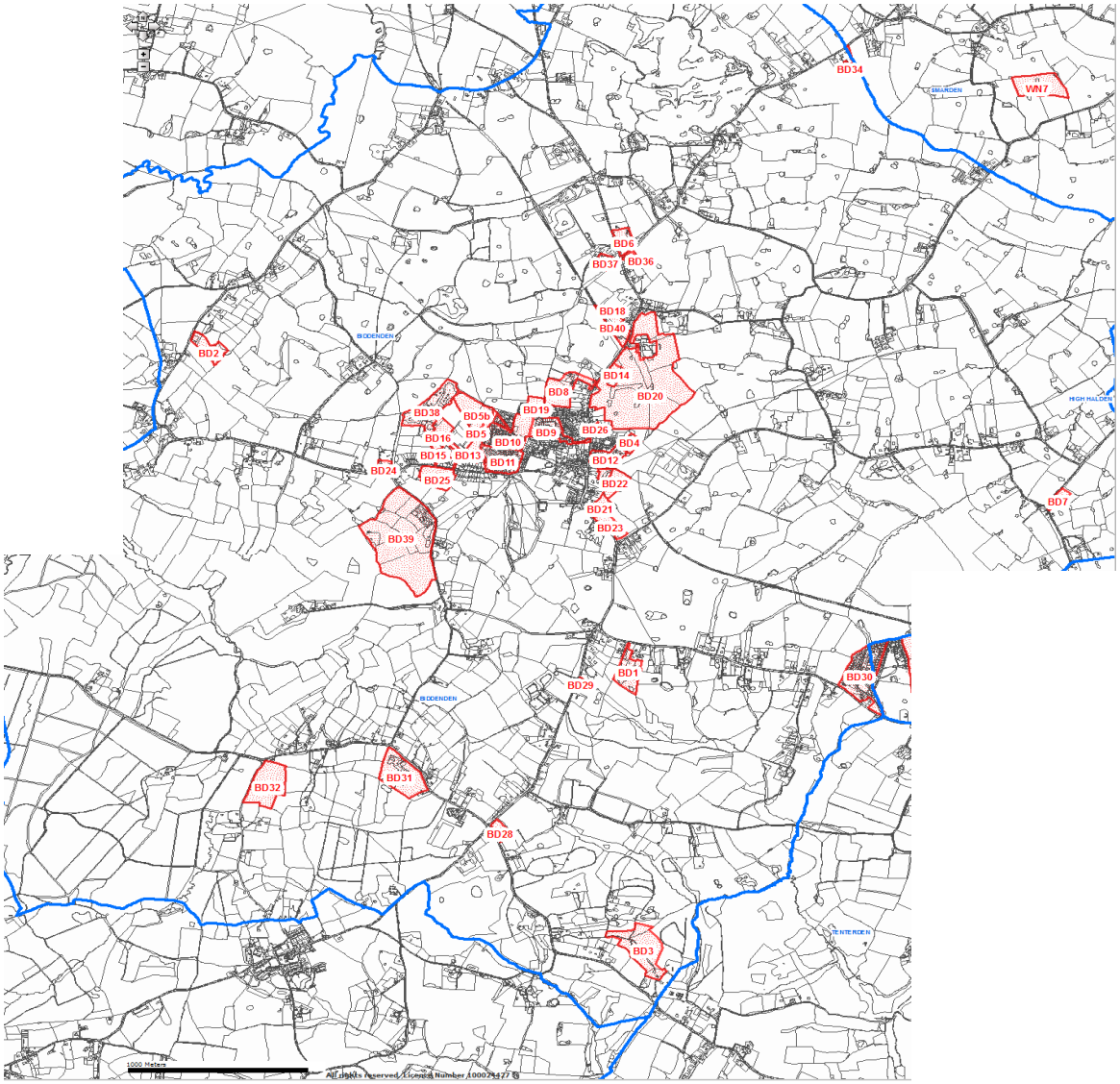
SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC68 SITE NAME: LAND ADJACENT TO UNIT 5

Site Address: Bethersden Business Park, Bethersden, Ashford, TN26 3JL	**Other Site Refs**: other124	**Current Use:** Pastureland
Site Description and Adjacent Uses: The land adjoins an existing commercial/business centre known as the Bethersden Business Centre. The southern boundary of the site adjoins the highway/lane. To the north and east are commercial/industrial units. To the west is agricultural land. Also in very near proximity is a commercial/sporting fishery with associated development and residential dwellings. The land is currently pasture.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.63	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment/Tourist Facilities
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no ecological designations within close proximity to the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

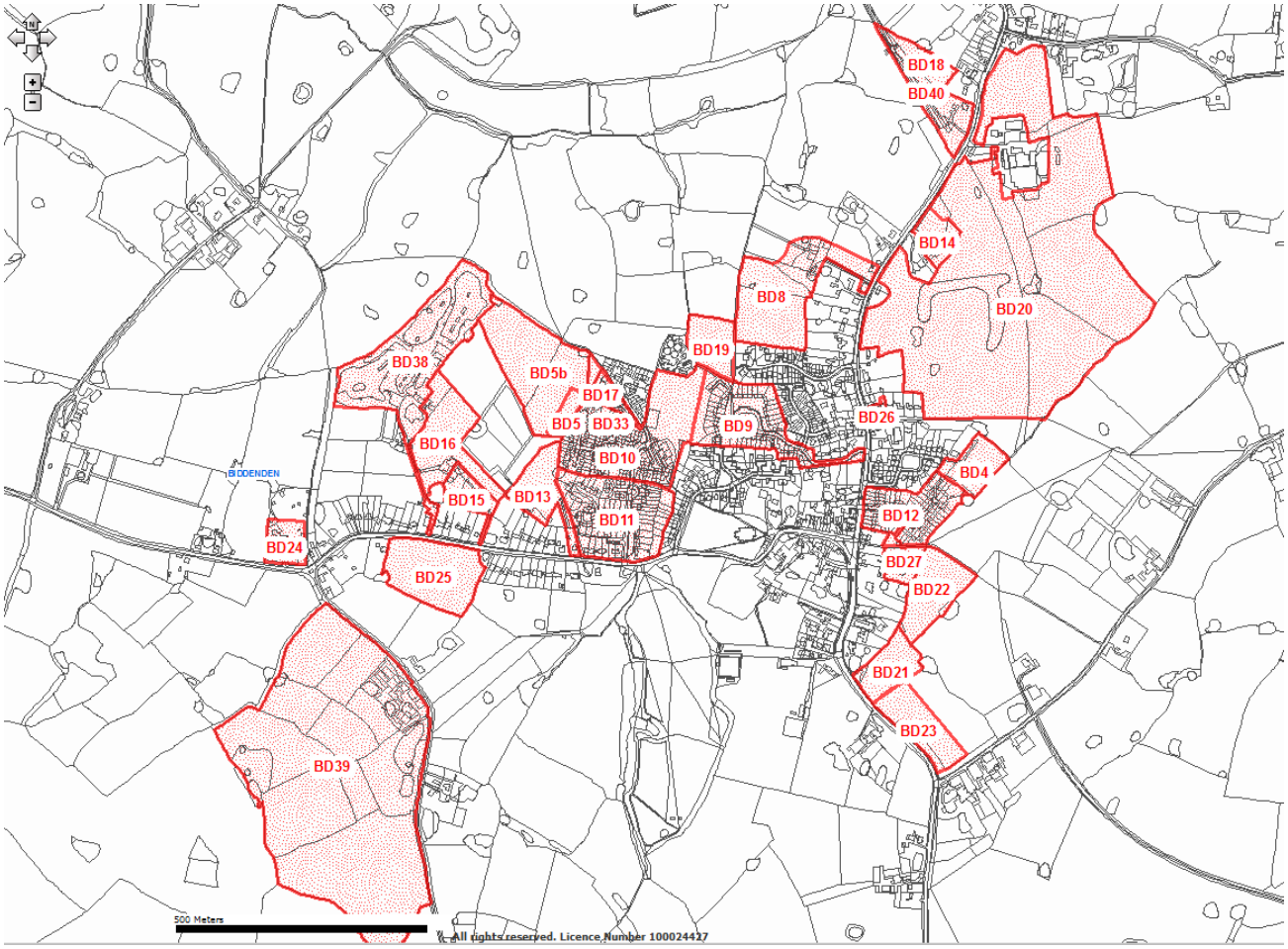
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<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
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</table>


BD34
WN7
BD6
BD37
BD36
BD18
BD40
BD2
BD14
BD8
BD20
BD38
BD5b
BD19
BD16
BD5
BD9
BD26
BD4
BD10
BD15
BD13
BD11
BD12
BD24
BD25
BD22
BD21
BD7
BD39
BD23
BD1
BD30
BD29
BD32
BD31
BD28
BD3
1000 Metres

BIDDENDEN

BIDDENDEN VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD1 SITE NAME: PRIORYWOODS

Site Address: Tenterden Road, Biddenden	**Other Site Refs**: Click here to enter text.	**Current Use:** Gypsy site
Site Description and Adjacent Uses: Stationing of one mobile home, one touring caravan, one day room, outbuildings and a stable block.		
Available: ☒	**Land Use:** Click here to enter text.	**Submission Details:** Site Submission 2013
Site Area (ha): 2.54	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Gypsy/Traveller

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Site lies close to the Priory Mead TPO and adjacent to the Goldwell Wood AW.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in an isolated rural location and therefore possesses a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via the A262</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
The south of the site adjoins the Goldwell Wood AW.</td><td>Tree Preservation Order: The north of the site is in very close proximity to a scattering of TPOs.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - other uses</td></tr>
<tr><td colspan="2">Suitability & Achievability Assessment:

Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD2 SITE NAME: ROSE GARDEN PADDOCK

Site Address: Rose Garden Paddock, Hareplain Road, TN27 8LJ	**Other Site Refs**: Site Submission 2013	**Current Use:** Gypsy site
Site Description and Adjacent Uses: 1 mobile home, 1 touring caravan		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.84	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Gypsy/Traveller
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is in an isolated rural location and therefore possesses a very limited access to services.		
Site Access: ☒ The site is accessible via Hareplain Road		**Highway Constraints:** Click here to enter text.

<table>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archeological site just north of the site</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - other uses</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD3 SITE NAME: LAND AT FOXWOOD FARM

Site Address: Cranbrook Road, Tenterden, TN30 6UR	**Other Site Refs**: Click here to enter text.	**Current Use:** Woodland (residential in part)	
Site Description and Adjacent Uses: Woodland with detached house in part of site.			
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 5.42	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is within the Sandpit Wood/Clapper Hill LWS and is in close proximity to the High Weald AONB. There are TPOs on woodland to NW of site.		**Screening Part 1 Assessment: This site was Filtered at Part 1 due to a number of constraints, including being part Local Wildlife Site and part Ancient Woodland. It is also a very large site, not well connected to the nearby settlement .**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD4 SITE NAME: LAND ADJOINING GATE HOUSE

Site Address: Townland Close, TN27 8AS	**Other Site Refs**: BID12	**Current Use:** Grassland
Site Description and Adjacent Uses: Open grassland and enclosed by mature hedges and trees.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.9	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: TPOs lie within and adjacent to the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Site possesses good access to a variety of services due to its close proxomity to the Biddenden High Street. BD4 has access to the town centre, local shops, a play area, a primary school and a PROW 30m north of the site.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is on the end of a close connected to the A274/North Street.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
The site is in close proximity to a local conservation area.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: The Weavers TPO is within the site</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site has potential for development adjoining an exsiting cul de sac of housing.</td><td colspan="2">Developable Area (ha): 0.9
Density Calculation (dph): 25
Expected Yield: 20</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

The site is located close to services and has no constraints. The site is available and should be considered further through the SA process.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD5A SITE NAME: NEW HOUSE FARMLAND

Site Address: New House Farmland, Biddenden, TN27 8HJ	**Other Site Refs**: BID07	**Current Use:** Agricultural
Site Description and Adjacent Uses: Grassland - grazing.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.31	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no ecological designations within close proximity.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

Site possesses good access to a variety of services due to its close proxomity to the Biddenden High Street. BD5 has access to the town centre, local shops, a play area, green open space, a primary school and a PROW 60m north of the site.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** No available site access has been confirmed.	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Close to the Biddenden Conservation Area.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	
Suitability & Achievability Assessment: No confirmed access to the site. Because of the location of this edge of settlement site, a full landscape assessment would be required to assess visual impact.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text. **Deliverability & Developability Timeframe:**	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD5B SITE NAME: LAND REAR OF CHEESELANDS AND SANDEMAN WAY (LARGER AREA THAN BD5A)

Site Address: Cheeselands	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural
Site Description and Adjacent Uses: The site consists of vacant fields and is located on the outskirts of built-up residential development in Biddenden. The boundary of the site is defined by hedgerows and a gate to the south. There is a public right of way which runs alongside the northern edge of the site, reinforcing the hedgerow boundary. The east of the site backs onto relatively new residential development at Maids Close, Cheeselands and Sandeman Way. There are a number of ponds to the west which are just behind the hedgerow that forms the western boundary to the site. To the north there is an abundance of vacant fields that are potentially used for grazing. To the immediate south there are vacant fields, whilst slightly further south there is a row of houses that align Sissinghurst Road (A262). The site neither contains nor adjoins any heritage assets or ecological designations.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Reg 19 omission site
Site Area (ha): 3.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are no major ecological designations within close proximity.</td><td colspan="2">Screening Part 1 Assessment: Move to part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located to the NW of Biddenden and possesses access to local shops and POS nearby, as well as the John Mayne Primary School.</td></tr>
<tr><td colspan="2">Site Access: ☐ The site is accessible via a PROW, but does not possess defined vehicle access currently.</td><td colspan="2">Highway Constraints: KCC have confirmed that tehre is no highway access to the site.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS in close proximity within 300m east.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2">Suitability & Achievability Assessment:

No confirmed access to the site. Because of the location of this edge of settlement site, a full landscape assessment would be required to assess visual impact.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD6 SITE NAME: NEWCASTLE FARM FIELD

Site Address: Newcastle Corner, Headcorn Road, Biddenden, TN27 8JW	**Other Site Refs**: BID06	**Current Use:** Agricultural/Equine
Site Description and Adjacent Uses: A parcel of pasture with road frontages with sand school, stables and barn.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.44	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Shaw AW lies to the north west.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: Site is further than ideal from the main village services available in Biddenden.		
Site Access: ☒ Site is accessible from Headcorn Road (A274)		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Newcastle Farm House is immediately to the west	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

The site is too far removed from the main settlement and therefore is removed from assessment in Part 2 following detailed appraisal in SA.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD7 SITE NAME: LITTLE CRAMPTON MEADOWS

Site Address: Little Crampton Farm, High Halden, Ashford, TN26 3HR	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural land

Site Description and Adjacent Uses: Pasture			
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 0.69	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is not within but in close proximity to Shaw AW and Podkin Wood AW.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is relatively far from the closest village of High Halden and therefore lacks main services. There is a PROW within 500m of the site.			
Site Access: ☒ Site can be accessed from High Halden Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: 150m south of Category 2 flood zone	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ There is an AW 70m south and 200m SW	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is not suitable for development - it is too far removed from the main settlement, within countryside and not sustainable.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD8 SITE NAME: NORTH STREET

Site Address:	Other Site Refs:	Current Use:
North Street, Biddenden	BID 03/07/17	Pasture with some equestrian use

Site Description and Adjacent Uses:
The site gently rises to the north. It comprises a series of enclosed paddocks, generally with hedge and tree boundaries that lies to the rear of existing development. The site is not easily visible but can be glimpsed from the adjoining cul de sac housing development which adjoins to the south and from North Street. There are detached properties with large gardens between the site and North Street. Rose Cottage Farm is within the site and there is vehicular access to the farm. A public footpath runs alongside the western boundary of the site.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 3.2	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: To the south of the site there are Spinners Close TPOs.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just on the outskirts of the main village of Biddenden and thus has access to a variety of services. Nearby there is green open space, local shops, Biddenden recreation centre, a Primary School and a PROW.</td></tr>
<tr><td colspan="2">Site Access: ☒ Site is easily accessed via the A274</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
The Willows (Grade II) north of the site</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Spinners Close TPOs are south of the site</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site lies on the northern edge of the village, in close proximity to services</td><td colspan="2">Developable Area (ha): 3.2
Density Calculation (dph): 25
Expected Yield: 45</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

available in the settlement. The site has no constraints and should be assessed in greater detail through the SA.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD9 SITE NAME: THE MEADOWS

Site Address: The Meadows, Biddenden	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and grassed area
Site Description and Adjacent Uses: A council housing estate in north Biddenden comprising predominantly of two storey semi-detached units and two bungalows arranged around a central grassed area, with two garage courts and access through to the sewage works. The Biddenden recreation ground and sewage works lie to the west of the site, with further residential areas to the north, east and south, beyond which lie countryside and open agricultural areas.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 2.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in the north of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD10 SITE NAME: LAND AT CHEESELANDS RECREATION GROUND

Site Address: Cheeselands Recreation Ground, Biddenden	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and recreation ground
Site Description and Adjacent Uses: The area lies in the north west of the village of Biddenden. It comprises a council estate area with the village recreation ground in the north eastern corner. The estate area contains a mix of detached, semi-detached and terraced properties and the recreation ground contains a play area. A nre residential development has been built adjacent to the recreation ground and to the north of the estate area. To the east and south lie additional residential areas, with open countryside and agricultural land to the west. The village sewage works lies immediately to the north of the recreation ground.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Mill Shaw AW lies to the south.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for development as it is Public Open Space.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD11 SITE NAME: ESTATE AREA AROUND CHULKHURST

Site Address: Estate area around Chulkhurst	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
A housing estate area just to the north of the Sissinghurst Road containing a mixture of semi-detached and terraced uits and one parking court. The estate area is bound by the Sissinghurst Road to the south and has further residential estate areas to the north and east. To the west is a small amount of linear residential development along the Sissinghurst Road and open countryside/agricultural land.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td>Site Area (ha):
2.9</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Mill Shaw AW lies to the south</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD12 SITE NAME: ESTATE AROUND THE WEAVERS

Site Address: Biddenden	Other Site Refs: Click here to enter text.	Current Use: Residential
Site Description and Adjacent Uses: A housing estate area at the east of Biddenden, containing a mix of terraced and semi-detached units. There is one garage court in the northern corner. The built up araes of Biddenden lie to the north, south and west of the site, with open countryside and agricultural land to the east.		
Available: ☐	Land Use: Brownfield	Submission Details: ABC Owned
Site Area (ha): 1.9	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Mill Shaw AW lies to the south west. Site is close to a scattering of TPOs.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD13 SITE NAME: SISSINGHURST ROAD

<table>
<tr><td>Site Address:
Sissinghurst Road, Biddenden</td><td>Other Site Refs:
BID01/11A</td><td>Current Use:
Large irregularly shaped field and one detached house</td></tr>
<tr><td colspan="3">Site Description and Adjacent Uses:
Site was partly a lane leading to a large irregularly shaped field with some temporary structures and trees on the boundaries. The entrance to the lane has now had a detached house and garage erected on it. Remainder of the site is a relatively level site with a hedged boundary and pond that lies to the rear of existing residential development.</td></tr>
<tr><td>Available: ☐</td><td>Land Use: Mixed</td><td>Submission Details:
2007 Site Submission</td></tr>
<tr><td>Site Area (ha):
1.24</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO to the south of the site.</td><td>Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="3">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td>Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td>Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD14 SITE NAME: THE LODGE, NORTH STREET

Site Address: The Lodge, North Street, Biddenden	**Other Site Refs**: BID04	**Current Use:** House and garden
Site Description and Adjacent Uses: House in wooded grounds		

Available: ☐	**Land Use:** Brownfield	**Submission Details:** 2007 submission	
Site Area (ha): 0.67	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Not located particularly close to any ecological designations.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD15 SITE NAME: LANDS ADJOINING PELLHOUSE FARM

Site Address:	Other Site Refs:	Current Use:
Land adjoining Pellhouse Farm, Sissinghurst Road, Biddenden	BID09	Paddock with stables

Site Description and Adjacent Uses:
Narrow hedge-lined entrance to relatively flat site with some trees and hedges forming the boundary.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 0.69	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Mill Shaw AW lies to the SE of the site		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD16 SITE NAME: WORSENDEN - ORICK

Site Address: Worsenden - Orick, New House Farm, Biddenden	**Other Site Refs**: BID10	**Current Use:** Agricultural	
Site Description and Adjacent Uses: Relatively flat site with some hedge/tree boundary and includes ponds.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 2.07	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Mill Shaw AW lies to the SE of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD17 SITE NAME: LAND BETWEEN CHEESELANDS AND SANDEMAN

Site Address: Land between Cheeselands and, Sandeman Way, Biddenden	**Other Site Refs**: BID 1 Allocation	**Current Use:** An area of rough grass
Site Description and Adjacent Uses: An area of rough grass that lies between existing residential development. A triangular shaped, flat site with no natural landscaped boundaries – but enclosed on two sides by existing residential development.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission, Allocated Site
Site Area (ha): 0.46	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Mill Shaw AW lies to the south.</td><td colspan="2">Screening Part 1 Assessment: Already developed and therefore not available for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

SITE REF : BD18 SITE NAME: THE OLD RAILWAY STATION

Site Address: The Old Railway Station, 1 Headcorn Road, TN27 8BA	**Other Site Refs**: BID15	**Current Use:** Residential buildings and land
Site Description and Adjacent Uses: Site comprises of The Old Railway Station and also the Grade II listed building of North Street Farm.		
Available: ☒	**Land Use:** Mixed	**Submission Details:** 2007 submission
Site Area (ha): 1.746	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is not particularly close to any ecological designations.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: As the site is removed from the built-up form of Biddenden, it possesses a limited access to services. There is however a local shop and public open space circa 800 south/SW of the site.		
Site Access: ☒ The site is accessible via Headcorn Road.		**Highway Constraints:** None known

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ An area of archaeological potential runs through the site.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** The site contains a LB	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

This is a duplicate of BD40. Development here would result in the projection of the built form into the countryside which would be incongruous with the wider landscape.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BIDDENDEN

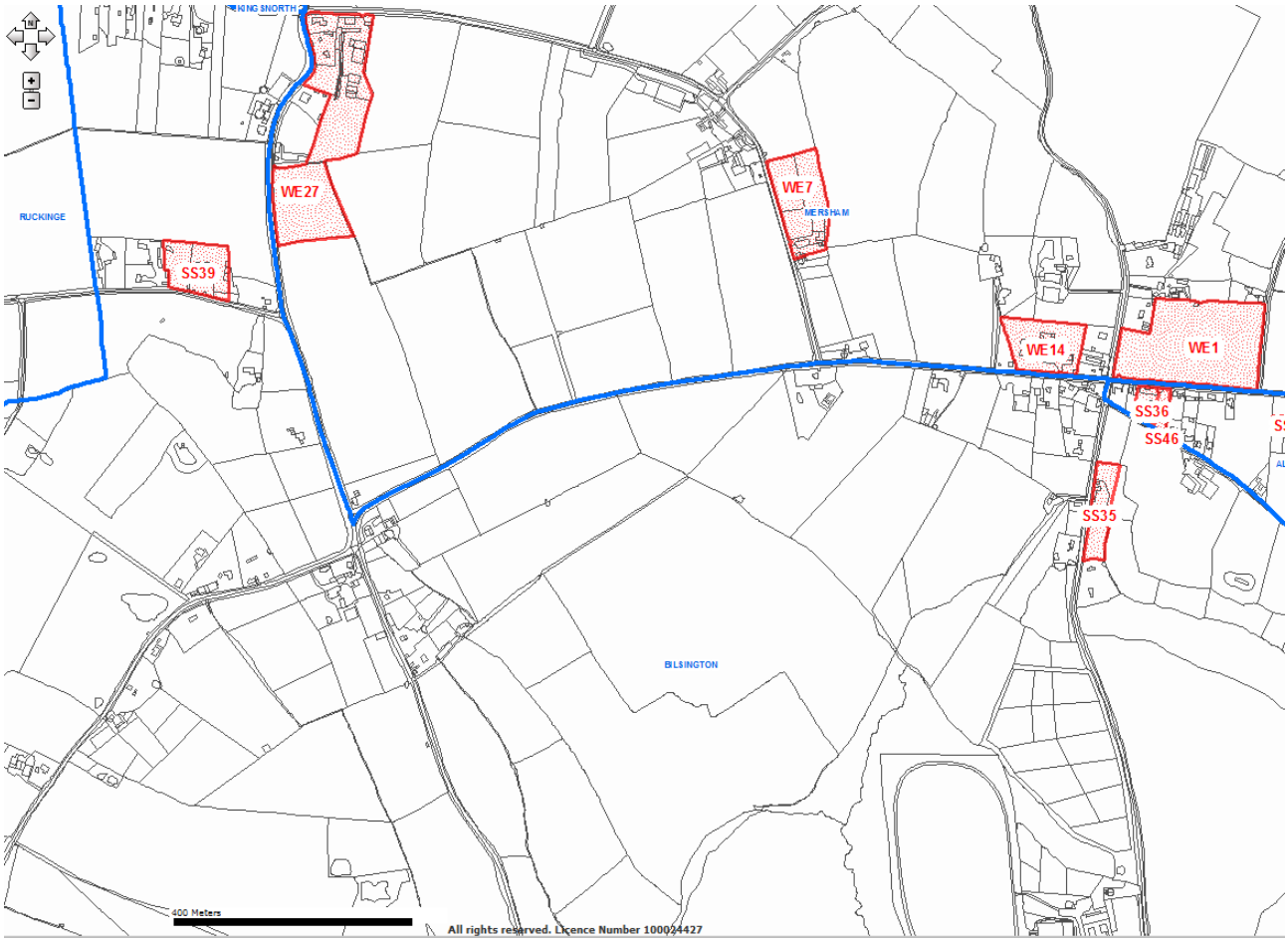
SITE REF : BD19 SITE NAME: LAND NEXT TO SEWAGE WORKS

<table>
<tr><td colspan="2">Site Address:
Land next to Sewage Works, Biddenden</td><td>Other Site Refs:
BID16</td><td>Current Use:
Woodland</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Flat wooded site</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
0.95</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Spinners Close TPO lies close to the east and the Mill Shaw AW is to the south.</td><td colspan="2">Screening Part 1 Assessment: Not available or achievable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

<table>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

BILSINGTON



SITE ASSESSMENTS BY PARISH/AREA – BILSINGTON

SITE REF : SS35 SITE NAME: RED WILLOWS

Site Address: Priory Road, Aldington Frith, TN25 7AT	**Other Site Refs**: other77	**Current Use:** Residential property and curtilage
Site Description and Adjacent Uses: Residential property and Curtilage running along Priory road. The site is surrounded by open countryside and farmland, with 3 other large detached dwellings to the west and one to the south.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 0.56	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in very close proximity to the Roughground Wood AW and Bilsington Woods and Pasture LWS.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Residential property and Curtilage running along Priory road. The site is surrounded by open countryside and farmland, with 3 other large detached dwellings to the west and one to the south.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BILSINGTON

SITE REF : SS39 SITE NAME: LAND AT BLIBY WOOD

Site Address: Brisley Lane, Bilsington, Ashford, Kent, TN25 7JD	Other Site Refs: Other86 09/	Current Use: Car breakers yard and residential property
Site Description and Adjacent Uses: This site consists of areas of hardstanding and buildings associated with the car breakers yard, an area of woodland and a residential property. The site is in a very rural area with very minimal development around.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission & Withdrawn App
Site Area (ha): 1	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Bliby Wood AW is to the immediate west and north.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

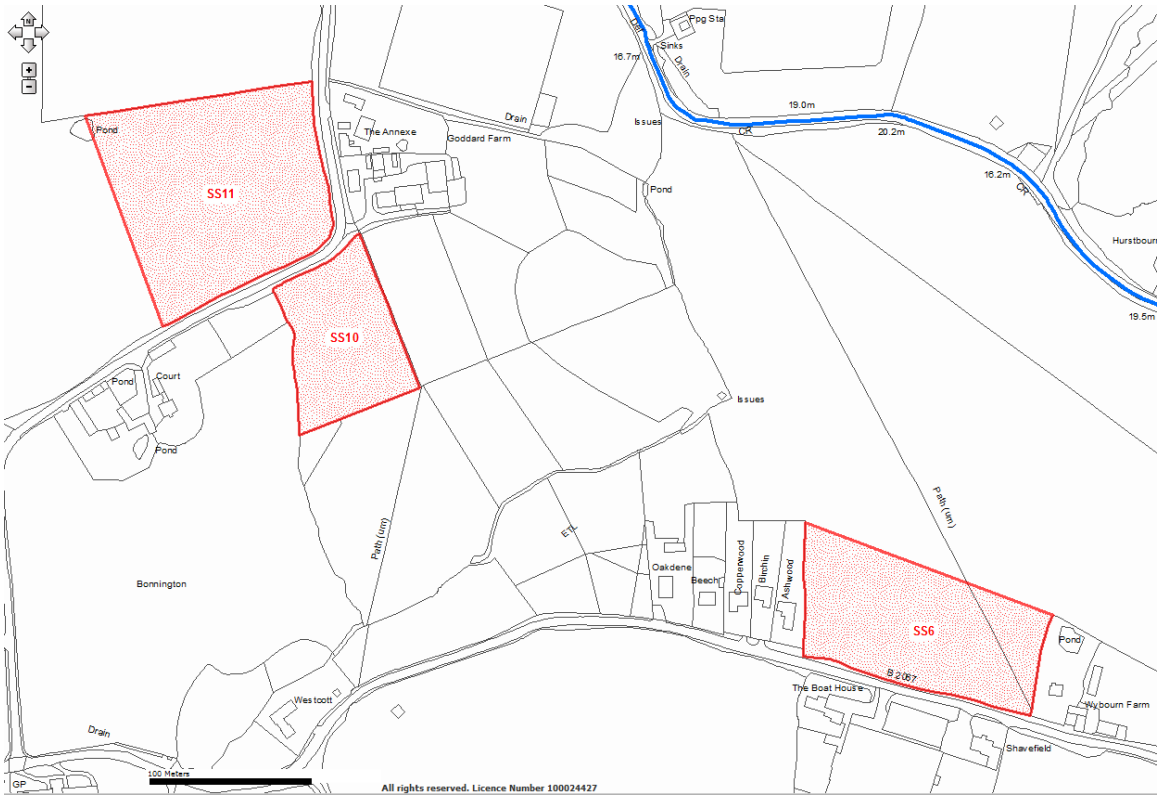
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

BONNINGTON


SS11
SS10
SS6
Pond
The Annexe
Goddard Farm
Drain
Issues
Pond
Court
Pond
Pond
Issues
Path (um)
Path (um)
Bonnington
Oakdene
Beech
Copperwood
Birchin
Ashwood
Pond
B 2067
The Boat House
Wybourn Farm
Shavefield
Westcott
Drain
GP
100 Meters
Ppg Sta
Sinks
16.7m
Drain
19.0m
CR
20.2m
16.2m
CR
19.5m
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SITE ASSESSMENTS BY PARISH/AREA – BONNINGTON

SITE REF : SS6 SITE NAME: LAND AT BONNINGTON

Site Address: Land on north side of B2067, TN25 7BN	**Other Site Refs**: Click here to enter text.	**Current Use:** Agriculture
Site Description and Adjacent Uses: The site is currently an open field. To the east of the site is a single dwelling with outbuildings, to the west are 5 large detached houses in large grounds, in ribbon form along the road. To the south is a large nursery building and associated buildings and two detached residential properties.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.18	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed use/housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is within the Kent Downs AONB and in close proximity to the Curtis Woods AW/Aldington Woods LWS and adjacent to John Childs TPO.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The Hamlet of Bonnington has no services and residents rely on the neighbouring large village of Aldington. The site also lies within the AONB of the North Downs and this landscape should be protected where possible.		
Site Access: ☒ Site lies on the B2067		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☒ Site is within the Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☒ Within 200m of Medieval Beacon	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ In close proximity to Aldington Woods LWS. Curtis Wood AW is less than 300m east.	**Tree Preservation Order:** The site is adjacent to the John Childs TPO	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site may have some future potential for development and is considered as developable, but is located in a rural hamlet, with limited access to services and is not a sustainable location. Due to the site location, this site was Filtered at Part 2.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BONNINGTON

SITE REF : SS10 SITE NAME: THE PADDOCK

<table>
<tr><td colspan="2">Site Address:
East of Bonnington Court, Bonnington, TN25 7BA</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Agricultural Land</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site is currently used for sheep grazing. it is a level area bounded by hedges and ditches. There are no structures on the land. The site is surrounded by agricultural land with very little development in close proximity.The site is 450m from Aldington Meadows Development, a new housing development on the outkirts of Aldington village.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="3">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
0.6</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="3">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is in close proximity to the Kent Downs AONB.</td><td colspan="3">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
The site possesses limited access to services and is further away than ideal from the main village of Aldington.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via a rural lane connected to the B2067.</td><td colspan="3">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
Kent Downs within 500m</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Within 500m of Medieval Beacon</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ South Hurst/St Johns Wood AW is within 500m east	**Tree Preservation Order:** Eastons Corner TPO is within 400m NE	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site may have some future potential for development and is considered as developable, but is located in a rural hamlet, with limited access to services and is not a sustainable location. Due to the site location, this site was Filtered at Part 2.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 15

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – BONNINGTON

SITE REF : SS11 SITE NAME: LAND NORTH EAST OF BONNINGTON COURT

Site Address: Bonnington Court, TN25 7BA	**Other Site Refs**: Click here to enter text.	**Current Use:** Arable Field

Site Description and Adjacent Uses:

This site is currently used for grazing, level area, Arable Land, no structures on site. The area is very rural with very few dwellings.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 1.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Eastons Corner TPO lies NE of the site. South of the site is the Kent Downs AONB and east of the site is the Aldington Woods LWS.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The hamlet of Bonnington is small and all services are located in Aldington which is over 1.6km away. The site also lies in close proximity to the AONB and development could impact on the landscape character.			
Site Access: ☒ The site is accessible via a rural lane connected to the B2067.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB: ☒** Kent Downs AONB is within 500m	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Medieval beacon within 300m	**Conservation Area: ☐** Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor: ☐**	**Public Open Space:** Click here to enter text.
Woodland: ☒ Aldington Woods LWS within 500m to the east	**Tree Preservation Order:** Eastons Corner TPO is within 350m NE	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site may have some future potential for development and is considered as developable, but is located in a rural hamlet, with limited access to services and is not a sustainable location. It is in close proximity to the AONB and various ecological sites. Due to the site location, this site was Filtered at Part 2.

Developable Area (ha): Click here to enter text.

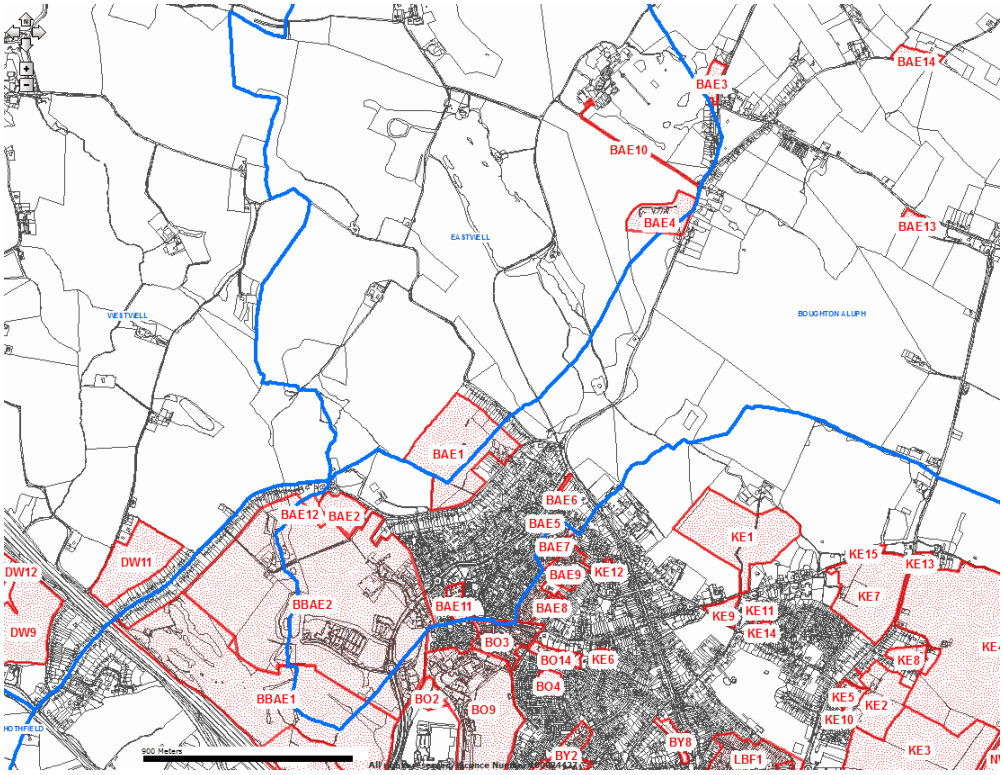
Density Calculation (dph): Click here to enter text.

Expected Yield: 40

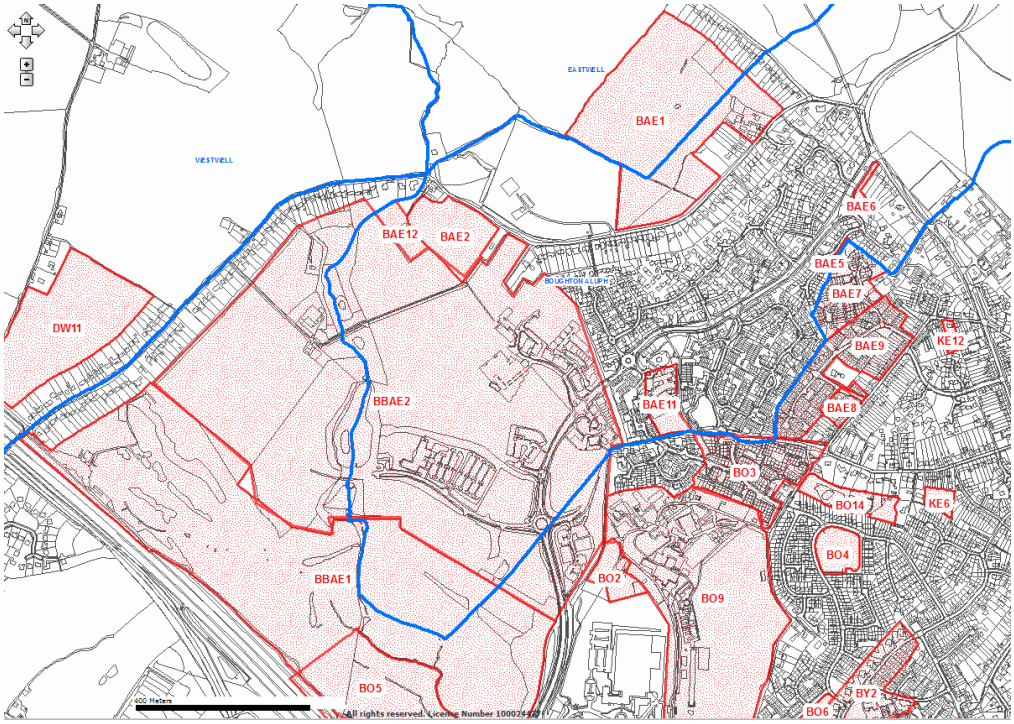
Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

BOUGHTON ALUPH AND EASTWELL



BOUGHTON ALUPH SITE INSET



SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE1 SITE NAME: LENACRE HALL FARM

Site Address: 393 Sandyhurst Lane, Ashford TN25 4PF	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural
Site Description and Adjacent Uses: Agricultural land, woodland, house and outbuildings. The site is bounded by Sandyhurst Lane and residential properties to the south east. The site abuts playing fields to the west (Sandyacres Sports and Social Centre). To the north east of the site lies a row of dwellings gaining access off Lenacre Street. To the north west of the site is agricultural land.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 13.8	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** A LWS adjoins the western tip of the site, and an AW is circa 200m west. There is also AW within the south of the site, as well as an AONB in very close proximity.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is just on the outskirts of a large residential development, but access to services is only really achievable via commute, with most between 800m-1.6km away.		
Site Access: ☒ The site is accessible via Sandyhurst Lane and Lenacre Street.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB: ☒** The Kent Downs AONB is just 400m east.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☒ There is an archaeological site less than 200m west.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** The Lenacre Hall Farm LB is within the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is informal POS adjoining the site.
Woodland: ☒ There is AW within the site, as well as circa 200m west.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

Neighbourhood plan decision

Developable Area (ha): 13.8
Density Calculation (dph): 25
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE2 SITE NAME: FORMER SANDPIT

Site Address: Sandyhurst Lane, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Former sand quarry

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
Land is relatively flat on entering, rising up to south and eastern boundaries. No existing structures. Residential development lies to the east and west along Sandyhurst Lane.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
2.27</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is an AW and LWS approximately 150m north of the site. There is also a cluster of TPOs just to the west.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just outside Eureka Park, and therefore possesses relatively good access to services such as shops and a Primary School.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Sandyhurst Lane.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological area within the north site.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There is a LB just to the north of the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There are playing fields just to the north.</td></tr>
</table>

Woodland: ☒ The Tile Lodge Wood AW lies circa 150m north.	**Tree Preservation Order:** The Sandyhurst House & Braehead TPOs lie just to the west.	**Screening Part 2 Assessment:** Remain in Survey - Housing
Suitability & Achievability Assessment: Neighbourhood plan decision	**Developable Area (ha):** 2.27 **Density Calculation (dph):** 25 **Expected Yield:** Click here to enter text. **Deliverability & Developability Timeframe:**	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE3 SITE NAME: LAND ADJACENT TO GARDENERS HOUSE

Site Address: Faversham Road, Ashford TN25 4HP	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural/waste
Site Description and Adjacent Uses: Vacant land. Dwellings to 2 sides and hotel golf course.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.93	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Tourist/Visitor Facilities

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The Wheelers TPO is in very close proximity to the SE.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just on the outskirts of the village and main services are only really accessible via commute.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Faversham Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the Kent Downs AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
Part of the south of the site is within a CA.</td><td>Listed Buildings:
There are a number of LBs within close proximity.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is surrounded by informal POS.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: The Wheelers TPOs are just outside the site to the SE.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Other Uses</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Remain in survey for leisure/Tourism uses - Neighbourhood Planning Area</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE4 SITE NAME: LAND AT ROOK TOLL, BOUGHTON LEES

Site Address: Faversham Road, Boughton Lees, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Vacant, last used as a recycling/composting centre
Site Description and Adjacent Uses: The site itself contains five very large Nissan-style buildings, an open sided building, a small shed, significant areas of hardstanding and a boundary wall. The five Nissan-style buildings and the open sided building include circa 1,500 sq m of built footprint and appear to be roughly two or three storeys in height. All are now vacant and in a state of disrepair. However, thick tree and vegetation cover screens these buildings from view on most sides, particularly along Faversham Road.The site is approximately three miles north of Ashford Town Centre and towards the southern fringe of the village of Boughton Lees. The centre of the village is located to the north.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 3.27	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The entire site is TPO.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is just on the outer edge of the village, and main services are only really accessible via commute.

Site Access: ☒ The site is accessible via the Faversham Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the Kent Downs AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site adjacent.	**Conservation Area:** ☒ The site adjoins a CA.	**Listed Buildings:** There are two LBs within close proximity to the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site is surrounded by informal POS.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** The site is made up of the Rook Toll TPO.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

Neighbourhood Plan Decision

Developable Area (ha): 3.27

Density Calculation (dph): 25

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE5 SITE NAME: BRAEHEAD, 198 SANDYHURST LANE

<table>
<tr><td>Site Address:
Kennington, Ashford, Kent</td><td>Other Site Refs:
US169</td><td colspan="2">Current Use:
Residential Property and curtilage</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site is a small parcel of land in a residential area that lies between a pond and Friesian Way. It is bounded by housing to the south and to the north. In terms of shape, the site is very narrow at the top and</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 Site Submission & Site Submission 2015 (late)</td></tr>
<tr><td>Site Area (ha):
0.093</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO in very close proximity to the south of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within a residential area and therefore possesses access to services such as shops and a Primary School.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a TPO adjacent to the south of the site.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Neighbourhood plan decision

Developable Area (ha): 0.7
Density Calculation (dph): 25
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE6 SITE NAME: LAND AT TRINITY ROAD / JERSEY ROAD

Site Address:	**Other Site Refs**:	**Current Use:**
Boughton Aluph, Ashford	Click here to enter text.	Grassland

Site Description and Adjacent Uses:
Grassland situated on the corner of Trinity Way and Jersey Close, which is a roundabout junction. Appears to be used as occasional amenity space by residents from surrounding areas. The majority of the land is at the southern end with a thin strip of land extending to the north and the junction with faversham Road. The site is situated in the middle of an established resdential area on a main road. There are residential properties immediately to the south and east. These are typically large new detached dwellings with extended gardens.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** ABC Owned	
Site Area (ha): 0.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs in close proximity to the west of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE7 SITE NAME: LAND AROUND GOTELEY MERE

Site Address: Kennington, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and open space
Site Description and Adjacent Uses: The site is a council estate housing development containing predominantly terraced units and interspersed with lock-up garages, parking areaa and open areas of amenity space. The recent development of Goat Lees lies to the west of the site, with older residential development to the east and additional council estate development to the south.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 2.05	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO on the western boundary of the site.</td><td colspan="2">Screening Part 1 Assessment: The land is informal open space and availability and achieveability is unknown.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE8 SITE NAME: 14-32 GROSVENOR ROAD

Site Address: Kennington, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential

Site Description and Adjacent Uses:
The site is a small part of a larger council estate development and lies just off Grosvenor Road. It comprises a row of semi-detached dwellings on the Grosvenor Road frontage, with some additional properties and lock up garages behind. The site lies within a residential area, with a council estate development to the west and north containing predominantly terraced and semi-detached dwellings interspersed with lock-up garages. A newer residential area of detached dwellings lies to the east.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 0.43	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are quite a large number of sporadic TPOs to the south and east of the site.

Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

<table>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year
☐</td><td>6-10 Year
☐</td><td>11-15 Year
☐</td><td>16+ Year
☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE9 SITE NAME: 56-60 AND 66-68 GROSVENOR ROAD

Site Address: Kennington, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: The site is an area of council estate development interspersed with lock-up garages and parking areas. Most of the units are terraces and semi-detached properties. The residential development of Goat Lees lies immediately to the west of the site. Additional housing areas lie to the north, east and south. The site surrounds Orchard Cottage which is allocated for housing.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 3.98	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a single TPO on the NW boundary of the site, whilst there is also quite a large but sporadic number of TPOs to the south.		**Screening Part 1 Assessment: The land is informal open space and not suitable. Long term achieveability is unknown.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE10 SITE NAME: EASTWELL MANOR HOTEL, EASTWELL PARK

Site Address: Ashford, Kent, TN25 4HR	**Other Site Refs**: 10/01241	**Current Use:** Hotel

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site lies within the idyllic Eastwell Park site in the Kent Downs AONB. It is accessible via a gated entrance off the A251, just outside of the village of Boughton Lees.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Planning Permission</td></tr>
<tr><td>Site Area (ha):
0.409</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Tourist/Leisure</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB and within an area of Eastwell Park TPOs.</td><td colspan="2">Screening Part 1 Assessment: Not available for further development</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

SITE REF : BAE11 SITE NAME: GOAT LEES PRIMARY SCHOOL

Site Address: Kennington, Ashford	Other Site Refs: US63	Current Use: Primary School
Site Description and Adjacent Uses: Currently used as a primary school		
Available: ☐	Land Use: Brownfield	Submission Details: Other
Site Area (ha): 1.092	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large TPO circa 100m south of the site.		Screening Part 1 Assessment: Not available and therefore not suitable or achievable.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Click here to enter text.

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOUGHTON ALUPH & EASTWELL

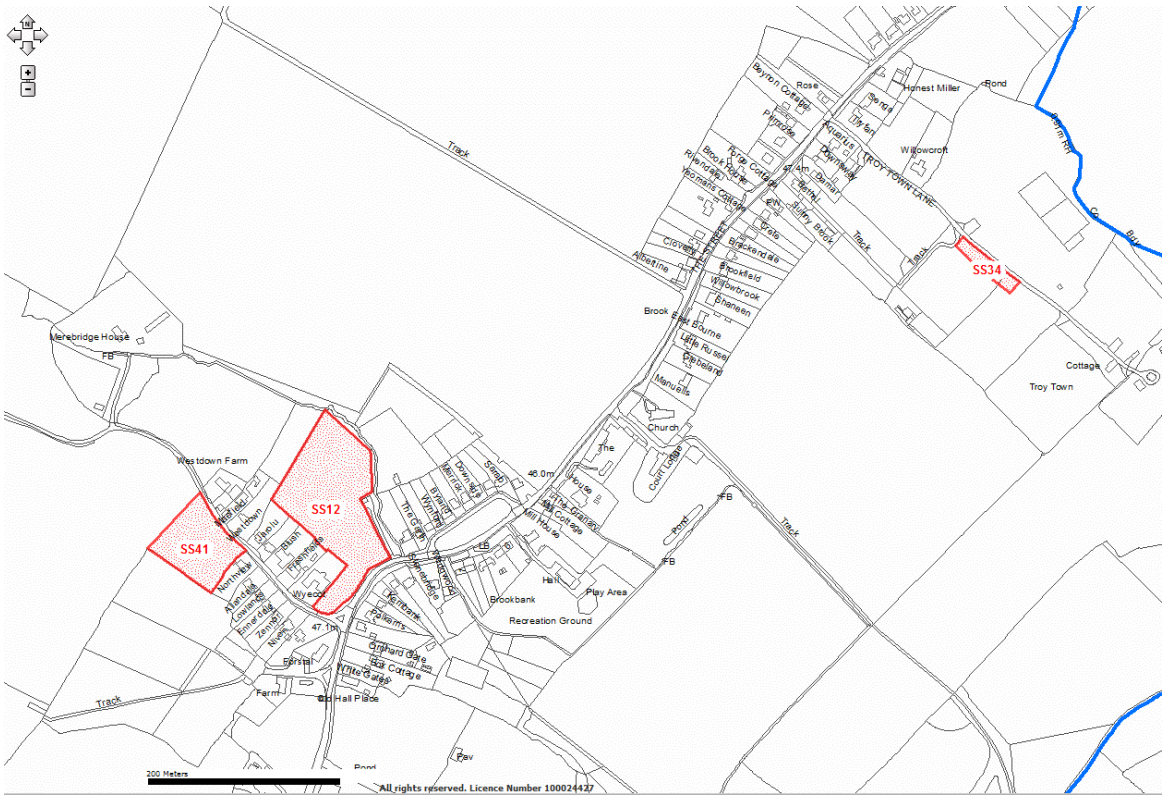
SITE REF : BAE12 SITE NAME: LAND AT FRIESIAN WAY

<table>
<tr><td colspan="2">Site Address:
Boughton Aluph, Ashford</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Residential</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Bottle shaped area of grass and several trees with a good sized area at the southern end and a long thin strip at the northern end. Currently used as open amenity space. The site is situated within a modern residential develpment set around a cul-de-sac. An open area interspersed with trees and containing a pond lies to the east.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
ABC Owned</td></tr>
<tr><td colspan="2">Site Area (ha): 1</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a number of TPOs adjoining the NW corner of the site.</td><td>Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td>Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

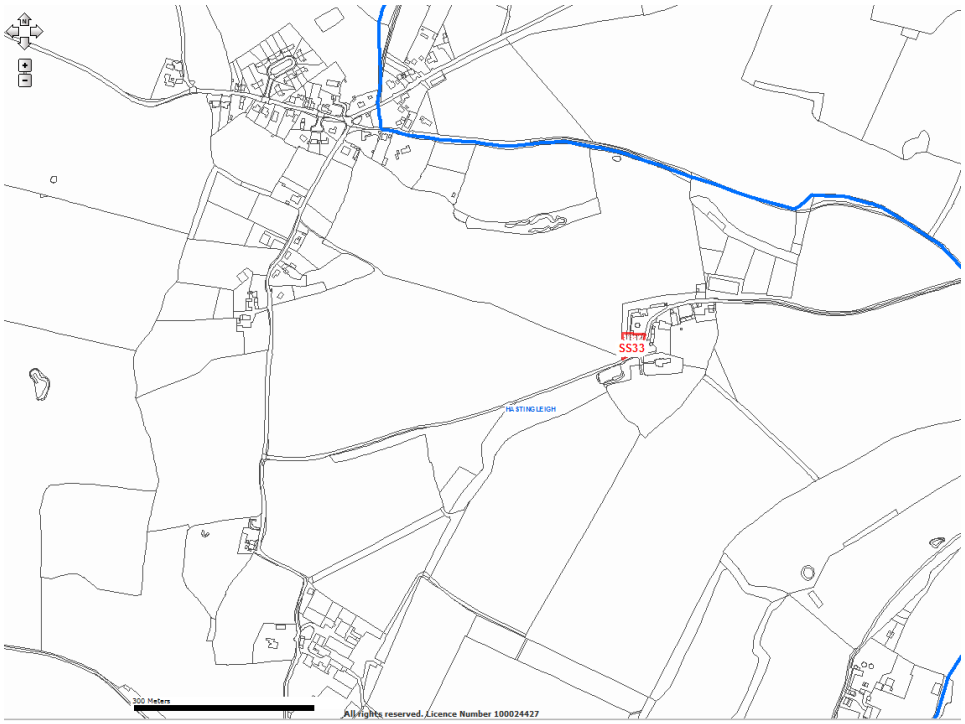
<table>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

BROOK



HASTINGLEIGH



SITE ASSESSMENTS BY PARISH/AREA – BROOK

SITE REF : SS12 SITE NAME: NATS LANE

Site Address: Nats Lane, The Street, Brook TN25 5PJ	**Other Site Refs**: (was WY1)	**Current Use:** Hay Field
Site Description and Adjacent Uses: This site is currently used for agriculture. To the south, south east and south west, it joins the residential development of the hamlet of Brook. The housing in this location is mainly large detached dwellings in ribbon form along the road frontages. To the north of the site is open countryside.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.23	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site lies within the Kent Downs AONB. There is a SSSI in close proximity to the north. Court Lodge TPOs lie east of the site.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is located in the hamlet of Brook. The site possesses limited access to services, with most located in the nearby village of Wye which is more than 1.6km away.		
Site Access: ☒ Site can be accessed easily via The Street.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☒ Site is within the Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☒ Medieval moated site within 200m	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Westdown Cottage within 50m	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Eastern edge of the site joins a flood zone	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site is less than 100m from a Public Open Space
Woodland: ☒ Oxenlees Wood and Brook Wood are nearby	**Tree Preservation Order:** Court Lodge TPO is to the east	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site has potential for a limited amount of development as it adjoins the built settlement and has no environmental constraints. This site requires a more detailed site assessment.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 10

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HASTINGLEIGH

SITE REF : SS33 SITE NAME: OLD SAW MILL, COURT LODGE FARM

Site Address:	Other Site Refs:	Current Use:
Hastingleigh, TN25 5HN	other57	Disused sawmill buildings

Site Description and Adjacent Uses: Disused Atcost barn, a large area of concrete and several derelict buildings. Large portal framed former agricultural building, 2 single storey stores and retained octagonal base of a former windmill. The entire site is hard surfaced with two access points.			
Available: ☐	**Land Use:** Mixed	**Submission Details:** 2007 submission	
Site Area (ha): 0.116	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing and employment	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within the Kent Downs AONB. Lin Wood AW lies to the SW.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BROOK

SITE REF : SS34 SITE NAME: LAND AT SUNNYBROOK STABLES

Site Address: Land at Sunnybrook Stables, The Street, Brook TN25 5PF	Other Site Refs: other62	Current Use: Grazing
Site Description and Adjacent Uses: The strip of land is currently used for grazing horses.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 0.2	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site lies within the Kent Downs AONB, with a SSSI to the NW, Church Field TPO to the south and AW to the south and east.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Click here to enter text.

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BROOK

SITE REF : SS41 SITE NAME: SITE IN NATS LANE, BROOK

Site Address: Adjacent to Northview Brook, Ashford, Kent, TN25 5PH	**Other Site Refs**: Other105	**Current Use:** Vacant land
Site Description and Adjacent Uses: This site lies to the west of a residential property 'Northview' on the edge of the hamlet of Brook. There are properties on the opposite side of the road to the north and the hamlet itself is formed of linear development around the road junctions. The site is used as residential curtilage but adjoins open countryside to the south and west.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.55	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site lies within the Kent Downs AONB. There is a SSSI to the north and AWs to the south. Court Lodge TPOs lie east of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BROOK

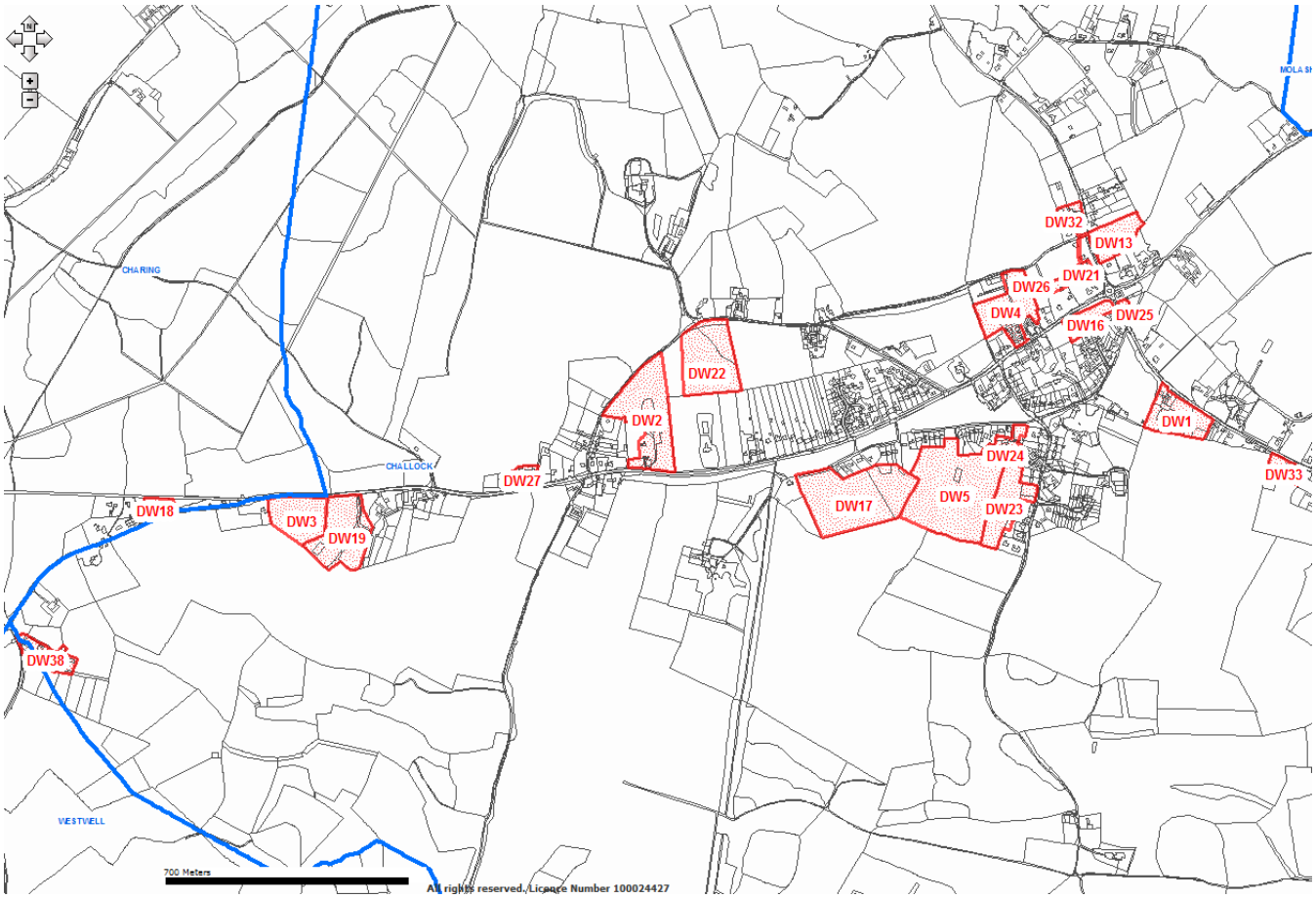
SITE REF : WY18 SITE NAME: NACCOLT, BROOK

Site Address: Naccolt, Brook, Wye	**Other Site Refs**: other106	**Current Use:** Garden and paddock
Site Description and Adjacent Uses: Garden and paddock.		

Available: ☒	**Land Use:** Greenfield	**Submission Details:** 2007 submission & PP	
Site Area (ha): 1.214	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site lies adjacent to the Kent Downs AONB and the east of the site is within the Naccolt Pit LWS.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is relatively isolated and does not possess nearby access to services.			
Site Access: ☒ Site is easily accessed via the Oxenturn Road from Wye.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ Site is adjacent to Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - Housing	
Suitability & Achievability Assessment: Extant permission		**Developable Area (ha):** 1.214 **Density Calculation (dph):** 25 **Expected Yield:** 8	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

CHALLOCK



SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW1 SITE NAME: HIGH TREE LODGE

Site Address:	**Other Site Refs**:	**Current Use:**
Buck Street, Challock	CHAL05	Private dwelling
Site Description and Adjacent Uses: Bungalow set in large garden with paddock and a number of outbuildings and stabling. Site has direct access on to the A251 Ashford Road and directly adjacent to the site containing the village hall, sports pavilion and playing fields.		

<table>
<tr><td>Available: ☒</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
1.77</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB. Park Wood AW and the Challock Forest and Godmersham Downs LWS lie to the east of the site.</td><td colspan="2">Screening Part 1 Assessment:
Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in close proximity to the centre of Challock. In terms of access to services, High Tree Lodge is in close proximity to Challock Village Post Office, Challock Primary School and a PROW.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be directly accessed from the A251.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
Within the Kent Downs AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is adjacent to a Public Open Space</td></tr>
<tr><td>Woodland: ☒
Park Wood AW is east of the site</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
The site lies outside of Challock south of a large parcel of POS. Therefore unsuitable at present.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW2 SITE NAME: LAND AT PONY PARK

Site Address: Canterbury Road TN25 4DL	Other Site Refs: Click here to enter text.	Current Use: Part residential and part commercial yard area
Site Description and Adjacent Uses: The site has one private dwelling and adjacent stables with a large workshop building for vehicle maintenance. Over 80% of the site is made up of Ancient Woodland. The site has direct access on to the Canterbury Road.		
Available: ☒	Land Use: Mixed	Submission Details: Site Submission 2013
Site Area (ha): 3.67	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within Kent Downs AONB and the High Snoad Wood AW. There is an LWS, TPO and AW north west of the site.</td><td colspan="2">Screening Part 1 Assessment: Site removed at Part 1 - Ancient Woodland Designation.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW3 SITE NAME: LAND ADJACENT TO ALICIA

Site Address: Canterbury Road, Challock, TN25 4DP	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural land
Site Description and Adjacent Uses: The site is located to the west of Challock outside of the village. It is an area of existing Agricultural Land between two residential sites.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.88	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within an AONB and is in very close proximity to Longbeech Wood TPO/LWS and Pollarsdane/Chantry Wood AW.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is located between Charing and Challock and does not possess good local access to services. There is a PROW within 80m of the site.		
Site Access: ☒ Site is accessible via the A252.		**Highway Constraints:** None known

Infrastructure Constraints: None known	**AONB:** ☒ Site is within the Kent Downs AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Pollarsdane/Chantry Wood AW is within 500m	**Tree Preservation Order:** Longbeech Wood TPO is within 500m	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

Site too far removed from settlement. Not Suitable.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW4 SITE NAME: CLOCKHOUSE LAND

Site Address:	**Other Site Refs**:	**Current Use:**
Clockhouse Farm Land, Canterbury Road TN25 4BJ	CHAL06/11 11/01079	Amenity land

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
Open land formerly an Orchard, surrounded by housing development on the southern frontage. Apart from a small commercial unit, the land is open to the north of the site and extends into the open countryside. The site falls completely within the AONB.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2014 & Withdrawn PP</td></tr>
<tr><td>Site Area (ha):
2.17</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site lies within the Kent Downs AONB. The western part of the site is directly adjacent to the Carvet Wood AW and in very close proximity to The Vicarage TPO.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located in Challock so therefore possesses very good access to services. There is a Primary School, green open space, local village store and a PROW near to the site.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed from the A252.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the Kent Downs AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☒ Carvet Wood AW is adjacent to the site	**Tree Preservation Order:** The Vicarage TPO is in very close proximity	**Screening Part 2 Assessment:** Remain in Survey - Housing
Suitability & Achievability Assessment: Extant permission - under construction April 2016	**Developable Area (ha):** 2.17 **Density Calculation (dph):** 25 **Expected Yield:** 15	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW5 SITE NAME: LAND TO THE SOUTH OF BLIND LANE

Site Address: West of Church Lane, Challock, TN25	**Other Site Refs**: CHAL01	**Current Use:** Agricultural land
Site Description and Adjacent Uses: Open arable farmland which contains remnants of a former agricultural barn. The site is located to the south of the linear development which surrounds the village green and west of very low density linear development leading out of the settlement. To the east are paddocks and to the south is open countryisde/agricultual land. It is accessed via a narrow routeway between houses adjacent to the Green to the north.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site lies within the Kent Downs AONB. In close proximity to the north of the site is a TPO and AW. There is a large LWS that lies to the east.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within the village of Challock and therefore possesses good access to services such a Primary School, a green open space, local shops and a PROW.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site lies just off the A252.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site lies within the Kent Downs AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is adjacent to a Public Open Space</td></tr>
<tr><td>Woodland: ☒
Carvet Wood AW is north of the site</td><td>Tree Preservation Order: The Vicarage TPO is north of the site</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site would be backland development, not in keeping with the existing linear, low density housing here. It is located completely within the AONB and extends</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

extensively into the countryside to the south of the village.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW13 SITE NAME: LAND BETWEEN THE PADDOCK, DORSET BUNGALOW AND BRUSHDANE WOOD

Site Address: Faversham Road, Challock, TN25 4BQ	**Other Site Refs**: CHAL08 (app)	**Current Use:** Grazing field
Site Description and Adjacent Uses: Field used for grazing. No buildings. Adjacent to domestic properties and Woodland. It is located with direct access onto the A251 Faversham Road.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 1.29	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site lies within the Kent Downs AONB and Park Wood AW lies adjacent to the site. Challock Forest and Godmersham Downs LWS lies east.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is in close proximity to the centre of Challock. The site possesses close access to Challock Village Post Office, Challock Green, Challock Primary School and a PROW.

Site Access: ☒ The site is easily accessed via the A251 and A252.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the Kent Downs AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Park Wood AW is adjacent	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

Extant Permission - April 2016

Developable Area (ha): 1.29

Density Calculation (dph): 25

Expected Yield: 6

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW16 SITE NAME: LAND AT BLIND LANE

Site Address: Challock, Ashford TN25 4AU	**Other Site Refs**: CHAL02	**Current Use:** Paddock
Site Description and Adjacent Uses: The site consists of a paddock located on the prominant A251/A252 junction. The Adjacent land includes the properties of St Annes and St Josephs in Blind Lane, which are owned by submitters and could provide a vehicular access route to the field. The site is bounded by the A252 and the A251 to the north and east. There is existing housing to the south and a small plot of land and the farm shop to the west.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.771	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is within the Kent Downs AONB. It is also in close proximity to The Vicarage TPO, Carvet Wood AW, Challock Forest and Godmersham Downs LWS and the Park Wood AW.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW17 SITE NAME: LAND BORDERING CHALLOCK LEES

Site Address: Challock, Ashford TN25 4DH	**Other Site Refs**: CHAL03	**Current Use:** Agricultural field

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site is located directly onto the Challock Green, at the western end of the linear development of Challock village. It comprises of an agricultural field which is surrounded entirely by established hedgerow.</td></tr>
<tr><td>Available: ☐</td><td colspan="2">Land Use:
Greenfield</td><td>Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
5.01</td><td colspan="2">Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site lies within the Kent Downs AONB and is in close proximity to TPOs and Aws.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW19 SITE NAME: LAND TO LEFT OF PAYS LANE

Site Address: Challock, Ashford TN25 4DW	Other Site Refs: CHAL07	Current Use: Agricultural
Site Description and Adjacent Uses: The site is located to the west of Challock and is removed in location from the rest of built-up development aligning the Canterbury Road (A252). The site consists of a residential property and curtilage, which are heavily wooded.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 2.744	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB. To the north there is a LWS, AW and TPO. There is also TPO to the SW and AW to the south/SW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW21 SITE NAME: LAND AT CROSSWAYS

Site Address: Canterbury Road, Challock, Ashford, Kent TN25 4BJ	**Other Site Refs**: CHAL09 14/01303/AS	**Current Use:** Grassed area
Site Description and Adjacent Uses: Crossways is a period detached house with large outbuilding occupying mature planted grounds on the north west quadrant of the junction of the A252 Canterbury Road with the A251 Faversham Road. To the west is a private track linking Sunnyside with Mill Lane, the lane itself running the whole length of the northern boundary of the applicants ownership and connecting with Faversham Road. To the east of Crossways on the other side of the roundabout junction is Crossroads Motors with its large area of open car sales. Opposite this to the south is the Halfway Public House. The final quadrant of the junction comproses an unused small field.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** 2007 submission & PP
Site Area (ha): 0.354	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is within the Kent Downs AONB. Park Wood AW is to the NE, Carvet Wood AW is to the west and The Vicarage TPO is to the SW.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is in close proximity to the centre of Challock. The site possesses close access to Challock Village Post Office, Challock Green, Challock Primary School and a PROW.

Site Access: ☒ The site is just off the A251 so is easily accessible.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Crossways Grade II is adjacent	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Park Wood AW is to the NE and Carvet Wood is to the west	**Tree Preservation Order:** The Vicarage TPO is to the SW	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

Permission for 5, Under construction April 2016, 3 completed.

Developable Area (ha): 0.354

Density Calculation (dph): 25

Expected Yield: 2

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW22 SITE NAME: LAND FRONTING GREEN LANE

<table>
<tr><td colspan="2">Site Address:
South of Snoad Lodge, Challock</td><td>Other Site Refs:
CHAL10</td><td colspan="2">Current Use:
Field</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
This site is an area of ancient woodland (High Snoad Wood) located to the rear of the linear development along the northern side of the A252. It is accessed via Green Lane.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
3.075</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is located within Kent Downs AONB and the High Snoad Wood AW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW23 SITE NAME: LAND BETWEEN THE MARTINS AND ROSENEATH

Site Address: Church Lane, Challock	**Other Site Refs**: CHAL12	**Current Use:** Agricultural field
Site Description and Adjacent Uses: The site is an agricultural field located on Church Road. The frontage of the site is located between the existing exisitng housing development and on the opposing side of the road to the primary school. The rear of the site envelopes around the linear housing development on Church Road.		

<table>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
0.42</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Site is within the Kent Downs AONB. North of the site is the Carvet Wood AW, The Vicarage TPO and south is the Church/Brabourne Wood AW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW24 SITE NAME: LAND TO THE REAR OF CHALLOCK METHODIST CHURCH AND IVY FARM

Site Address:	Other Site Refs:	Current Use:
Challock, Ashford, Kent	CHAL13	Paddock

Site Description and Adjacent Uses:
This site is located on the southern side of the village green at the eastern end of the linear development. The site extends to the rear of a number of the properties, but has an open access and main frontage between the Methodist Church and Ivy Farm. The site looks directly out onto the village green and is centrally located in Challock.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 0.781	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB. North of the site is The Vicarage TPO and the Carvet Wood AW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW25 SITE NAME: SITE ADJOINING THE HALFWAY HOUSE PH

Site Address: Faversham Road, Challock	**Other Site Refs**: CHAL14	**Current Use:** Green field
Site Description and Adjacent Uses: This site is a paddock area located adjacent to the Halfway House Public House. Its boundary is located directly adjacent to the A251 Faversham Road, however the site is bounded by a mature hederow. Access is achieved to the rear of the public house.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.163	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is within the Kent Downs AONB. There is AW to the north and east and a LWS to the east.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW26 SITE NAME: LAND TO THE REAR OF HIGHBANK AND SUNNYSIDE

Site Address: Canterbury Road, Challock	**Other Site Refs**: CHAL15	**Current Use:** Garden

Site Description and Adjacent Uses: Rear garden of Highbank and Sunnyside. Access to the site could only be achieved if the site to the rear of Crossways was to come forward for development. There are a number of mature trees on site.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 0.187	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is within the Kent Downs AONB. To the east is AW and a LWS. To the west is Carvet Wood AW and The Vicarage TPO.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW27 SITE NAME: BRISLEY FARM

Site Address: Canterbury Road TN25 4DW	**Other Site Refs**: CHAL16	**Current Use:** Site comprises of covered storage units
Site Description and Adjacent Uses: This site contains hardstanding and a number of covered storage/agricultural units and mobile homes used for seasonal fruit workers. It is located to the west of Challock.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.42	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB. There is a TPO, LWS and AW to the NW and a TPO and AW to the east.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW32 SITE NAME: FAIR VIEW, FAVERSHAM ROAD

Site Address: Faversham Road, Challock, Ashford TN25 4BQ	**Other Site Refs**: 15/00801/AS	**Current Use:** Vacant land
Site Description and Adjacent Uses: Rectangular parcel of land. Currently occupied by mobile home, a small paddock and associated areas containing old plant, vehicles, building materials and items accumulated over the years.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.486	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is within the Kent Downs AONB. Park Wood AW is immediately east. There is a LWS to the east and a TPO to the SW.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is in close proximity to Challock and therefore possesses good access to services. There is green open space, local shops, a play area, a primary school and a PROW all nearby.		

Site Access: ☒ The site is accessed via the A251		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Park Wood AW is east of the site	**Tree Preservation Order:** The Vicarage TPO is to the SW	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

Extant permission - April 2016

Developable Area (ha): 0.486
Density Calculation (dph): 25
Expected Yield: 6

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW33 SITE NAME: LAND BETWEEN TOLLGATE COTTAGE AND THE FIRS

Site Address:	**Other Site Refs**:	**Current Use:**
Buck Street, Challock TN25 4AR	15/00892/AS	Paddock

Site Description and Adjacent Uses:
The site comprises a rectangular parcel of land with a frontage of some 110 metres and an average depth of 50 metres located on the southern side of Buck Street and between two bungalows., The Firs to the south east and Tollgate Cottage to the north west. The site is currently part of a larger paddock which is laid to grass but is not of an agricultural enterprise.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Planning Permission
Site Area (ha): 0.511	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site lies within the Kent Downs AONB and is directly opposite to the Park Wood AW. There is a LWS to the north and a TPO immediately east.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is located just outside the village of Challock and therefore possesses access to a variety of services such as a Primary School, a green open space, local shops and a PROW.

Site Access: ☒ Site lies alongside the A251 (Faversham Road)		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ Site is within the Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☒ Park Wood AW lies directly opposite the site	**Tree Preservation Order:** Victoriana Nursery Gardens are 100m east of the site	**Screening Part 2 Assessment:** Remain in Survey - Housing
Suitability & Achievability Assessment: Extant permission - under construction April 2016	**Developable Area (ha):** 0.511 **Density Calculation (dph):** 25 **Expected Yield:** 5 **Deliverability & Developability Timeframe:**	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHALLOCK

SITE REF : DW38 SITE NAME: SQUIDS GATE FARM

Site Address: Challock	**Other Site Refs**: Click here to enter text.	**Current Use:** Farm buildings and equestrian riding arena
Site Description and Adjacent Uses: This site occupies which currently houses a large modern agricultural building and en equestrian arena and associated hardstanding. Immediately surrounding the site are agricultural grazing fields with a single detached dwelling located approximately 100m to the north. The site is equidistant from Challock and Charing, at approximately 1.6 miles from both.		
Available: ☒	**Land Use:** Mixed	**Submission Details:** Reg 19 omission site
Site Area (ha): 0.994	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is in very close proximity to the Longbeech Wood LWS, the Pollarsdane/Chantry Wood AW and is within the Kent Downs AONB. There is also TPO and AW to the east and AW to the NW.</td><td colspan="3">Screening Part 1 Assessment: Move to part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
The site is 1.6km from nearest local centre with associated services.</td></tr>
<tr><td colspan="2">Site Access: ☒ Access is along Squids Lane which is single track.</td><td colspan="3">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Th site is within the North Downs AONB.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Isolated site within the open countryside</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
The Pollardsdane Wood is within 100m north.</td><td>Tree Preservation Order: There is a large TPO within 100m north.</td><td colspan="3">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:

Development here would result in an isolated development in the countryside which would be incongruous with the wider landscape.

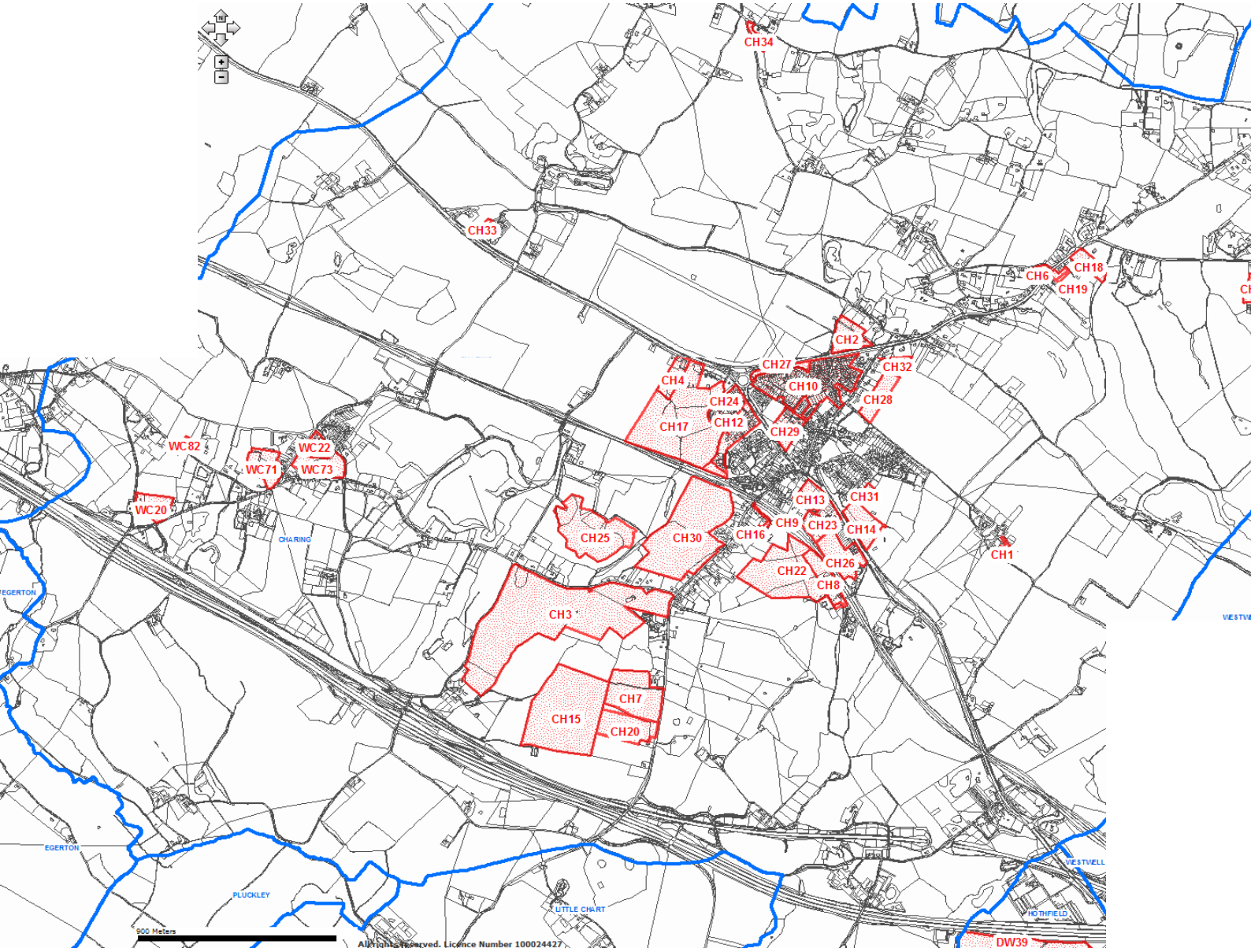
Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

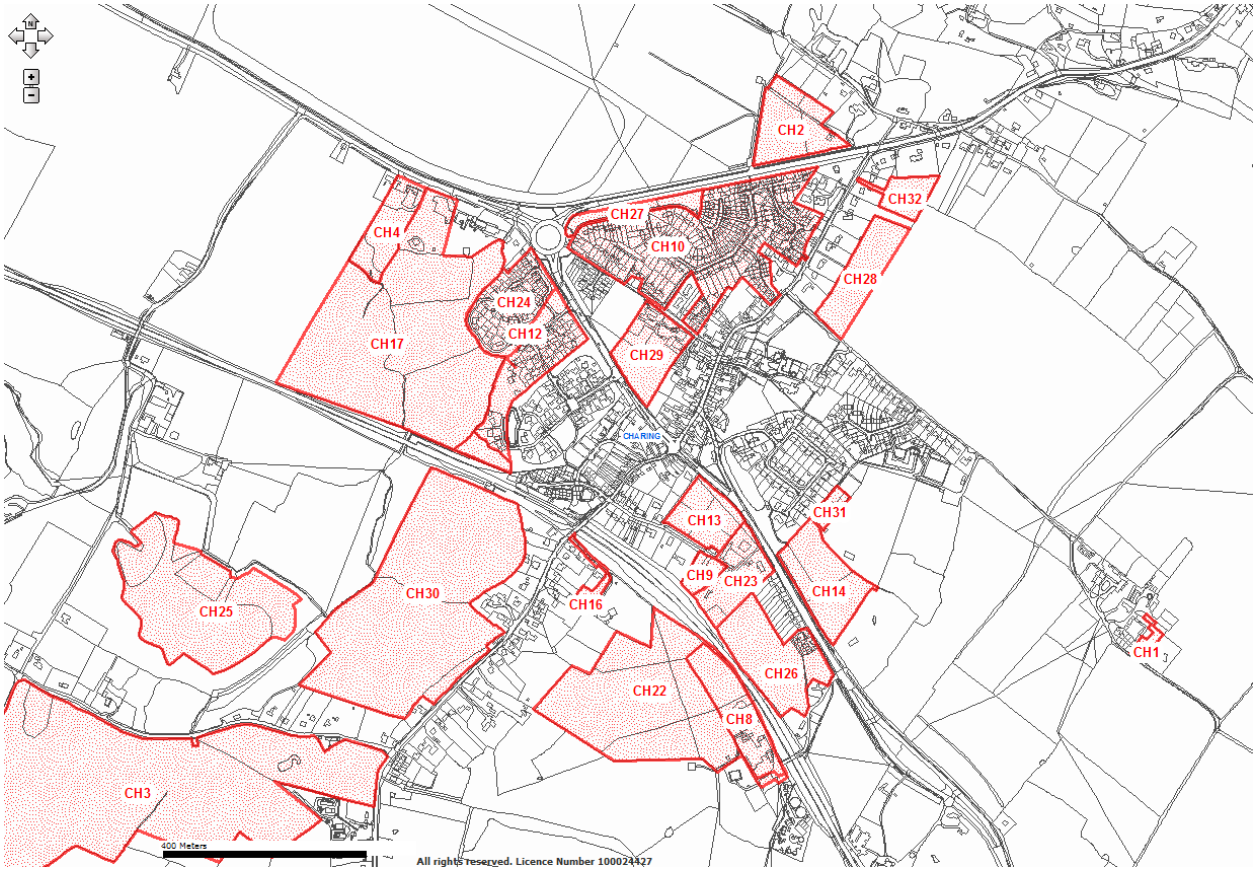
Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐


CH34
CH33
CH18
CH6
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CHARING
EGERTON
PLUCKLEY
LITTLE CHART
WESTWELL
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CHARING

CHARING VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH1 SITE NAME: LAND ADJACENT OAK BARN, PETT LANE

Site Address: Charing, Ashford TN27 0DS	**Other Site Refs**: CHAR01	**Current Use:** Garden of residential property
Site Description and Adjacent Uses: Ex farmland, now garden of converted barn used for residential purpose. Adjacent land uses - Pett House: 2 storey detached dwelling; 3 The Byre: 2 storey attached dwelling; Court Barn: Single storey attcahed dwelling		

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
0.203</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB but is not in particularly close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is outside of the village and therefore possesses a limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Pett Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the Kent Downs AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site in very close proximity.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There are a number of LBs close to the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Informal POS surrounds the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Site is too far removed from settlement to be suitable for allocation of development but may be suitable in future	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH2 SITE NAME: FLEXFORD NURSERIES, CHARING HILL

Site Address: Charing	Other Site Refs: Click here to enter text.	Current Use: Former nurseries

Site Description and Adjacent Uses:
The site is partially overgrown and does not currently appear to be put to any productive use. The site slopes up from the southwest to the north east and has frontage onto the A252 Charing Hill. Agricultural land adjoins to the south west. There is a large housing estate opposite the site. The housing estate is separated from the highway of Charing Hill by a grass verge with trees. There is a farm track immediately to the south of the site, which is also a public footpath and this follows the western boundary of the site.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 1.79	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a cluster of TPOs in very close proximity to the south of the site, as well as a LWS to the north.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just outside the built-up area of the village and therefore possesses good access to services such as a primary school, local shops and a railway station.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the A252.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the Kent Downs AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
There is an archaeological site in close proximity.</td><td>Conservation Area: ☒
The Charing CA is in close proximity.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is informal POS surrounding the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site is unsuitable for development as it is situated within the AONB with far reaching views out to the west. Any new development to the north of the A252 would create an unnatural boundary to existing</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

built development and impact on the landscape setting of the village.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH3 SITE NAME: LAND WEST OF PLUCKLEY ROAD

Site Address: Charing	**Other Site Refs**: Click here to enter text.	**Current Use:** Arable agricultural land
Site Description and Adjacent Uses: The majority of the site is utilised for arable agricultural. A small area to the north west of the site has been previously excavated for sand. As a result there is a small pit which has become well established with vegetation. There are believed to be possible further deposits of sand within the site boundary. The grazing land to the north east of the site is considered to show the greatest potential for residential development.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 22.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site practically adjoins a LWS to the west whilst there is a TPO in very close proximity to the east of the site.		**Screening Part 1 Assessment: Move to Part 2**

<table>
<tr><td colspan="4">Location and Access to Services:
The site is removed from Charing and therefore possesses a limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Charing Heath Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Part of the site is within an archaeological area.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There are a couple of LBs in close proximity to the south of the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
There is a flood zone 2 in close proximity to the south of the site.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is informal POS surrounding the site.</td></tr>
<tr><td>Woodland: ☒
There are AWs within 400m east and west of the site.</td><td>Tree Preservation Order: There is a TPO at the Old Pumping Station</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Not suitable or achievable. Too far removed from settlement and would be development in the countryside. A site this large is not appropriate on the outskirts of an established village.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH4 SITE NAME: NORTHDOWNS SERVICE STATION, A20 CHARING

Site Address: Ashford, TN27 OJS	**Other Site Refs**: CHAR09	**Current Use:** Garage and car sales front; field rear
Site Description and Adjacent Uses: The site has a petrol station and car saleroom fronting the A20 just outside the village. The southern part of the site to the rear of the petrol station is an undeveloped field. The site adjoins an arable field to the south and west and the part of the eastern boundary adjoins the gardens of the adjoining hotel. Views of the site can be had both from the higher ground to the north.		
Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2013
Site Area (ha): 1.37	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no major ecological designations in very close proximity to the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is located outside the built-up village area but possesses access to services such as a primary school, local shops (800m-1.6km away) and a railway station (800m-1.6km away).

Site Access: ☒ The site is accessible via the A20 Maidstone Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The Kent Downs AONB is adjacent to the north	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The Charing CA is nearby.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site possesses informal POS.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	
Suitability & Achievability Assessment: The site is located on the edge of a large settlement with access to the main road		**Developable Area (ha):** 1.37 **Density Calculation (dph):** 25 **Expected Yield:** 20	**Deliverability & Developability Timeframe:**

network and services. Site assessed before NP Area designation.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH5 SITE NAME: LAND ADJOINING LYNDHURST HOUSE)

Site Address: Charing Hill, Charing	**Other Site Refs**: CHAR17	**Current Use:** Vacant land
Site Description and Adjacent Uses: Laid to grass with established boundary hedging and shrubbery. Adjacent land uses - residential.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.224	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS and AW in very close proximity to the site. The Roseland TPO is within 200m.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is slightly removed from the village and therefore possesses access to services but they would likely require a commute.		

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the A252.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the Kent Downs AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
The Pollarsdane AW is within 200m.</td><td>Tree Preservation Order: The Roseland TPO is within 200m.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site is has a number of constraints to development including Ancient woodland and LWS proximnity. Not suitable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH6 SITE NAME: LAND AT THE TOP OF CHARING HILL

<table>
<tr><td>Site Address:
At the junction of Bowl Road and Charing Hill</td><td>Other Site Refs:
CHAR14</td><td>Current Use:
Undeveloped site which has become overgrown</td></tr>
<tr><td colspan="3">Site Description and Adjacent Uses:
The site is level in nature with a number of mature trees making up parts of the site. The junction of Charing Hill with Bowl Road lies immediately to the north of the site. A footpath runs along the southern boundary of the site.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td>Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
0.43</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is AW/a TPO 150m west of the site, as well as a LWS within around 200m to the east.</td><td>Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="3">Location and Access to Services:
The site is quite some way from Charing so although it possesses access to services they may only be accessible via commute.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Charing Hill</td><td>Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site lies within the Kent Downs AONB.</td><td>Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is informal POS surrounding the site.
Woodland: ☒ The Vine/Hurst Woods AW is within 150m west	**Tree Preservation Order:** The Roseland TPO is 150m to the west	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

The site is located within the countryside with limited services. May have potential in future. Site assessed before NP area designation.

Developable Area (ha): 0.43
Density Calculation (dph): 25
Expected Yield: 8

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH7 SITE NAME: LAND ON WESTERN SIDE OF PLUCKLEY ROAD

Site Address:	Other Site Refs:	Current Use:
Charing	CHAR20	Agricultural land

Site Description and Adjacent Uses:
The site is level up to the ridgeline and then slopes gradually from east to west. Prominent far reaching views to the west can be had of the open countryside. A tall boundary hedgeline shields the eastern boundary of the site from the adjacent Pluckley Road.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 4.91	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Ray Wood AW lies adjacent to the east of the site, whilst there is a small cluster of TPOs within 100m south.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is located over 1km away from the Charing village centre so possesses a very limited access to services. Facilities such as local shops, a primary school and a railway station are between 800m-1.6km away.

Site Access: ☒ The site is accessible via Pluckley Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There is a LB at Raywood Farm just to the north of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is informal POS to the north of the site.

Woodland: ☒ Ray Wood AW lies adjacent to the site.	**Tree Preservation Order:** There is a small cluster of Five Oaks TPOs just to the south.	**Screening Part 2 Assessment:** Filtered at Part 2
Suitability & Achievability Assessment: The site is within the countryside and is not suitable for development.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text. **Deliverability & Developability Timeframe:**	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH8 SITE NAME: THE ABBATOIR, DOG KENNEL LANE

Site Address: Charing	**Other Site Refs**: CHAR07	**Current Use:** Abattoir
Site Description and Adjacent Uses: The site is occupied by the Slaughter House buildings which are quite prominent from nearby footpaths of which there are several. The railway line to the east acts as a buffer between housing on the A20 and the slaughter house site. As the railway occupies an embankment at this location, it completely screens the slaughter house from the A20.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.83	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO circa 250m north of the site, as well as an AW circa 250m south.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is slightly removed from Charing so possesses access to services but likely via a commute. All of the main village services such as shops and a primary school are between 800m-1.6km away.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Dog Kennel Lane just off of the Ashford Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
The site is within 200m of the Charing CA.</td><td>Listed Buildings:
The Brook Farm House LB is opposite the east of the site across the railway line.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS 300m to the NE.</td></tr>
<tr><td>Woodland: ☐
Newcourt Wood AW is circa 250m south.</td><td>Tree Preservation Order: There are number of TPOs circa 250m north.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is predominantly brownfield land with poor access but is removed from Charing and is therefore unsuitable for development.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH9 SITE NAME: LAND ADJOINING BURLEIGH BUNGALOW

Site Address: Burleigh Road, Charing, TN27 0JB	Other Site Refs: Click here to enter text.	Current Use: Allotments / pasture
Site Description and Adjacent Uses: A field covering just over an acre, North of the Ashford to Maidstone railway line, South of the A20, and lying at the end of Burleigh Road which is a private highway. The only existing structure is a small brick and tile shed. North - pasture and former KCC Roads DepotSouth - Ashford/Maidstone railway lineWest - Burleigh Road residential areaEast - Agricultural / Horticultural		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 0.3	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a few TPOs bordering the northern boundary of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within a residential area of Charing and therefore possesses a relatively good access to services such as shops, a GP surgery and a railway station.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Burleigh Roadm just off of Station Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
The site adjoins the Charing CA.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a few TPOs bordering the northern boundary of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site has potential to be suitable for a small development as it neighbours built-up</td><td colspan="2">Developable Area (ha): 0.3
Density Calculation (dph): 25
Expected Yield: 5</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

development. Site assessed before NP area designation.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH10 SITE NAME: HOUSING ESTATE AROUND WHEELER ROAD, DOWNS WAY AND CLEARMONT DRIVE

Site Address: Charing	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: This large housing estate comprises a mix of two storey brick semi-detached, terraced properties, Airey houses and bungalows. There is a garage court located to the west of the site and to the east at Clearmount Drive. The northern boundary of the site is heavily vegetated. The estate is bound by Charing hill to the north, beyond which lies a large expanse of open countryside and agricultural land. To the south lies further residential development and a cemetery abuts the south to the south west. Agricultural land also lies further to the east and to the west.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 8.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a number of TPOs in very close proximity to the southern/eastern boundary of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH11 SITE NAME: ROBIN HOOD COTTAGE, CANTERBURY ROAD

Site Address: Charing	**Other Site Refs**: CHAR02	**Current Use:** Residential curtilage and other land
Site Description and Adjacent Uses: The site itself is level with extensive tree/woodland coverage. Views of the site are very limited given the extensive woodland within and surrounding the site.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.15	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are parts of the site within a LWS, AW and TPO area.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH12 SITE NAME: HITHERFIELD - LAND SW OF A20 ROUNDABOUT, MAIDSTONE ROAD (POLICY CHAR2)

Site Address: Charing	**Other Site Refs**: CHAR03 (12/00793)	**Current Use:** Residential

Site Description and Adjacent Uses:
The site is currently being developed as a residential site (Poppyfields). To the north of the site there are a number of businesses, whilst it is bounded to the east by the A20 Maidstone Road. The south of the site is bordered by another residential site (Tatchell Drive), whilst to the west there is open countryside with hedgerows crossing the site.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** Allocation
Site Area (ha): 4.46	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The 'Land off Hitherfield TPO' adjoining the eastern tip of the site.		**Screening Part 1 Assessment: PP granted and development complete. Site no longer available.**

Location and Access to Services:
The site is located relatively nearby to the village of Charing, and therefore possesses access to services such as a primary school, a railway station and local shops.

Site Access: ☒ The site is accessible via the A20.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The Kent Downs AONB is just to the north.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is a large archaeological to the nearby Charing village.	**Conservation Area:** ☐ The site is in close proximity to the Charing CA.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS opposite the site (over the A20)

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a TPO to the east of the site.	**Screening Part 2 Assessment:** Remain in survey - housing

Suitability & Achievability Assessment: PP granted and development complete. Site no longer available.	**Developable Area (ha):** 4.46 **Density Calculation (dph):** 25 **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH13 SITE NAME: LAND AT PARSONS MEAD

Site Address: Charing	**Other Site Refs**: CHAR04	**Current Use:** Paddock/Garden
Site Description and Adjacent Uses: The site is relatively level but slopes slightly upwards away from the A20. It is bordered by tall deciduous trees fronting the A20 and there is an additional line of conifers within the site, providing screening from the A20. A footpath runs along the north western boundary of the site and the site can be viewed more easily from here.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.28	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: TPOs run along the western edge of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH14 SITE NAME: LAND SOUTH OF ARTHUR BAKER PLAYING FIELD

Site Address: Maidstone Rd, Charing	**Other Site Refs**: CHAR05	**Current Use:** Agricultural grazing land
Site Description and Adjacent Uses: The site is generally level in nature and is visible from the A20 to the south. It is used for sheep grazing and there are mature trees along most of the northern boundary and part of the southwestern boundary. The site is adjoined by the Arthur Baker Planning field and an area of woodland which is also a managed Wildlife 2012 site. There is a row of semi detached cottages opposite the site on the southern side of the A20 and a small affordable housing development has recently been added to the south of this terrace.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Allocation
Site Area (ha): 2.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS and AW practically adjoining the eastern tip of the site, whilst in close proximity to the north there are a scattering of TPOs.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is just outside the village and therefore possesses good access to services such as a primary school, local shops and a railway station.

Site Access: ☒ The site is accessible via the A20.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site adjoins the CA.	**Listed Buildings:** There are a number of LBs in close proximity.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site adjoins POS.
Woodland: ☒ The Brook Wood AW adoins the site to the east.	**Tree Preservation Order:** There are a number of TPOs to the north of the site.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

Site is allocated for development

Developable Area (ha): 2.2
Density Calculation (dph): 25
Expected Yield: 35

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH15 SITE NAME: LAND NORTH WEST OF FIVE OAKS

<table>
<tr><td colspan="2">Site Address:
Pluckley Road, Charing</td><td colspan="2">Other Site Refs:
CHAR06</td><td>Current Use:
Agricultural Land</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site is relatively level. There are prominent far reaching views of the open countryside to the west. A 4m hedgeline shields the eastern boundary of the site from the adjacent Pluckley Road.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
14.6</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is AW circa 300m east.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

<table>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH16 SITE NAME: CHARING MOT CENTRE (CHARING MOTORS)

Site Address: Pluckley Road, Charing	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: The site is level in nature with some boundary hedges and trees which screen the site from the residential properties which adjoin. Views of the site are limited from outside the site due to the number of boundary trees that enclose the site.		

<table>
<tr><td>Available: ☒</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
2007 submission & Planning Permission</td></tr>
<tr><td>Site Area (ha):
0.28</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a number of TPOs circa 200m north of the site.</td><td colspan="2">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: 6
Permission granted	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH17 SITE NAME: LAND WEST OF POPPYFIELDS

Site Address: Charing	Other Site Refs: CHAR10	Current Use: Agricultural land
Site Description and Adjacent Uses: Flat open countryside with hedgerows crossing the site. Prominent views of the site can be had from the north and west due to its open nature, although the site is broken up in some places by tree coverage and hedgerows.		
Available: ☒	Land Use: Greenfield	Submission Details: 2007 submission and informal 2014 Site Submission & Local Plan Reg 19 Omission site
Site Area (ha): 7.15	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are no ecological designations in very close proximity to the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site adjoins residential development just outside Charing and therefore possesses a relatively good access to services such as a primary school and local shops.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the A20 Maidstone Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The Kent Downs AONB is just to the north.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
The Charing CA is in close proximity.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS in close proximity.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

New site and allocated - requires an SA.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 180</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH18 SITE NAME: EAST SIDE OF A252

Site Address: Land adjoining Cherry Hey, Charing Hill, Charing	**Other Site Refs**: CHAR13	**Current Use:** Undeveloped land, grass, trees and hedges
Site Description and Adjacent Uses: The site slopes gradually from north west to south east. Views of the site can be had from Charing Hill along the north western boundary of the site. Woodland adjoins the south eastern boundary. There is one detached property to the north and several detached properties to the south but development is not continuous as there are intervening undeveloped sites such as this one on Charing Hill.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.11	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The eastern boundary of the site adjoins a LWS and AW.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH19 SITE NAME: REAR OF LYNDHURST HOUSE

Site Address: Click here to enter text.	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural land

Site Description and Adjacent Uses:
The site lies just off the A252 outside the main built-up area of Charing. It is a parcel of agricultural land in the shape of an 'L', wrapping around two properties that already sit along the roadside. The site is bordered to the west by the A252, the south and north by residential development, whilst the east appears bordered by mature hedgerows.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 Submission
Site Area (ha): 0.098	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Circa 200m east of the site there is a large LWS/AW site.		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
Site is located some distance from Charing.

Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at part 2	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
The site is too far from the nearest settlement.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHARING

SITE REF : CH20 SITE NAME: LAND REAR OF FIVE OAKS

Site Address: Charing	Other Site Refs: Click here to enter text.	Current Use: Agricultural

Site Description and Adjacent Uses:
The site is a parcel of agricultural land accessible via the Pluckley Road. The surrounding land is currently also used for agricultural purposes, although there is a plot of ancient woodland to the east of the site.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 Submission
Site Area (ha): 1	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is AW adjacent to the site, whilst there are a few TPOs practically adjoining the site on the SE.		Screening Part 1 Assessment: The site is in an isolated countryside location and is not suitable for development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Click here to enter text.

Suitability & Achievability Assessment:

Click here to enter text.

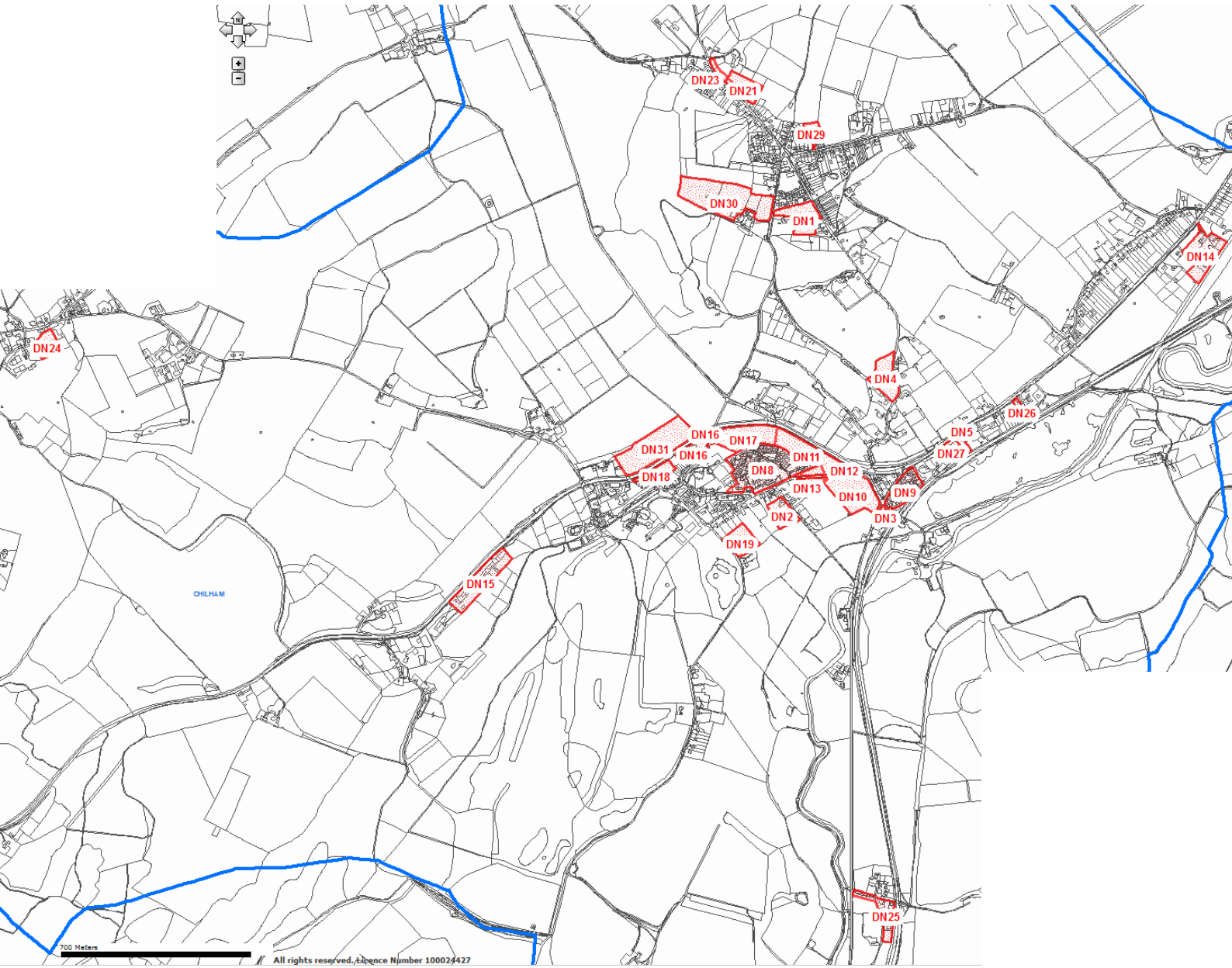
Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

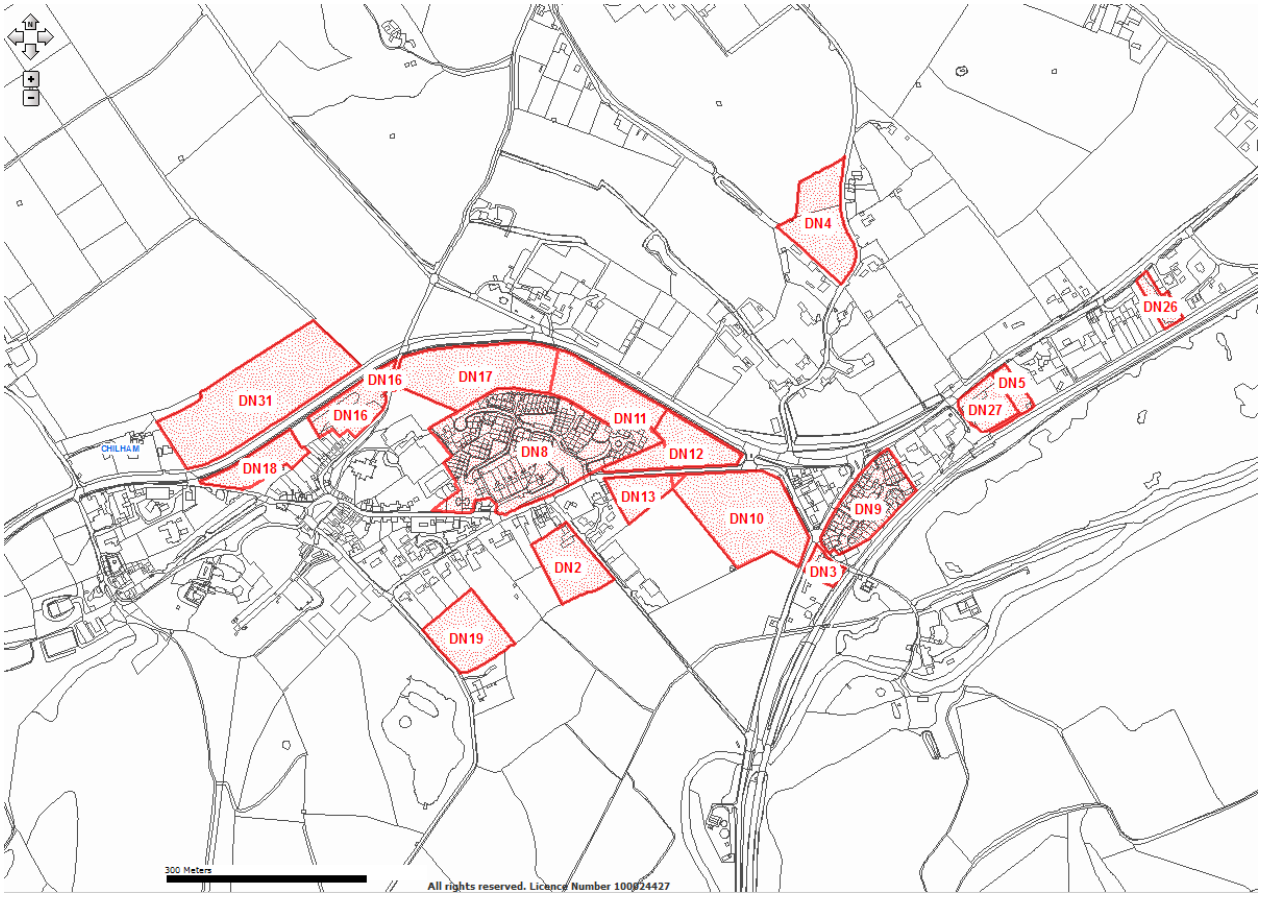
Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐


DN23
DN21
DN29
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DN9
DN2
DN3
DN19
DN15
CHILHAM
DN25
700 Meters
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CHILHAM

CHILHAM VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN1 SITE NAME: LAND BETWEEN COBBS HILL AND LONG HILL

<table>
<tr><td colspan="2">Site Address:
Old Wives Lees, Chilham</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Paddock</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Laid to grass with boundary vegetation. Residential to north, agricultural to south.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use:
Greenfield</td><td>Submission Details:
Site Submission 2013</td></tr>
<tr><td colspan="2">Site Area (ha):
1.17</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB. In close proximity to the west of the site is the Hawkins Rough AW/TPO and the Cork Farm LWS.</td><td>Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located within a small hamlet and therefore possesses limited access to services.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site can be accessed via the Long Hill road connected to the A252.</td><td>Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
Within the Kent Downs AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Hawkins Rough AW is circa 300m west	**Tree Preservation Order:** Hawkins Rough TPO is circa 300m west	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

The site is located within a small hamlet and has limited access to services, the road network to access the settlement is poor with no footpath to Chilham village. Within AONB.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN2 SITE NAME: LAND AT HARVEST HOUSE, BRANCH ROAD

Site Address:	**Other Site Refs**:	**Current Use:**
Land adjoining surgery, Branch Road	CHIL13	Residential curtilage

Site Description and Adjacent Uses:

The site forms part of the residential curtilage of Harvest House and the curtilage of the adjacent surgery premises. It is open and undeveloped. There is a significant tree screen along the western boundary of the site but views from the south and east are open. There are views of St Mary's Church to the north.

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
0.67</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB. There is a TPO to the SW of the site and a LWS/TPO to the south.</td><td colspan="2">Screening Part 1 Assessment:
Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
This site adjoins built development within Chilham and is close to local village amenities.</td></tr>
<tr><td colspan="2">Site Access: ☒ This site is accessible via Branch Road off the A28.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the Kent Downs AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
The site is within a Conservation Area</td><td>Listed Buildings:
Hatfield House is north of the site</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
There is a flood zone 2 in the south of the site</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is adjacent to a Public Open Space</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are TPOs to the SW and south</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site is within the settlement of a large village and is suitable for development.</td><td colspan="2">Developable Area (ha): 0.67
Density Calculation (dph): 25
Expected Yield: 10</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

Achieveability is unknown due to the surrounding road network capacity.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN3 SITE NAME: ASHFORD ROAD SERVICE STATION, ASHFORD ROAD

Site Address: Ashford Road, Chilham CT4 8EE	**Other Site Refs**: Click here to enter text.	**Current Use:** Mixed residential / class B2 commercial
Site Description and Adjacent Uses: Detached dwelling and associated garden , workshops and vehicle storage and display areas. North - A28/agricultural; East - Residential/commercial; South - Railway; West - Residential		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.25	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in the Kent Downs AONB and is in very close proximity to the Great Stour LWS		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is located close to the village of Chilham and therefore possesses good access to a variety of services including a GP surgery, local shops, a Primary School and a railway station.

Site Access: ☒ The site is accessible via the A28.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ The Chilham Conservation Area is in close proximity	**Listed Buildings:** Denmark House is circa 100m north of the site	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The site is within a flood zone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site is within 200m of a Public Open Space
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Chilham Mill TPO lies south of the site	**Screening Part 2 Assessment:** Filtered at part 2	
Suitability & Achievability Assessment: The site is available and suitable as a brownfield site within a village, but is currently in use as an employment site and therefore unachievable because of potential loss to employment.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN4 SITE NAME: LAND AT MULBERRY HILL (2 SITES)

Site Address: Chilham CT4 8AH	**Other Site Refs**: Click here to enter text.	**Current Use:** Grassland
Site Description and Adjacent Uses: Undeveloped grassland. Land rises from south to north. Hedged boundary to Mulberry Hill (in part). To the south - adjoins Autoquip - business premises and beyond - a number of residential properties lining both sides of Mulberry Hill to junction with A252 Canterbury Road. East side of Mulberry Hill is lined with residential properties along the length of site frontage.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within the Kent Downs AONB. South of the site lies a LWS.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is just outside Chilham and therefore possesses a limited access to services. The station and local shops are between 400-800m away.		

Site Access: ☒ The site can be accessed via Mulberry Hill but the road is narrow.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

The site is located within a small hamlet and has limited access to services, the road network to access the settlement is narrow . Within AONB. (Reassessed as suitable for exclusive homes)

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN5 SITE NAME: NOVEIS, CANTERBURY ROAD

Site Address: Chilham CT4 8DX	**Other Site Refs**: Click here to enter text.	**Current Use:** Single dwelling and garden
Site Description and Adjacent Uses: Existing two-storey house and large garden.		
Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2013
Site Area (ha): 0.18	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in very close proximity to the Kent Downs AONB and the Great Stour LWS.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is within Chilham and therefore possesses a good access to services. Chilham Station, green open space, local shops, a play area and a PROW are in close proximity to the site.		
Site Access: ☒ The site can be accessed via the A28		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☒ The site is in very close proximity to the Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

Site removed at Part 1 - Site size too small. Full assessment subsequently undertaken - Not suitable

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN8 SITE NAME: HOUSING ESTATE AT FELBOROUGH CLOSE

Site Address: Chilham	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and amenity space

Site Description and Adjacent Uses:
This large housing estate consists mainly of terraced bungalows. There is a large garage court located centrally to the north of the site and two rectangular shaped areas of surface parking, one of which contains an electricity substation. A small triangular parcel of green amenity space located in the south western corner has been sold for development. There are several amenity areas and mature trees scattered around the site. The site is bounded by agricultural land and open countryside to the north beyond which runs the A252. Low density residential development lies to the south west and the south east, with a large recreation ground beyond this.

Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 3.8	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within the Kent Downs AONB and is in close proximity to Chilham Park TPO.		**Screening Part 1 Assessment: Not available as there is no vacant space and therefore it is not achieveable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN9 SITE NAME: FORMER CHILHAM SAWMILL (POLICY CHIL1)

Site Address: Former Chilham Sawmill (Policy CHIL1)	**Other Site Refs**: CHIL01 (12/00052)	**Current Use:** Vacant - overgrown area of wasteland
Site Description and Adjacent Uses: The site is in a prominent location at the junction of the A28/A252 and marks a key area of transition between the entrance to Chilham and the railway station, which lies nearby. To the north lies Bagham Farmhouse and Barn - Grade 2 Listed buildings. The site adjoins the railway line to the east.		

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission & 2007 submission & Allocation	
Site Area (ha): 1.12	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is adjacent to the Kent Downs AONB and the Great Stour LWS.		**Screening Part 1 Assessment: Not available**	
Location and Access to Services: The site is located close to the village of Chilham and therefore possesses good access to a variety of services including a GP surgery, local shops, a Primary School and a railway station.			
Site Access: ☒ The site can be accessed via the A28		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ Kent Downs AONB lies adjacent	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** To the north lies Bagham Farmhouse and Barn - Grade 2 Listed buildings	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** A Public Open Space lies close to the west
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): 1.12 Density Calculation (dph): 25 Expected Yield: Click here to enter text.
PP granted and development complete. Site therefore no longer available.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN10 SITE NAME: LAND OFF A262

Site Address:	Other Site Refs:	Current Use:
Land off A262	CHIL02A	Pasture

Site Description and Adjacent Uses:
A large site bounded to the south by sparce hedgerow, a tree line to the west separating the site from the recreation ground, and the north by trees which form an avenue along Bagham Road. However views beyond these trees can still be seen. The site is open and flat and links to a wider swathe of open land to the south.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 1.2	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Site is within the Kent Downs AONB. The Great Stour LWS is in very close proximity to the SE of the site. There is also a TPO to the south.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN11 SITE NAME: LAND OFF BAGHAM ROAD

Site Address: Land off Bagham Road	**Other Site Refs**: CHIL02B	**Current Use:** Agricultural
Site Description and Adjacent Uses: This site is open and in a prominent location within the village road network at the junction of Bagham Lane and the A252. The site slopes slightly from south down to the north and forms part of a green 'buffer' which wraps around the north of the village.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.685	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within the Kent Downs AONB. There is a TPO to the SW of the site and LWS to the south.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN12 SITE NAME: THE AVENUE FIELD, BAGHAM ROAD

Site Address: The Avenue, Bagham Road, Chilham, Kent	**Other Site Refs**: CHIL03A CHIL02B	**Current Use:** Agricultural, grassland

Site Description and Adjacent Uses: Adjacent land uses - bungalow development Felborough Close; The Avenue - Bagham Road			
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2014 & 2007 submission	
Site Area (ha): 0.922	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within the Kent Downs AONB. There is a LWS to the south and Chilham Park TPO to the SW.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is close to the centre of Chilham and therefore possesses good access to a variety of services. There is a GP surgery, local shops, Primary School and PROW all in close proximity to the site.			
Site Access: ☒ Site is accessed by the A252		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the Kent Downs AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site is within the Conservation Area.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Chilham Park TPO is circa 400m SW	**Screening Part 2 Assessment:** Remain in Survey - Housing

Suitability & Achievability Assessment:

This site lies on the edge of a large settlement but the surrounding road network and TPO make achieveability unknown. Full assessment needed

Developable Area (ha): 0.922
Density Calculation (dph): 25
Expected Yield: 15

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN13 SITE NAME: LAND BETWEEN BAGHAM ROAD, ARDEN GRANGE AND THE RECREATION GROUND

Site Address:	**Other Site Refs**:	**Current Use:**
The Avenue, Bagham Road, Chilham, Kent	CHIL03B	Grassland

Site Description and Adjacent Uses:

The site is flat and slightly raised along a ridge from the adjoiing recreation ground to the south. It is fairly enclosed being a small site with fencing to the west. The northern part of the site which is adjacent to Bagham Lane is lined with large trees (forming an avenue into the village). Adjacent land-uses; 2 storey detached dwellings 'Arden Grange'; Chilham recreation ground; access to adjoining grassland; highway - The Avenue, Bagham Road.

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Informal 2013 Submission & 2007 submission</td></tr>
<tr><td>Site Area (ha):
0.44</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB. There is a LWS to the south and Chilham Park TPO to the SW.</td><td colspan="2">Screening Part 1 Assessment:
Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is close to the centre of Chilham and therefore possesses good access to a variety of services. There is a GP surgery, local shops, Primary School and PROW all in close proximity to the site.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessed from Bagham Road just off the A252.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the Kent Downs AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
The site is within a Conservation Area</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is adjacent to a Public Open Space</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Chilham Park TPO is circa 400m SW.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): 0.44 Density Calculation (dph): 25 Expected Yield: 8
This site lies on the edge of a large settlement but the surrounding road network and TPO make achievability unknown. Full assessment needed	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN14 SITE NAME: SYLVILLA

Site Address:	Other Site Refs:	Current Use:
Sylvilla, Canterbury Road	CHIL06	Orchard

Site Description and Adjacent Uses:
The site slopes down towards the lake from west to east. To the east of site along the boundary there are a number of trees which restrict the views to this area. The site can be viewed from the A28 in both directions as there is no natural tree line which forms the frontage along the western boundary of the site.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 1.68	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site lies adjacent to the Great Stour LWS and is in close proximity to Thruxted Marsh TPO.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN15 SITE NAME: RARE ANIMAL COMPOUND, THE OLD DEPOT

Site Address: The Old Depot	**Other Site Refs**: CHIL07	**Current Use:** Dwelling
Site Description and Adjacent Uses: The site has a dwelling (currently as two flats) to the south of the site, with a number of disused buildings to the north surrounded by an extensive concrete apron. Former workshop building to the south of the site. The site also including four Nissan huts, with a former animal house to the north. The site itself is relatively flat but begins to steeply slope from west to east. An industrial unit also exists to the far south of the site. Views are very limited to the site given the topography.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** 2007 submission
Site Area (ha): 1.74	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site lies within the Kent Downs AONB and is inside the Chilham Park TPO boundary.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		

<table>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year
☐</td><td>6-10 Year
☐</td><td>11-15 Year
☐</td><td>16+ Year
☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN16 SITE NAME: FIELD ADJACENT TO THE BOTHY, CHURCH HILL

<table>
<tr><td colspan="2">Site Address:
Church Hill, Chilham CT4 8DA</td><td colspan="2">Other Site Refs:
CHIL08</td><td>Current Use:
Field</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
Land adjoining the Bothy</td></tr>
<tr><td colspan="2">Available: ☐</td><td colspan="2">Land Use:
Greenfield</td><td>Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
2.173</td><td colspan="2">Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site lies within the Kent Downs AONB and is in close proximity to the Chilham Park TPO.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

<table>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN17 SITE NAME: RARE ANIMAL COMPOUND

Site Address:	**Other Site Refs**:	**Current Use:**
Land north east of St. Mary's Church	CHIL09	Agricultural

Site Description and Adjacent Uses:

The site is predominantly viewed from all areas and slopes slightly from the south down to the north. This area forms a green buffer which wraps around the northern part of the village. The site is not surrounded by any tree coverage and is therefore open in character. To the south is residential development however this is well screened from the surrounding countryside by trees. The site also backs onto the grave yard of St. Mary's Church.

<table>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
1.747</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB. The Chilham Park TPO lies to the SW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN18 SITE NAME: SITE ON INTERSECTION OF TAYLORS HILL AND A252

Site Address: Intersection of Taylors Hill and A252	Other Site Refs: CHIL10	Current Use: Woodland
Site Description and Adjacent Uses: The site is covered with trees and shrubbery and slopes slightly from south down to the north. Views of the site are limited given the trees are some 20 metres high.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 0.57	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site lies within the Kent Downs AONB. Within the site there are two TPOs.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Click here to enter text.

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN19 SITE NAME: MOUNTAIN STREET

<table>
<tr><td>Site Address:
Mountain Street</td><td>Other Site Refs:
CHIL12</td><td colspan="2">Current Use:
Scrubby woodland overgrown residential curtilage</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The topography is flat. The site is covered with scubby woodland and appears to be an overgrown residential curtilage. There are limited views of the site as bounded by residential to the north and south. The western boundary is bordered by tree coverage so limited views into site. There appears to be no built development on the site.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
0.94</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site lies within the Kent Downs AONB and is adjacent to the Chilham Park TPO. In close proximity to the south is the Great Stour LWS.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

<table>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN24 SITE NAME: LAND AT PRIOR OAST HOUSE

Site Address:	**Other Site Refs**:	**Current Use:**
Denne Manor Lane, Shottenden Canterbury CT4 8JH	Other110	Grassed field

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site has boundaries to three sides abutting residential properties including Prior Oast House, Old Plough Cottage and Palmars Cottages. Access from Denne Manor Lane is currently gained across the land to the north of Prior Oast House. The land has no current use, it has been seeded with grass and is maintained as a grassed field.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
0.607</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is located within the Kent Downs AONB. North of the site lies the Perry Wood LWS.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN25 SITE NAME: LAND AT EAST STOUR FARM

Site Address: Canterbury Road, Godmersham, Chilham, Kent	**Other Site Refs**: Other111	**Current Use:** Land and buildings

Site Description and Adjacent Uses:

The land adjoins an existing residential area to the north. This comprises a residential redevelopment of traditional farm buildings. The site was formerly an agricultural livestock farm. There is an agricultural tied dwelling. There are several very substantial buildings in situ. These are steel portal frame structures. Most of the building areas within the site have been converted to commercial uses. The land is situated on the boundary of two parishes - Chilham and Godmersham. The site is bounded to the east by the railway, which is raised up on a substantial embankment. To the west an amenity lake borders the site. This flanked with mature trees and vegetation. Residential development borders the north of the site. The south of the site opens out to pasture land, beyond the southern most commercial premises.

<table>
<tr><td>Available: ☐</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
0.92</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB and lies adjacent to a TPO. It is in very close proximity to the Great Stour LWS to the west.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CHILHAM

SITE REF : DN26 SITE NAME: MASLOW COURT, CANTERBURY ROAD

Site Address: Maslow Court, Canterbury Road	Other Site Refs: 12/01346	Current Use: Automotive training centre
Site Description and Adjacent Uses: The site is an automotive training centre and is adjacent to a number of other businesses to the east and west. To the north there is vast agricultural land, whilst to the south there is the Great Stour and a number of agricultural fields.		
Available: ☐	Land Use: Brownfield	Submission Details: Planning permission
Site Area (ha): 0.007	Neighbourhood Plan Designation: ☐	Proposed Site use: Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is adjacent to the Great Stour LWS and Kent Downs AONB.		Screening Part 1 Assessment: Already developed and is therefore not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Click here to enter text.

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

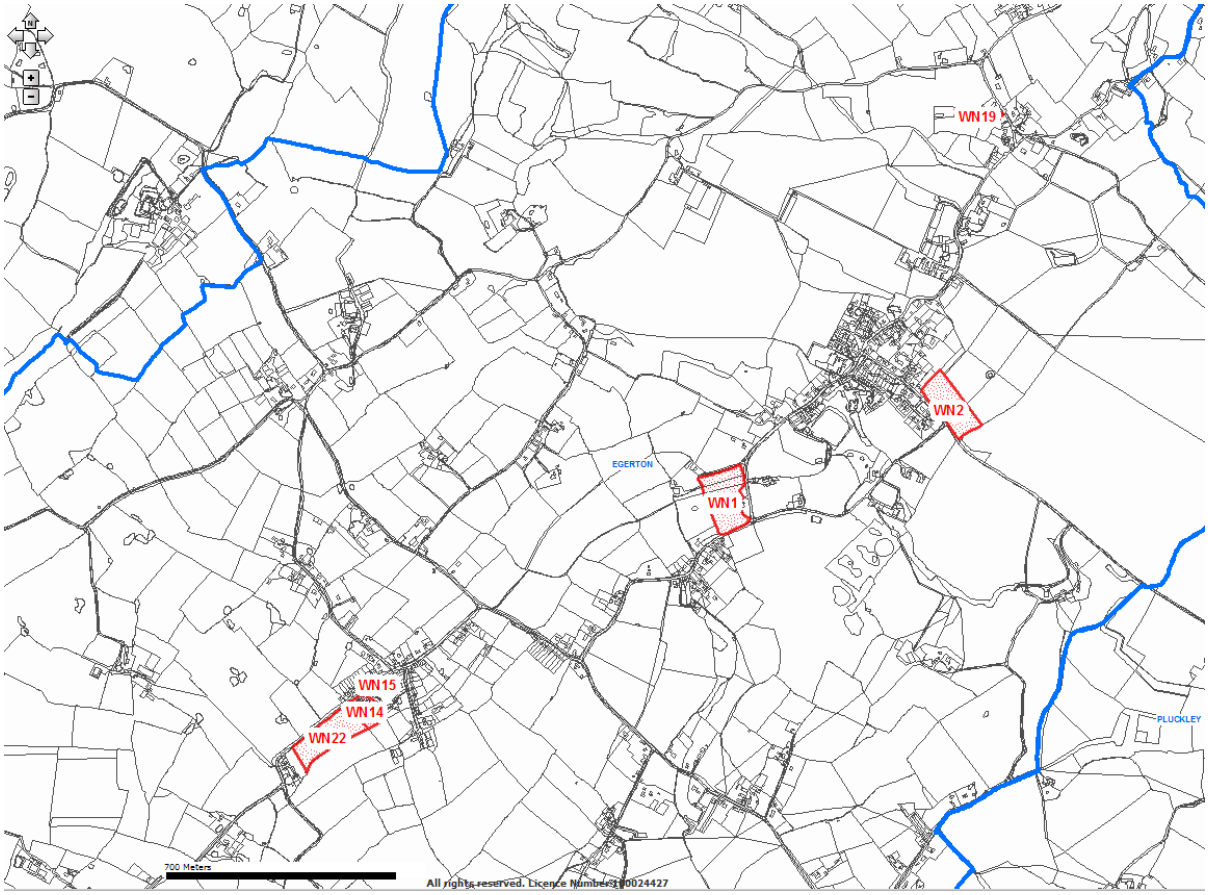
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

EGERTON



SITE ASSESSMENTS BY PARISH/AREA – EGERTON

SITE REF : WN1 SITE NAME: BROAD HAM

Site Address:	**Other Site Refs**:	**Current Use:**
Rock Hill Road, Egerton TN27 9DP	Click here to enter text.	Vacant agricultural land

Site Description and Adjacent Uses:
This site is a large agricultural field to the west of a residential property, Aldington Lodge, which is a large detached dwelling with extensive curtilage and bounded by hedging and trees. To the west of the site are agricultural fields and farm buildings. To the east is a farm and associated buildings and land, and a recreation field. To the south west is a cluster of residnetial properties in ribbon form along the road frontage. To the north and south it is very rural with little development and mainly open countryide.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.87	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not close to any ecological designations. There is a TPO circa 500m east.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is not within but is in close proximity to Egerton and therefore possesses a relatively good access to amenities including local shops, a play area and a PROW.

Site Access: ☒ The site can be accessed via Rock Hill Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site is adjacent to a green open space

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Stonehill Farm TPO is circa 500m east	**Screening Part 2 Assessment:** Filtered at Part 2

Suitability & Achievability Assessment:

This site is not suitable for development due to its location and the landscape character. This site is not adjacent to the village, and therefore would not continue the existing built form. The landscape and character around this site is rural and agricultural and development would impact on this. The few properties already in this area are set along the road and are well screened. Development of housing on this site would not be in keeping with this surrounding character.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – EGERTON

SITE REF : WN2 SITE NAME: LAND TO THE NE OF NEW ROAD

Site Address:	Other Site Refs:	Current Use:
To the SE of the property Four Winds, Egerton	Click here to enter text.	Agriculture

Site Description and Adjacent Uses:
The site is grass land currently used for grazing sheep. There are no structures on the land. There is agricultural land to the south and east. To the north and west the site joins residential development cul de sacs of Harmers Way and Stevens Close, and some detached dwellings in New Road.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.691	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in close proximity to the Foxden Wood LWS/AW.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is just on the outskirts of Egerton and therefore possesses good access to a variety of services. Within close proximity there is a green open space, village shop, skate park, Primary School and PROW.

Site Access: ☒ The site can be accessed from the Stonebridge Green Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Bronze Age Barrow 100m away	**Conservation Area:** ☒ The eastern part of the site is within the Conservation Area	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☒ Foxden Wood AW is in close proximity to the west	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - Housing

Suitability & Achievability Assessment:

This site is adjacent to the existing built form of Egerton with development on 2 boundaries. It is close to the village services and has no environmental constraints. A further detailed assessment is required.

Developable Area (ha): 1.691
Density Calculation (dph): 25
Expected Yield: 15

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – EGERTON

SITE REF : WN14 SITE NAME: LAND AT EGERTON FORSTAL

Site Address:	Other Site Refs:	Current Use:
Egerton, Kent	Click here to enter text.	Open field

Site Description and Adjacent Uses:
At present, this piece of land is an open field and aside from being mown every so often, has not been 'used' for sometime. The site has no obvious constraints except for the presence of an existing hedge to the front boundary. It is accessed via an existing farm gate located within this hedgerow and there is an existing opening onto the road. Site has been developed for Local Needs Housing.

<table>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
0.641</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations. There is a LWS and an AW circa 500m south of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – EGERTON

SITE REF : WN15 SITE NAME: JEGRAC

Site Address: Forstal Road, Egerton Forstal, Kent TN27 9EL	Other Site Refs: Other40	Current Use: House and garden
Site Description and Adjacent Uses: On the site, there is currently a house and associated garden.		
Available: ☐	Land Use: Click here to enter text.	Submission Details: 2007 submission
Site Area (ha): 0.03	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not close to any ecological designations.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.
Location and Access to Services: Click here to enter text.		

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – EGERTON

SITE REF : WN19 SITE NAME: BRAMLEY FARM

Site Address: Stonebridge Green Road, Egerton	**Other Site Refs**: 12/00818	**Current Use:** Former farmyard

Site Description and Adjacent Uses:
The site is a former farmyard, comprising a large area of hardstanding and various redundant agricultural buildings, and part of the field to the west on which horses and sheep graze. Bramley Farm Fruits previously operated from the site, with the buildings providing cold storage for the fruit prior to sale. The site lies just on the outskirts of Egerton in the countryside within the Egerton-Pluckley Greensand Fruit Belt Landscape Character Assessment Area (LCA), in which the objective is to conserve.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.288	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Alders AW is just south of the site, whilst the Foxden Wood AW/LWS is to the west.		**Screening Part 1 Assessment: Site has permission for use of barn for storage of animal feed and bedding plus private manège. Not available for development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – EGERTON

SITE REF : WN22 SITE NAME: LAND ADJ TO FORSTAL VILLAS

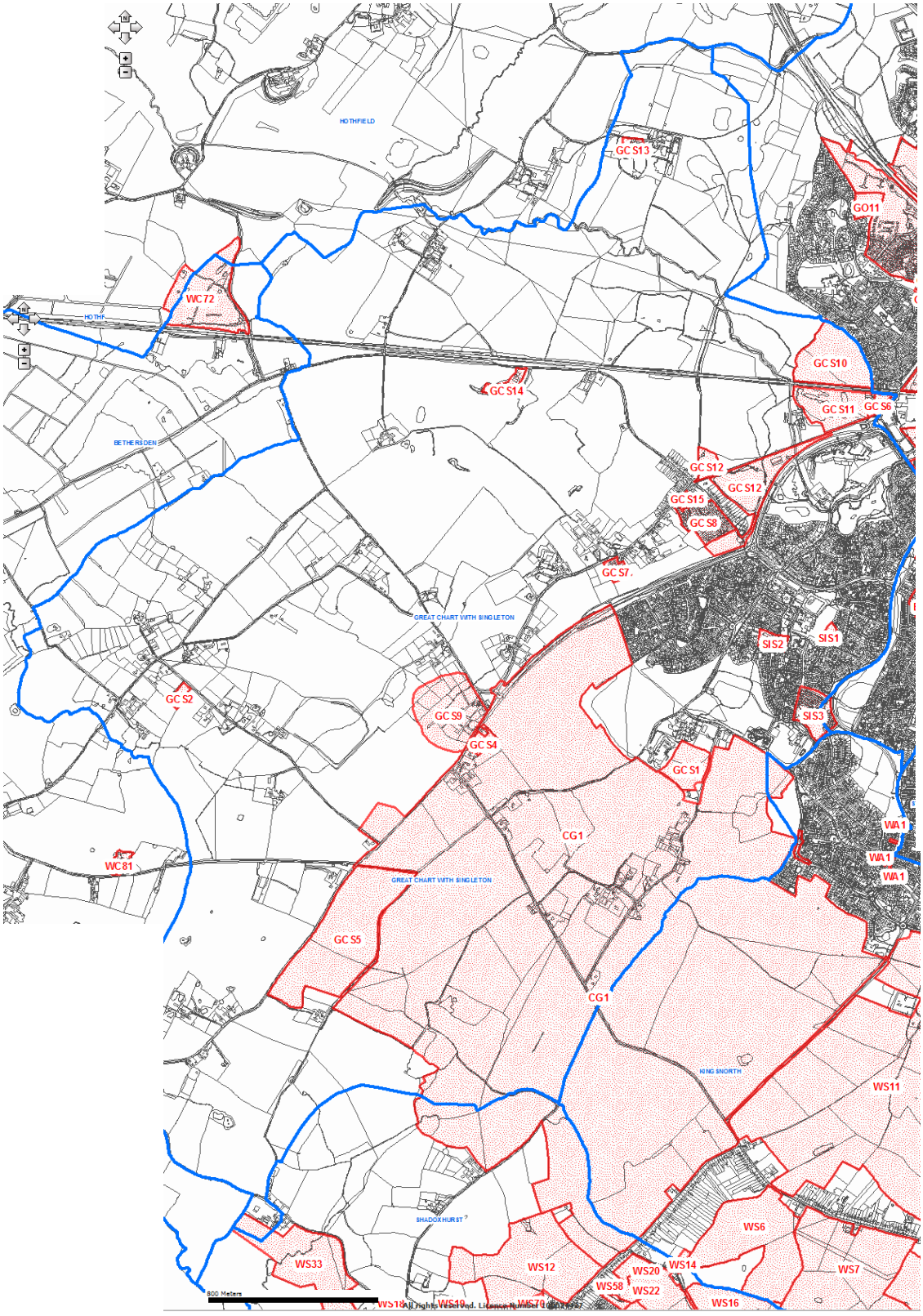
Site Address: Forstal Road, Egerton Forstal	**Other Site Refs**: Click here to enter text.	**Current Use:** Vacant land
Site Description and Adjacent Uses: The site is currently vacant land. Opposite the site there are housing developments, whilst land use adjacent to the site appears to be greenfield. The site is accessible via the Forstal Road but is bordered by mature hedgerows.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Late Submission
Site Area (ha): 1.804	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The Wanden Meadows and School Wood, Egerton Forstal LWS lies SW of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site lies just outside Egerton Forstal and therefore does not have good access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the Forstal Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is not suitable for development due to its location and the landscape character. This site is not adjacent to the village, and therefore would not continue the existing built form. The landscape and character</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

around this site is rural and agricultural and development would impact on this. Development of housing on this site would not be in keeping with this surrounding countryside character.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

GREAT CHART WITH SINGLETON (AND CHILMINGTON GREEN)



SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS1 SITE NAME: FORMER NICKOLLS QUARRY

<table>
<tr><td colspan="2">Site Address:
Chilmington Green</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Former Quarry and Part Landfill</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
Land comprises of former Quarry site which has been partially excavated and subsequently filled but has a significant area of unmade ground. No structures on site.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td colspan="2">Site Area (ha):
3.3</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Gypsy/Traveller</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO circa 200m to the east of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
The site possesses access to Mock Lane but is outside the Singleton Settlement and therefore possesses limited access to services.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site can be accessed via Mock Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Roman Road 120m NE</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a TPO circa 200m east of the site	**Screening Part 2 Assessment:** Remain in survey - other uses	

Suitability & Achievability Assessment:

Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS2 SITE NAME: THE MEADOWS, SANDY LANE

Site Address: The Meadows, Sandy Lane, Great Chart	**Other Site Refs**: Click here to enter text.	**Current Use:** Gypsy Caravan Site
Site Description and Adjacent Uses: Site currently contains 2 residential caravans, touring caravan, yard space and access drive, timber stables and a concrete block building.		

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 0.58	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Gypsy/Traveller	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations. There is a TPO that lies north of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is located just outside the rural hamlet of Daniel's Water and therefore possesses a limited access to services.			
Site Access: ☒ The site can be accessed via Sandy Lane		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Just south of the site is a Flood Zone 2	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Coldharbour Farm TPO is circa 500m north	**Screening Part 2 Assessment:** Remain in survey - other uses	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS4 SITE NAME: PIG AND WHISTLE, ASHFORD ROAD

Site Address:	Other Site Refs:	Current Use:
Pig & Whistle, Ashford Road, Great Chart TN23 3DH	Click here to enter text.	Agriculture

Site Description and Adjacent Uses:
The site is an open field used for agriculture that wraps around the residential dwelling of Pig & whistle Farmhouse along the A28.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 0.9	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Purchase Wood AW lies to the north west of the site.		Screening Part 1 Assessment: Move to Part 2

<table>
<tr><td colspan="4">Location and Access to Services:
The site is located outside the vicinity of Great Chart and therefore possesses a limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the A28</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The Medieval Moated site is within 400m</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
The farmhouse that the site belongs to and wraps around is Grade II Listed</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
Purchase Wood AW lies NW</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 3</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site has no environmental constraints but it is quite far removed from existing built development of the village of Great Chart on</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 20</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

the eastern side of the A28. It is not suitable at present but may be in future.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS5 SITE NAME: LAND NORTH OF POSSINGHAM FARMHOUSE

Site Address: A28 Bethersden Road	**Other Site Refs**: Click here to enter text.	**Current Use:** Agriculture
Site Description and Adjacent Uses: The site is an agricultural field that runs along the eastern boundary of the A28. It is very rural in nature, with pockets of woodland within open countryside surrounded the site. There are some small areas of isolated housing around the site, but no continuous built form.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 20	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW just to the west of the site		**Screening Part 1 Assessment: Move to Part 2**

<table>
<tr><td colspan="4">Location and Access to Services:
The site is isolated from any major housing development and therefore possesses a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via the A28</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Possingham Farmhouse is Grade II Listed</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
Bayley Wood AW is circa 250m west of the site</td><td>Tree Preservation Order:</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 3</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is not suitable for development in the short term as it is isolated from an existing settlement, and has limited access to services. However, in the long term, once</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 400</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

development has commenced on the Chilmington Green area, this site may have potential for development as there are no environmental constraints.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS6 SITE NAME: LAND ADJACENT TO CHART LEACON COTTAGES

Site Address: Chart road, Ashford, TN23 3AD	**Other Site Refs**: Click here to enter text.	**Current Use:** Vacant scrubland
Site Description and Adjacent Uses: The site is vacant scrubland on the edge of a roundabout. It is located on the edge of the urban area, along the A28. There is a row of 3 cottages on the western boundary.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 0.8	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within the Great Stour LWS.		**Screening Part 1 Assessment: Filtered at Part 1 - Local Wildlife Site**
Location and Access to Services: Click here to enter text.		

<table>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td colspan="2"></td><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS7 SITE NAME: HOUSING AT HILLCREST, GREAT CHART

<table>
<tr><td colspan="2">Site Address:
Housing at Hill Crest, Great Chart</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Council Housing, Parking & Garages</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site contains several terraced and semi detached housing. The garage block is situated in the south east corner. The site lies close to village hall and church and contains a parking area to serve these facilities.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Brownfield</td><td>Submission Details:
ABC Owned</td></tr>
<tr><td colspan="2">Site Area (ha):
0.9</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations</td><td>Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS8 SITE NAME: HOUSING TO WEST OF SINGLETON ROAD

Site Address: Housing to the West of Singleton Road, Great Chart	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing, garage blocks, parking courts, open space
Site Description and Adjacent Uses: This is a housing estate containing a mix of bungalows, parking, garages and open space areas.		

<table>
<tr><td colspan="2">Available: ☐</td><td colspan="2">Land Use:
Brownfield</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td colspan="2">Site Area (ha):
3.8</td><td colspan="2">Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not within but in close proximity to a LWS to the east and a TPO to the NW.</td><td colspan="3">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="6">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="3">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="4">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="3">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="3">Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="4">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS9 SITE NAME: BLUE BARN

Site Address: Great Chart	Other Site Refs: UE5	Current Use: Riding School

Site Description and Adjacent Uses:
An equestrian centre currently used for shows , a rding school with some large arena type buildings, stabling and open ground used for horses. A largely flat area of land with some buildings that is partly used as a riding school, competition arena but also has open fields that are used for grazing horses.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 8.1	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Within the north western part of the site there is Purchase Wood AW.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS10 SITE NAME: ARABLE LAND, GODINTON HOUSE

<table>
<tr><td colspan="2">Site Address:
Arable Land. Godinton House</td><td>Other Site Refs:
US24</td><td>Current Use:
Agricultural Land</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
A triangular area of land that slopes gently down to the railway line to the south and also from east to west over most of the site. Adjoins residential development at Godinton Park and the railway line to the south. Tree lined boundary between existing development and this greenfield site. Some footpaths established over this land and well used path along boundary of existing estate.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
7.91</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Adjacent to the north of the site is a TPO. There is a LWS adjacent to the west of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS11 SITE NAME: LAND OFF CHART ROAD

Site Address: Land off Chart Road	**Other Site Refs**: US27	**Current Use:** Grazing land and 3 cottages

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
Site is low-lying fields on the edge of the town. There are 3 dwellings in the north-eastern corner of the site one of which is listed. A listed building ‘Bucksford Manor’ adjoins the site to the west. The site contains several ponds and has a significant protected tree screen along Chart Road frontage. The railway adjoins the northern boundary of the site.</td></tr>
<tr><td>Available: ☐</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
Other</td></tr>
<tr><td>Site Area (ha):
6.2</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Great Stour LWS.</td><td colspan="2">Screening Part 1 Assessment: Filtered at Part 1 - Local Wildlife Site</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS12 SITE NAME: GREAT CHART PLAYING FIELDS AND CRICKET PITCH

Site Address: Great Chart Playing Fields and Cricket Pitch (Policy S21 BLP)	**Other Site Refs**: Click here to enter text.	**Current Use:** Playing fields and cricket pitch
Site Description and Adjacent Uses: The site is playing fields and cricket pitch alongside the A28 - a key entrance to Ashford. It adjoins the village of great chart and is an important piece of open space/recreation and partly falls wihin a nature reserve and the green corridor.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Allocation
Site Area (ha): 9.162	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Leisure

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO immediately opposite the site and Buxford Meadow LWS adjacent to the east.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for residential development as it is protected public open space.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS13 SITE NAME: WORTEN FARM BUILDINGS

Site Address: Godinton Estate	**Other Site Refs**: Click here to enter text.	**Current Use:** Farm buildings converted to office
Site Description and Adjacent Uses: The site consists of victorian farm buildings refurbished and converted to small scale office units.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Employment Land Review
Site Area (ha): 0.24	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS adjoining the site to the south, and a TPO in close proximity to the east.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is in a very rural location and therefore possesses very limited access to services.		
Site Access: ☐ Access to the site is via a narrow rural road network.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Most of the site possesses a LB designation.	**Overall Heritage Summary:** The site is within the Godinton Park Historic Park and Gardens designation.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a large area of TPO in close proximity to the east.	**Screening Part 2 Assessment:** Filtered at Part 3 - Employment	

Suitability & Achievability Assessment:

This site consists of converted farm buildings. It would not be suitable for new development. Site is accessed along narrow rural road network and it therefore not suitable for further employment expansion.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS14 SITE NAME: NINN LANE

<table>
<tr><td>Site Address:
Great Chart</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Waste paper storage and processing plant and woodland</td></tr>
<tr><td colspan="3">Site Description and Adjacent Uses:
This site is currently occupied by a waste paper processing plant with an area of woodland surrounding it. The site is in an isolated location and surrounded by agricultural land, currently used for crops.</td></tr>
<tr><td>Available: ☒</td><td>Land Use: Mixed</td><td>Submission Details:
Local Plan Reg 19 Omission Site</td></tr>
<tr><td>Site Area (ha):
1.0</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in very close proximity to any major ecological designations.</td><td>Screening Part 1 Assessment: Move to part 2</td></tr>
<tr><td colspan="3">Location and Access to Services:
The site is 1km from the nearest village centre and therefore possesses a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Ninn Lane</td><td>Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td>Overall Landscape and Visual Impact Summary:
Whilst well screened by existing trees, the site lies in an isolated location</td></tr>
</table>

Archaeology/ Scheduled Monument: ☒ There is an area of archaeological potential adjoining the south of the site.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** This is an isolated site which is some distance from nearby village centres	

Suitability & Achievability Assessment:

Development here would result in an isolated development in the countryside which would be incongruous with the wider landscape.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GREAT CHART

SITE REF : GCS15 SITE NAME: SITE OF FORMER GREAT CHART MOTORS

Site Address:	Other Site Refs:	Current Use:
The Street, Great Chart.	Click here to enter text.	Hardstanding

Site Description and Adjacent Uses:
The site is located on the land where the Great Chart Motors once operated. It is now an area of hardstanding which is slowly blending into the landscape through the process of time. The site is adjoined by residential development on all sides, but to the north beyond the housing opposite the site there is vast agricultural land.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Planning permission
Site Area (ha): 0.09	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are TPOs in very close proximity to the east, whilst just over 400m to the east there is a large LWS.		**Screening Part 1 Assessment: Move to Part 2**

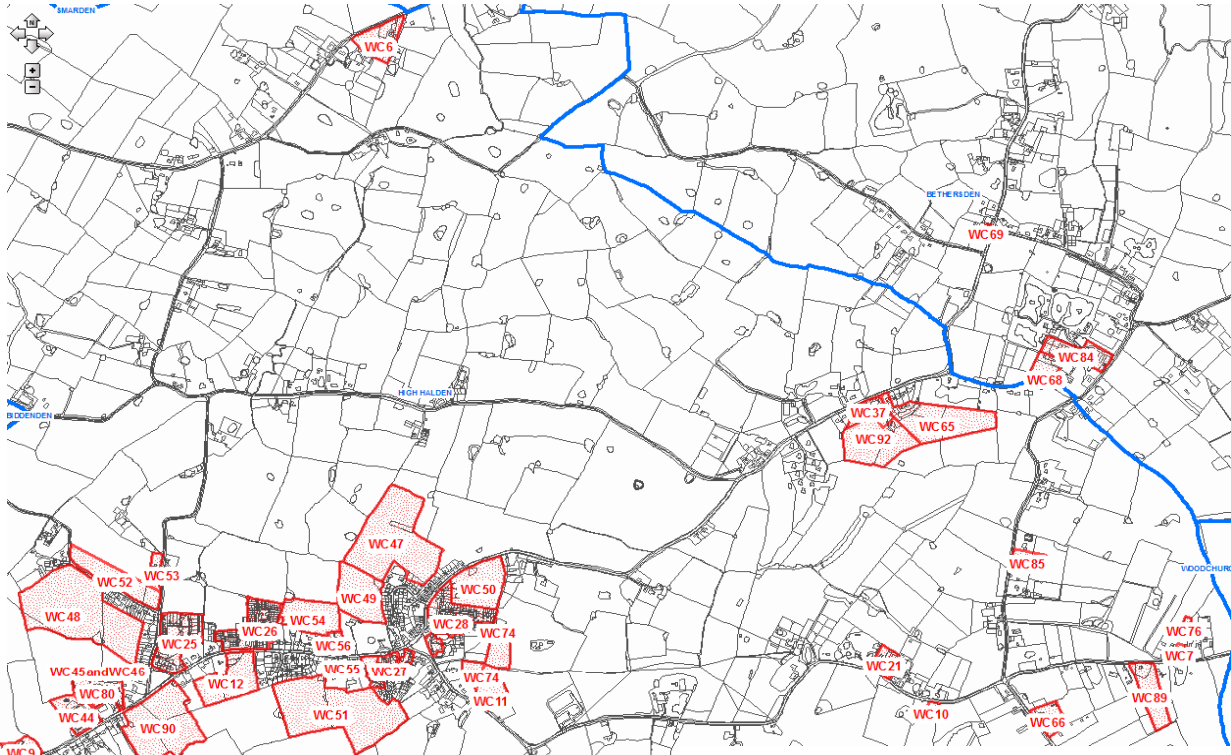
Location and Access to Services:
The site is located within the Great Chart CA and possesses good access to a services such as local shops, a GP surgery and a primary school.

Site Access: ☒ The site is accessible via The Street.		**Highway Constraints:** None known	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site is within a CA.	**Listed Buildings:** The site is adjacent to a number of LBs.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS in close proximity to the east.

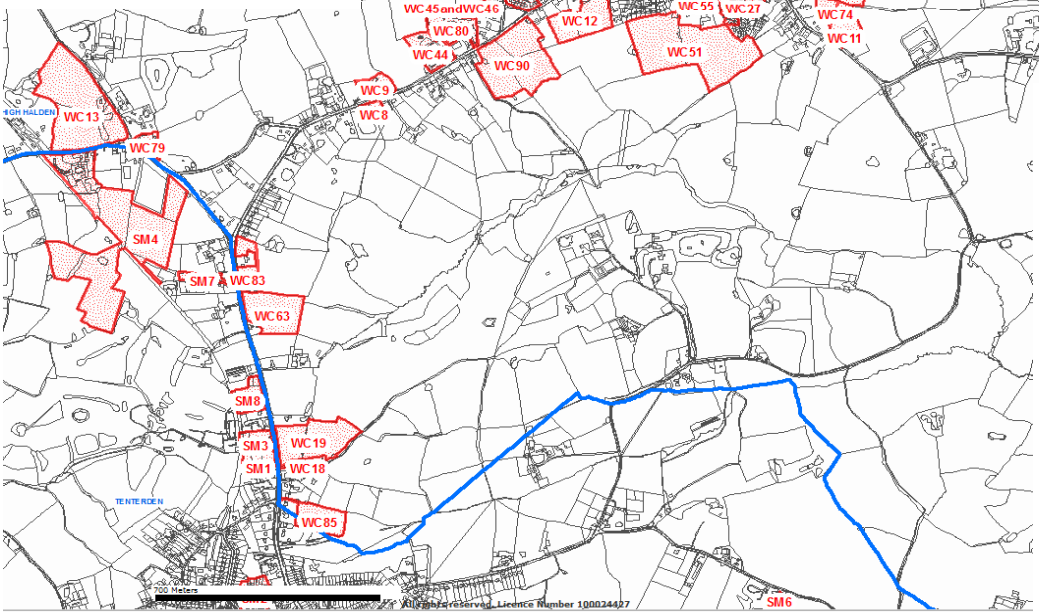
<table>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are TPOs in close proximity to the east.</td><td colspan="5">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Extant permission 16/01854</td><td colspan="5">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 4</td></tr>
<tr><td colspan="5">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

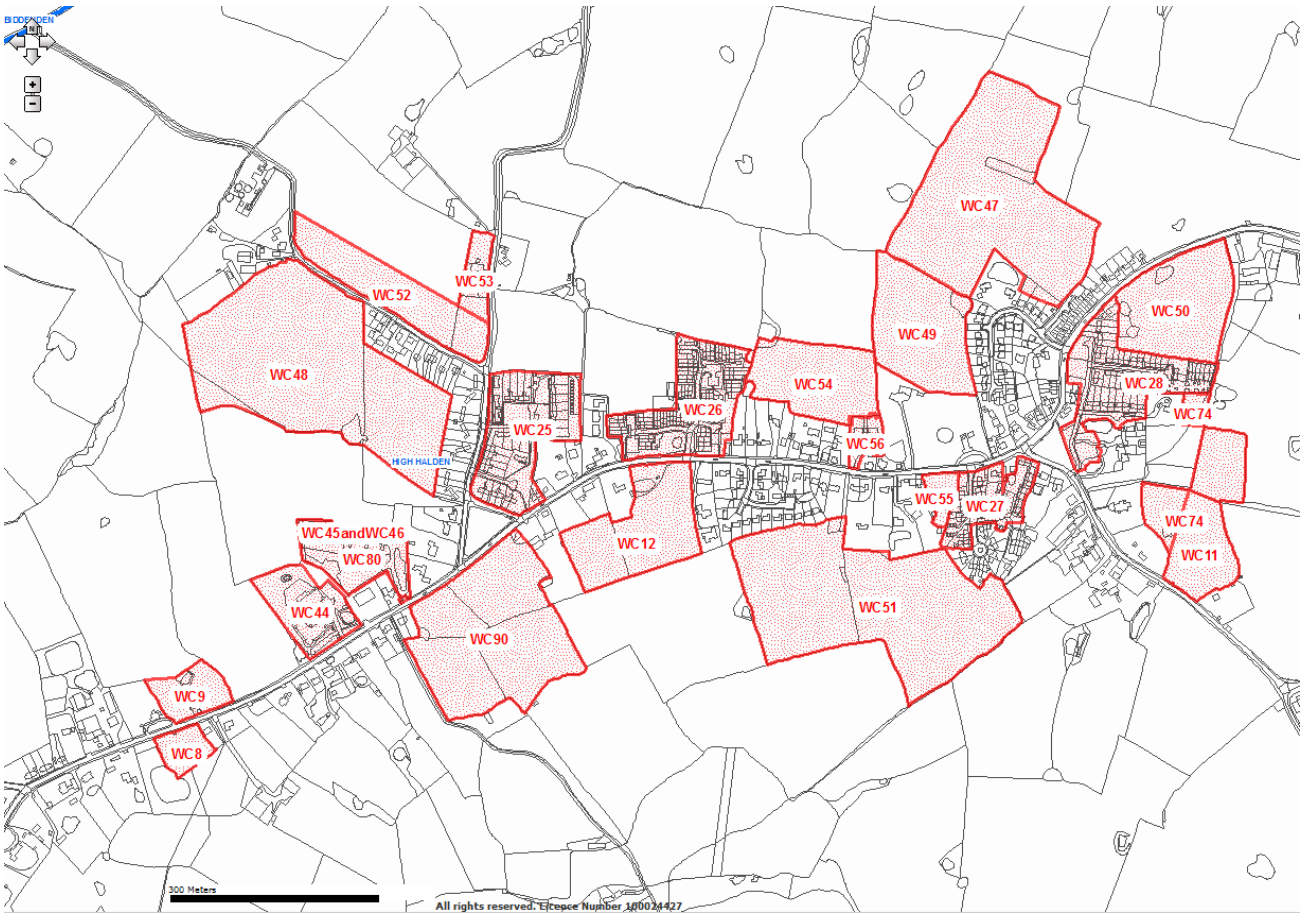
HIGH


SMARDEN
WC6
BETHERSDEN
WC69
WC84
WC68
HIGH HALDEN
WC37
WC65
WC92
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WC85
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WC66

HALDEN


WC13
WC9
WC8
WC79
SM4
SM7
WC83
WC63
SM8
SM3
WC19
SM1
WC18
TENTERDEN
WC85
SM6
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HIGH HALDEN VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC6 SITE NAME: LEES PADDOCK, POT KILN LANE, HIGH HALDEN

<table>
<tr><td colspan="2">Site Address:
Pot Kiln Lane, High Halden TN26 3HJ</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Mobile Home Park</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
3 mobile homes, 1 day room of brick construction. Timber barn and stables and sheds.Either side is a two storey house occupied by families. One of which runs business from there. Both have various heds and buildings.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use:
Brownfield</td><td>Submission Details:
Site Submission 2013</td></tr>
<tr><td colspan="2">Site Area (ha):
1.5</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Gypsy/traveller</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a LWS that lies just east of the site.</td><td>Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is isolated in a rural location and therefore possesses limited access to services.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site is accessed via Pot Kiln Lane</td><td>Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Potkiln House is just west of the site</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Less than 200m east of the site is a flood zone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - Other	

Suitability & Achievability Assessment:

This site is available as a gypsy site. Although it's location could be seen as being unsustainable the site is already being in use as a gypsy site and as such should be considered in greater details to assess impacts.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC7 SITE NAME: TYROL FARM, PLURENDEN ROAD

Site Address: High Halden, Ashford TN26 3JN	**Other Site Refs**: Click here to enter text.	**Current Use:** Gypsy site and vacant adjoining site
Site Description and Adjacent Uses: Gypsy site - mobile homes. Plot to east - mobile homes. Plot to west - vacant field.		

<table>
<tr><td>Available: ☒</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
2.34</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Gypsy/traveller</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Adjacent to the eastern boundary of the site is a TPO, whilst there is a TPO/AW to the east and Brook Wood AW to the south.</td><td colspan="2">Screening Part 1 Assessment:
Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in an isolated rural location and therefore possesses very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The is accessible via Plurenden Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
Brook Wood AW is adjacent to the east and Coomb Wood lies less than 200m west.</td><td>Tree Preservation Order: Brook Wood TPO is in close proximity to the south whilst Egerdon Farm TPO is circa 150m north.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Other</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is available as a gypsy site, it is currently being used for this use. This site should be taken forward for further consideration of the level and impact of development here.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC8 SITE NAME: LAND TO THE EAST OF HOMESTALL FARM

Site Address: Ashford Road, High Halden, Ashford TN26 3BS	Other Site Refs: HIGH01	Current Use: Fallow
Site Description and Adjacent Uses: Grass field. Both sides 2 storey detached dwellings.		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 0.417	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are TPOs to the north east of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located outside of High Halden and therefore possesses limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via the A28</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Black Cottage Grade II listing to E and Homestalll Farmhouse Grade II listing to W</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is a POS less than 500m away.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a cluster of TPOs NE of the site</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is considered as developable, but is located outside the built-up form of High Halden, with limited access to services and is not a sustainable location. Due to the site location, this site was Filtered at Part 2.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC9 SITE NAME: BLACK COTTAGE ORCHARD (2 SITES)

Site Address: Ashford Road, High Halden TN26 3BS	Other Site Refs: HIGH03	Current Use: Garden / agricultural strip
Site Description and Adjacent Uses: A vacant formerly part of Black Cottage Garden - overgrown redundant orchard. Unused agricultural strip with access from A28 under utilized. To the North and East - Agricultural Land; West - 2 storey detached dwelling (Orchard House); South - A28		
Available: ☒	Land Use: Mixed	Submission Details: Site Submission 2013
Site Area (ha): 0.65	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a cluster of TPOs to the north east of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located outside of High Halden and therefore possesses limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via the A28</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Black Cottage Grade II is to the south and Homestalll Farmhouse Grade II is to the SW</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is a Public Open Space less than 500m away</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Halden House TPO lies to the NE of the site.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is located just outside the built-up form of High Halden, with limited access to services and is not a sustainable location. Due to the site location, this site was Filtered at Part 2.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC10 SITE NAME: OUTBUILDINGS AT QUAKERS

Site Address:	Other Site Refs:	Current Use:
Woodchurch Road, High Halden TN26 3JQ	Click here to enter text.	Outbuildings, two stables and garden

Site Description and Adjacent Uses:
Site is part of the garden of Quakers and has three timber-faced asbestos barns/sheds and two brick and timber stables. Adjacent land uses - two storey detached dwellings, grazing land.

Available: ☒	Land Use: Brownfield	Submission Details: Site Submission 2013
Site Area (ha): 0.205	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Coomb Wood AW is in close proximity to the south. There are a series of TPOs that lie to the NE.</td><td colspan="2">Screening Part 1 Assessment: This site is located outside of the settlement within the countryside, possesses limited access to services and is therefore not a sustainable location. It is available, but unlikely to be achievable due to the location and was Filtered at Part 1.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC11 SITE NAME: LAND TO THE NORTH SIDE OF CHURCH HILL

Site Address:	Other Site Refs:	Current Use:
High Halden, Ashford TN26 3JB	Click here to enter text.	Low grade agricultural grass field

Site Description and Adjacent Uses:
This site is located to the east of the village of High Halden just outside the village CA is lies adjacent to the Church Hill. It is overgrown grassland and is located behind the church along Church Hill. The site slope down from the north to lower land in the south along Church Hill, there are views of countryside to the south which has an open aspect.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 1.1	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations. There is however a LWS that lies south and an AW that lies SW.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just outside High Halden and therefore possesses good access to a variety of services. Locally there is a green open space, local shops, a play area, a Primary School and a PROW.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed from the Church Hill road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Adjoins Church archeological designation</td><td>Conservation Area: ☒
Adjoins Conservation Area to the west</td><td>Listed Buildings:
Many Listed Buildings adjoin the site</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.
This site is located on the edge of the settlement and is available. However, the site is in close proximity to the Church and impact on its setting and the landscape needs to be considered in more detail through a full appraisal.	**Deliverability & Developability Timeframe:**

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC12 SITE NAME: LAND AT HOPE HOUSE, HIGH HALDEN

Site Address:	**Other Site Refs**:	**Current Use:**
High Halden, Ashford TN26 3NA	HIGH18	Two vacant agricultural fields

Site Description and Adjacent Uses:

The site comprises two fields which lie to the south of the A28(Ashford Road) within the built up part of the village of HighHalden. The site has a wide frontage with the A28 from whichaccess can be obtained. There is a small pond within the northern part of the site which is screened from the adjoining road by tall trees and hedgerow.The site adjoins the modern development Hopes Grove to thenorth and the Millfield development to the east. Both comprise ofmainly two storey residential dwellings. The site is bound by agricultural land/ open countryside to theeast and south and west. Hope House Grade II Listed building is situated immediately to the north of the site.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 2.16	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed use	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are TPOs in close proximity to the east of the site and the north.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The east side of the site adjoins built-up development within High Halden and therefore possesses good access to services including POS, town centre, a Primary School and a play area.			
Site Access: ☒ Site is accessible via the A28		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Hope House (Grade II) adjoins site to the west	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS just to the north of the site
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** In close proximity is Annables TPO to the east and Chennells and Tawnywood TPO to the north	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:	Developable Area (ha): 2.16 Density Calculation (dph): 25 Expected Yield: 35
This site is located on the edge of the settlement and is a gap in the built frontage of the A28. It is available and achievable. However, the site is on a main road and the access, impacts on the landscape and biodiversity issues need to be considered in more detail through a full appraisal.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC13 SITE NAME: PASTURE ADJOINING ST MICHAELS COURT

Site Address: Opposite Raja of Kent, High Lane, High Halden	Other Site Refs: Click here to enter text.	Current Use: Pasture
Site Description and Adjacent Uses: Opposite Raja of Kent, High Lane, High Halden		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 8.9	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is AW to the west and east of the site. A LWS lies to the north.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is isolated from any major developments and therefore possesses a limited access to services</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed by the A262 and Biddenden Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
There is AW to the east and west circa 300m away from the site.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is located in an isolated position with sporadic development to east and south. It is also in multiple ownership. Development on this site would have a negative impact on the surrounding</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

landscape and is therefore unsuitable. It was removed at Stage 2 due to its unsustainable location and unknown achievability.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC21 SITE NAME: OAKTREE FARM BUILDINGS

Site Address: Woodchurch Road, High Halden TN26 3JQ	**Other Site Refs**: Click here to enter text.	**Current Use:** Redundant farm buildings - former pig unit
Site Description and Adjacent Uses: The site is located along the Woodchurch Road. It lies to the east of the village.The site was originally constructed as a pig unit and there are a large range of purpose built farm buildings comprising timber, solid block and steel construction. However, all the buildings are redundant and are dilapidated.Access to the yard from the highway, and much of the yard area is concrete.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.62	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Shave AW is in close proximity to the north of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is in an isolated rural setting and therefore possesses limited access to services.

Site Access: ☒ The site is accessible via Plurenden Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Shave AW is less than 150m north	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site is located outside of a settlement and is considered countryside. It was removed at Part 2 due to its unsustainable location.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC25 SITE NAME: LAND ADJACENT TO THE CHENNELS

<table>
<tr><td colspan="2">Site Address:
High Halden</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Residential</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
A housing estate in the centre of High Halden set around and fronting The Chennels. The area consists of predominantly terraced dwellings with large grassed spaces between and one garage court in the north-east corner of the site. The High Halden recreation ground lies immediately adjacent to the north of the site, with additional residential areas of the village to the east and west. Beyond these lie areas of open countryside and agricultural land.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td>Site Area (ha):
2.2</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The Chennels TPO is adjacent to the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC26 SITE NAME: ESTATE AROUND HOPES GROVE

Site Address: High Halden	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and amenity spaces

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
A housing estate area in the centre of High Halden. The properties are arranged around Hopes Grove and predominantly terraced. There are a number of grassed incidental amenity spaces also within the site. The site lies to the west of the main centre of High Halden with residential areas to either side and the recreation ground to the north west. Beyond this lies open countryside and agricultural areas.</td></tr>
<tr><td>Available: ☐</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td>Site Area (ha):
2.1</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The Chennels TPO lie adjacent to the west of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC27 SITE NAME: ESTATE AROUND TILDEN CLOSE

Site Address: High Halden	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and amenity spaces
Site Description and Adjacent Uses: A housing estate area close to the centre of High Halden. The site contains a number of semi-detached and terraced houses and bungalows together with two garage courts and incidental grassed amenity spaces. There are commercial units to the west of the site, with further residential areas to the west, east and north. To the south lies open countryside and agricultural areas.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Tilden Close TPO is adjacent to the SE of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC28 SITE NAME: PROPERTIES AROUND GREENSIDE

Site Address: High Halden	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and play area
Site Description and Adjacent Uses: A housing estate area on the east side of High Halden containing a mix of semi-detached and terraced properties, with a play area and incidental open space and a garage court and parking court. Open countryside and agricultural land lie to the east and south of the site beyond some limited linear developemnt to the north. A large detached property lies to the south east of the site and the village green and additional residential areas of the village lie to the west.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 2.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a cluster of TPOs in the south western corner of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BETHERSDEN

SITE REF : WC37 SITE NAME: LINDEN GARAGE

Site Address: Bethersden	**Other Site Refs**: beth10b/other136	**Current Use:** Workshops and offices with car park

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
Level brownfield site. Much of the site is hard surfaced given its former uses as a petrol filling station. Several small workshop buildings are also present.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
0.86</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The Tandem Oast Farm TPOs are in very close proximity to the west of the site.</td><td colspan="2">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Adjacent to listed building</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey for housing</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: See WC92
This brownfield site is adjacent to a listed building and it's development would result in an appearance to the setting of the LB. This site forms part of larger site (WC92) which has been alolocated for housing under policy S58. Yield shown under site WC92	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC44 SITE NAME: HALDEN HOUSE, ASHFORD ROAD

Site Address: High Halden	Other Site Refs: HIGH05 & 09/00694 & 09/01559	Current Use: Care homes
Site Description and Adjacent Uses: The site is located towards the western end of high Halden, on the north side of A28 Ashford Road, from which access is derived.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** Planning Permission & 2007 submission & Employment Land review
Site Area (ha): 1.05	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a cluster of TPOs within the site.</td><td colspan="2">Screening Part 1 Assessment: Planning application (09/00694 & 09/01559) for the proposed demolition of Halden House together with the two ancillary buildings on site and the erection of a three storey block of 29 close care apartments has been completed. No further potential.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC45 & WC46 SITE NAME: KENT COUNTY COUNCIL DEPOT SITE

Site Address: High Halden	Other Site Refs: Click here to enter text.	Current Use: Vacant
Site Description and Adjacent Uses: Irregular shape split level site previously used as a storage depot by KCC.		
Available: ☒	Land Use: Brownfield	Submission Details: 2007 submission
Site Area (ha): 1.226	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a scattering of TPOs around the site.		Screening Part 1 Assessment: Move to part 2

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:

PP granted 12/01449. See WC80 for yield

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: See WC80

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC47 SITE NAME: LAND ON THE NORTH WEST SITE, ASHFORD ROAD

Site Address: High Halden, Ashford, Kent TN26 3NG	**Other Site Refs**: HIGH09	**Current Use:** Field	
Site Description and Adjacent Uses: The site is a large field that sits on the outskirts of the village to the north, to the rear of Little Robhurst (large detached 2 storey dwellings) and Robyn Cottages (2 storey terraced housing along the main road frontage). There is also an electricity substation within the site boundary.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 5.88	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a cluster of TPOs in close proximity to the south of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC48 SITE NAME: HOOKSTEAD LANDS

Site Address: High Halden, Ashford, Kent	**Other Site Refs**: HIGH10	**Current Use:** Agricultural land
Site Description and Adjacent Uses: Agricultural land		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 7.236	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a scattering of TPOs within the north and the south of the site. Shave AW is in close proximity to the west.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC49 SITE NAME: LAND NORTH OF HIGH HALDEN

Site Address: High Halden, Ashford	**Other Site Refs**: HIGH12	**Current Use:** Former cricket ground
Site Description and Adjacent Uses: This area of land is immediately adjacent to the Little Robhurst housing estate development. It falls within a natural enclosure.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 2.223	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a cluster of TPOs just to the east of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HIGH HALDEN

SITE REF : WC50 SITE NAME: RANSLEY FARM PROJECT

Site Address: High Halden, Ashford, Kent	**Other Site Refs**: HIGH17	**Current Use:** Arable

Site Description and Adjacent Uses:
The site is situated on the eastern edge of the village and is bounded by the A28 to the north, Ransley Farm to the east and the existing properties on Greenside to the south. The site comprises land currently under arable use as a single field with few existing landscape features. A pond and surrounding mature mixed landscaping occurs on the western edge of the site adjacent to Greenside. The site is bounded by extensive mature landscaping on the south and east. The site rises gently from the north east corner to approximately 42m at the south west corner.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 2.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs in close proximity to the north, west and south.		**Screening Part 1 Assessment: Move to Part 2**

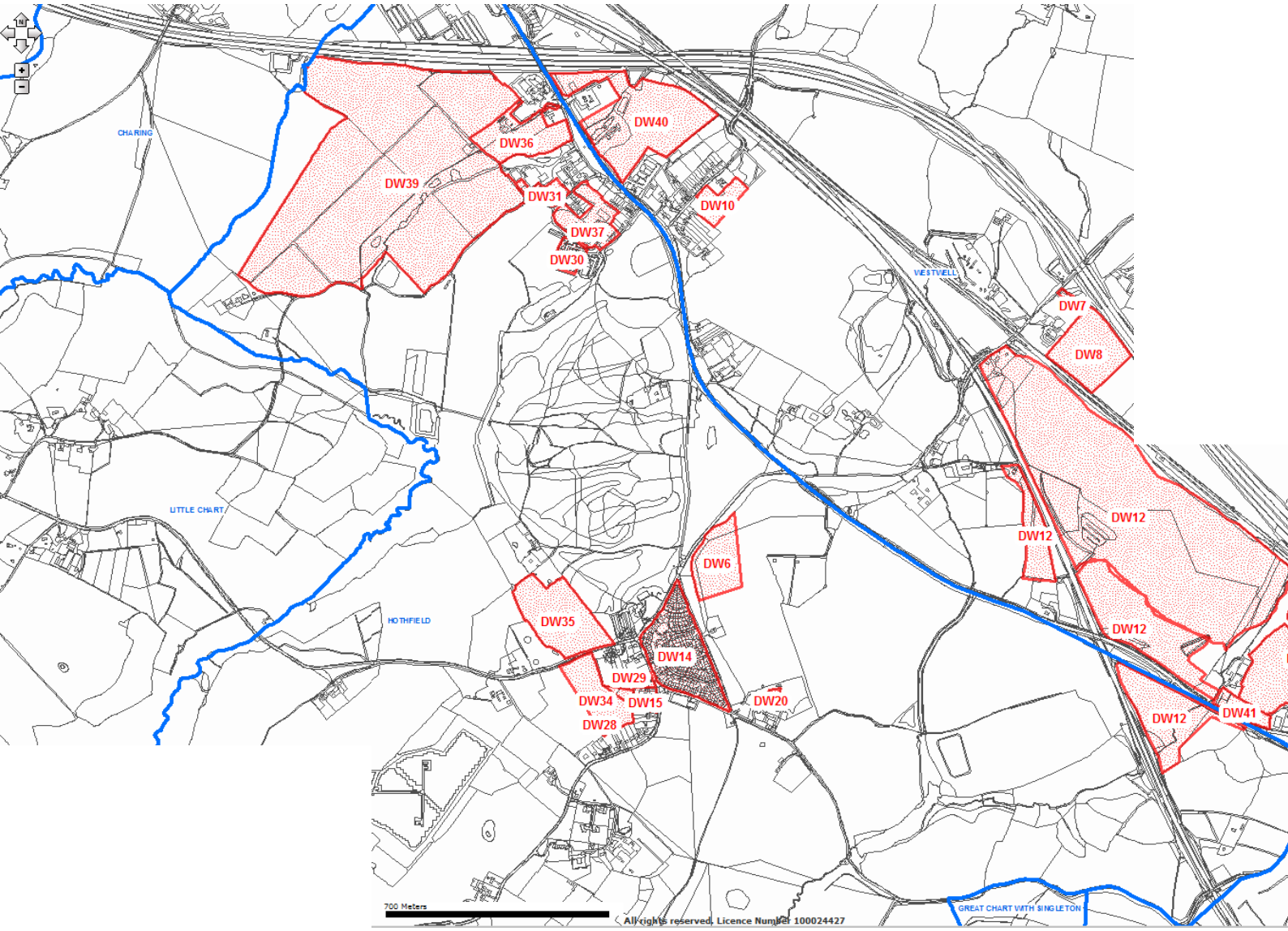
Location and Access to Services:
The site is located on the eastern edge of the village and possesses good access to services such as local shops and a primary school.

Site Access: ☒ The site is accessible via the A28.		**Highway Constraints:** None known	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is a site of archaeological potential within 200m south.	**Conservation Area:** ☐ The site is in very close proximity to a CA (less than 100m).	**Listed Buildings:** There are a number of LBs in close proximity to the south and SW.	**Overall Heritage Summary:** Click here to enter text.

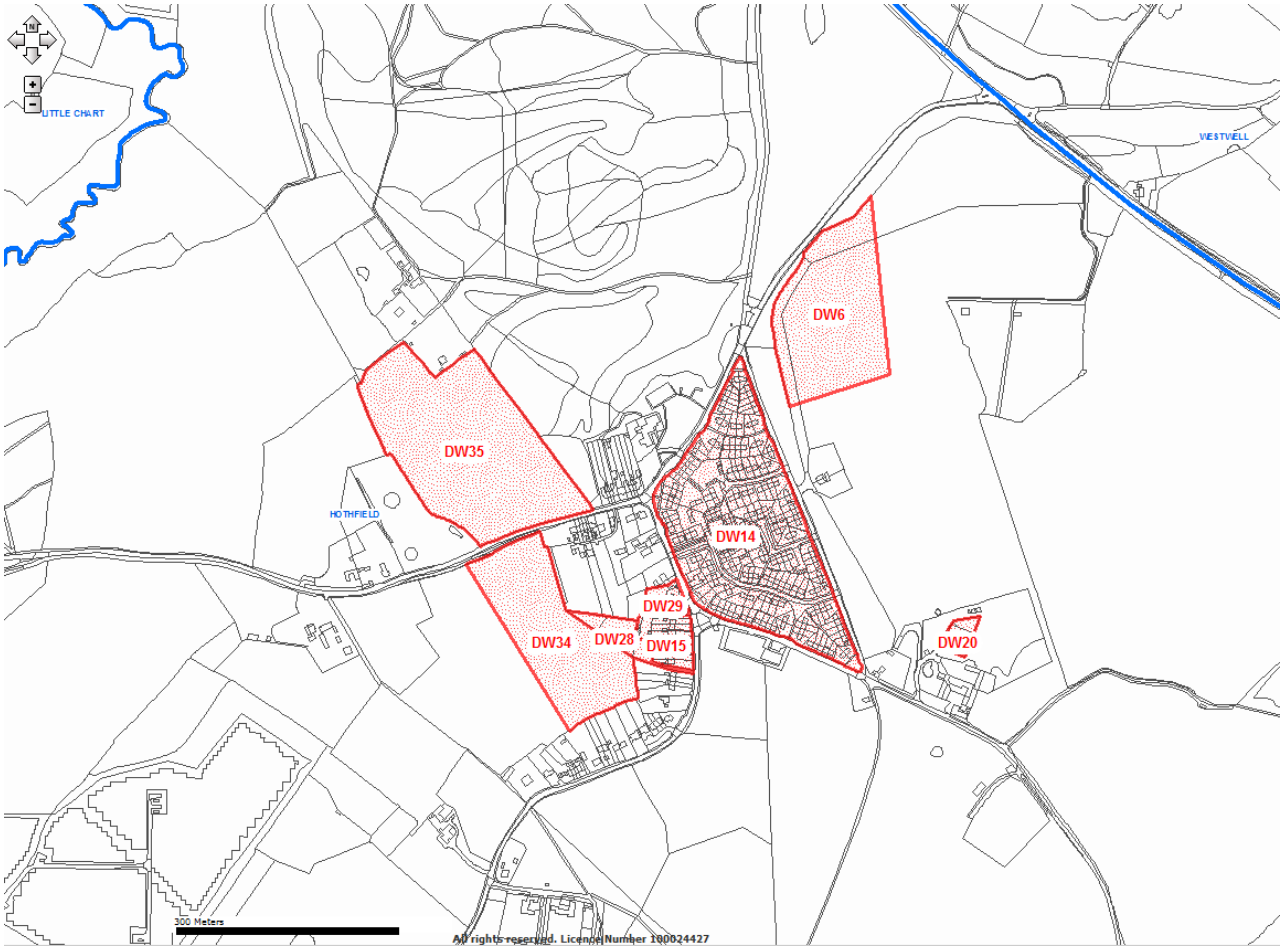
<table>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a number of TPOs in close proximity to the north, south and west.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site is available and achievable. Remain in survey as suitable for development.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 57</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☒</td></tr>
</table></td></tr>
</table>

HOTHFIELD


CHARING
LITTLE CHART
HOTHFIELD
WESTWELL
GREAT CHART WITH SINGLETON
DW39
DW36
DW40
DW31
DW37
DW30
DW10
DW7
DW8
DW12
DW12
DW12
DW12
DW41
DW6
DW35
DW14
DW29
DW34
DW15
DW28
DW20
700 Meters
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HOTHFIELD VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

SITE REF : IO3 SITE NAME: LAND AT HIGH HOUSE FARM

Site Address:	**Other Site Refs**:	**Current Use:**
Kenardington TN26 2LL	09/00787 & Other144	Grazing

Site Description and Adjacent Uses:
The site comprises an area of rough grassland with a dense belt of leylandi on the road frontage. The land was part of a larger agricultural holding where tomatoes were grown in greenhouses. The land rises up from the south. To the north is High House Farm House, a grade II listed building and new housing - Nursery End frontingthe B 2067. To the east is a range of industrial units - High House BusinessPark. To the south is open land. Access to the site is from an existing access road which serves the industrial units and the four new houses.

Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2013, 2007 submission & Refused PP
Site Area (ha): 2.64	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO just on the north eastern edge of the site. Further north there is a LWS/AW.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in a very rural location and therefore possesses a limited access to services, with most facilities located in the village of Hamstreet which is more than 3km away.

Site Access: ☒ The site can be accessed via the Kenardington Road, just off the B2067.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Grade 2 High House and Place House is adjacent to the west	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Kiln/Taylor/Penfold Wood AW is 500m north of the site	**Tree Preservation Order:** There is a TPO on the north eastern edge of the site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

The site is located in a rural village with limited services. This is a large site in the countryside. Local Needs exception housing has been permitted in the locality on an exception basis.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

SITE REF : IO4 SITE NAME: HIGH HOUSE NURSERY, KENARDINGTON

Site Address:	Other Site Refs:	Current Use:
Warehorne Road, Kenardington, TN26 2LX	Click here to enter text.	Fruit Farm/Greenhouses

Site Description and Adjacent Uses:
The site is located off Warehorne Road within open countryside. The site comprises of an established fruit farm with a large glass houses and a number of fruit packing warehouses and storage barns. There is an area of hardstanding at the front of the site, used for parking, and one residential property. The large greenhouse covers the rest of the site.

Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2013
Site Area (ha): 2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Tourist/Visitor facilities
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not within but is in close proximity to a TPO, a LWS and an AW.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in a very rural location and therefore possesses a limited access to services, with most facilities located in the village of Hamstreet which is more than 1.6km away.

Site Access: ☒ The site can be accessed from the B2067		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☒ Kiln/Taylor/Penfold Wood is circa 200m north of the site	**Tree Preservation Order:** There is a TPO within 300m east of the site	**Screening Part 2 Assessment:** Remain in survey - other uses

Suitability & Achievability Assessment:

The site is put forward for holiday lodges etc and may be acceptable for this use depending on tourism policies in the new Local Plan. However, in principle the site is not suitable for other uses as it is located at least 1km away from the village of Appledore and is an unsustainable location.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

SITE REF : IO9 SITE NAME: PADDOCK AT POCKETS COTTAGE, CHURCH LANE

Site Address:	**Other Site Refs**:	**Current Use:**
Paddock at Pockets Cottage, Church Lane, Kenardington	Click here to enter text.	Agricultural/Garden

Site Description and Adjacent Uses:

Cottages one side agricultural on two sides and road frontage on 4th.

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
0.179</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: Site is too small for SHELAA, too far from the village and from amenities, would also be harmful to the landscape.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

SITE REF : IO12 SITE NAME: CHERRY CROFT

Site Address: Kenardington, Ashford, Kent TN26 2NE	Other Site Refs: other55	Current Use: Scrubland

Site Description and Adjacent Uses:
This parcel of land has been derelict for over 10 years and is presently covered in scrub and bramble. It is the remaining 4 acres of the family's farming business that no longer trades. There are two accesses to the property one to the north and the other south-east (opposite Manor Farm), both of which carry main drainage. The land abuts the village of Kenardington and there are houses on the west and south boundaries.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 1.93	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The western corner of the site adjoins the Pond Wood TPO and Park Wood LWS.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Click here to enter text.

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

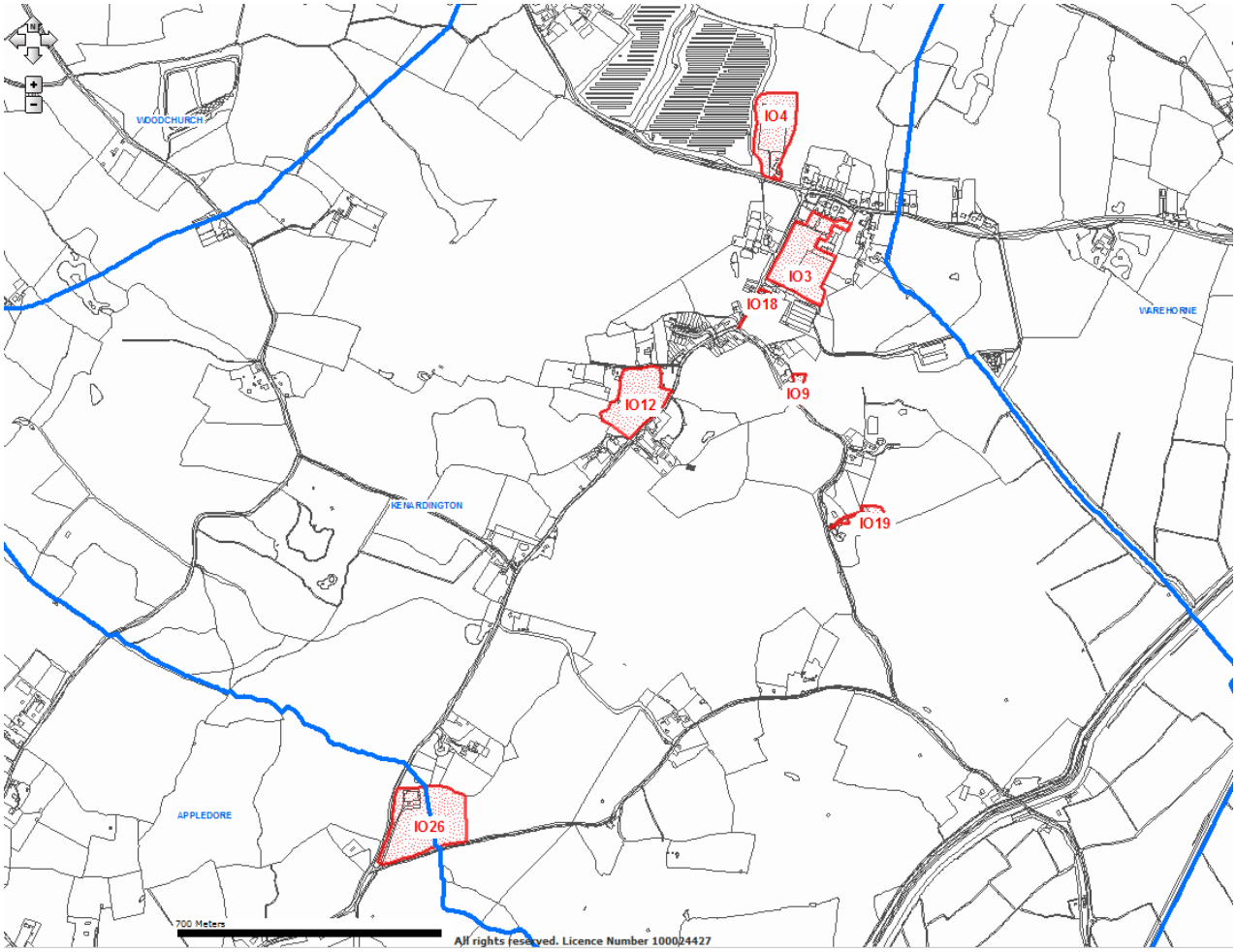
SITE REF : IO18 SITE NAME: LAND OPPOSITE SPRING COTTAGES

<table>
<tr><td>Site Address:
Appledore Road, Kenardington, Kent</td><td>Other Site Refs:
12/01261</td><td>Current Use:
Grazing</td></tr>
<tr><td colspan="3">Site Description and Adjacent Uses:
Kenardington has two cores to it, with a gap of undeveloped land between. This site is part of this undeveloped gap. There is a poultry farm to the east, to the rear of the site, and a row of 4 cottages on the opposite side of the road. To the south is further agricultural/ undeveloped land. Development on thissite will extend the development down Kenardington Road towards The Wish.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
Planning Permission</td></tr>
<tr><td>Site Area (ha):
0.168</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations. NE of the site lies a TPO and SW of the site lies an AW/LWS.</td><td>Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="3">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td>Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td>Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

<table>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

KENARDINGTON



SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

SITE REF : IO3 SITE NAME: LAND AT HIGH HOUSE FARM

Site Address:	**Other Site Refs**:	**Current Use:**
Kenardington TN26 2LL	09/00787 & Other144	Grazing

Site Description and Adjacent Uses:
The site comprises an area of rough grassland with a dense belt of leylandi on the road frontage. The land was part of a larger agricultural holding where tomatoes were grown in greenhouses. The land rises up from the south. To the north is High House Farm House, a grade II listed building and new housing - Nursery End frontingthe B 2067. To the east is a range of industrial units - High House BusinessPark. To the south is open land. Access to the site is from an existing access road which serves the industrial units and the four new houses.

Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2013, 2007 submission & Refused PP
Site Area (ha): 2.64	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO just on the north eastern edge of the site. Further north there is a LWS/AW.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in a very rural location and therefore possesses a limited access to services, with most facilities located in the village of Hamstreet which is more than 3km away.

Site Access: ☒ The site can be accessed via the Kenardington Road, just off the B2067.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Grade 2 High House and Place House is adjacent to the west	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Kiln/Taylor/Penfold Wood AW is 500m north of the site	**Tree Preservation Order:** There is a TPO on the north eastern edge of the site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

The site is located in a rural village with limited services. This is a large site in the countryside. Local Needs exception housing has been permitted in the locality on an exception basis.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

SITE REF : IO4 SITE NAME: HIGH HOUSE NURSERY, KENARDINGTON

Site Address:	Other Site Refs:	Current Use:
Warehorne Road, Kenardington, TN26 2LX	Click here to enter text.	Fruit Farm/Greenhouses

Site Description and Adjacent Uses:
The site is located off Warehorne Road within open countryside. The site comprises of an established fruit farm with a large glass houses and a number of fruit packing warehouses and storage barns. There is an area of hardstanding at the front of the site, used for parking, and one residential property. The large greenhouse covers the rest of the site.

Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2013
Site Area (ha): 2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Tourist/Visitor facilities
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not within but is in close proximity to a TPO, a LWS and an AW.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in a very rural location and therefore possesses a limited access to services, with most facilities located in the village of Hamstreet which is more than 1.6km away.

Site Access: ☒ The site can be accessed from the B2067		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☒ Kiln/Taylor/Penfold Wood is circa 200m north of the site	**Tree Preservation Order:** There is a TPO within 300m east of the site	**Screening Part 2 Assessment:** Remain in survey - other uses

Suitability & Achievability Assessment:

The site is put forward for holiday lodges etc and may be acceptable for this use depending on tourism policies in the new Local Plan. However, in principle the site is not suitable for other uses as it is located at least 1km away from the village of Appledore and is an unsustainable location.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

SITE REF : IO9 SITE NAME: PADDOCK AT POCKETS COTTAGE, CHURCH LANE

Site Address:	**Other Site Refs**:	**Current Use:**
Paddock at Pockets Cottage, Church Lane, Kenardington	Click here to enter text.	Agricultural/Garden

Site Description and Adjacent Uses:

Cottages one side agricultural on two sides and road frontage on 4th.

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
0.179</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: Site is too small for SHELAA, too far from the village and from amenities, would also be harmful to the landscape.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

SITE REF : IO12 SITE NAME: CHERRY CROFT

Site Address: Kenardington, Ashford, Kent TN26 2NE	Other Site Refs: other55	Current Use: Scrubland

Site Description and Adjacent Uses:
This parcel of land has been derelict for over 10 years and is presently covered in scrub and bramble. It is the remaining 4 acres of the family's farming business that no longer trades. There are two accesses to the property one to the north and the other south-east (opposite Manor Farm), both of which carry main drainage. The land abuts the village of Kenardington and there are houses on the west and south boundaries.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 1.93	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The western corner of the site adjoins the Pond Wood TPO and Park Wood LWS.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Click here to enter text.

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENARDINGTON

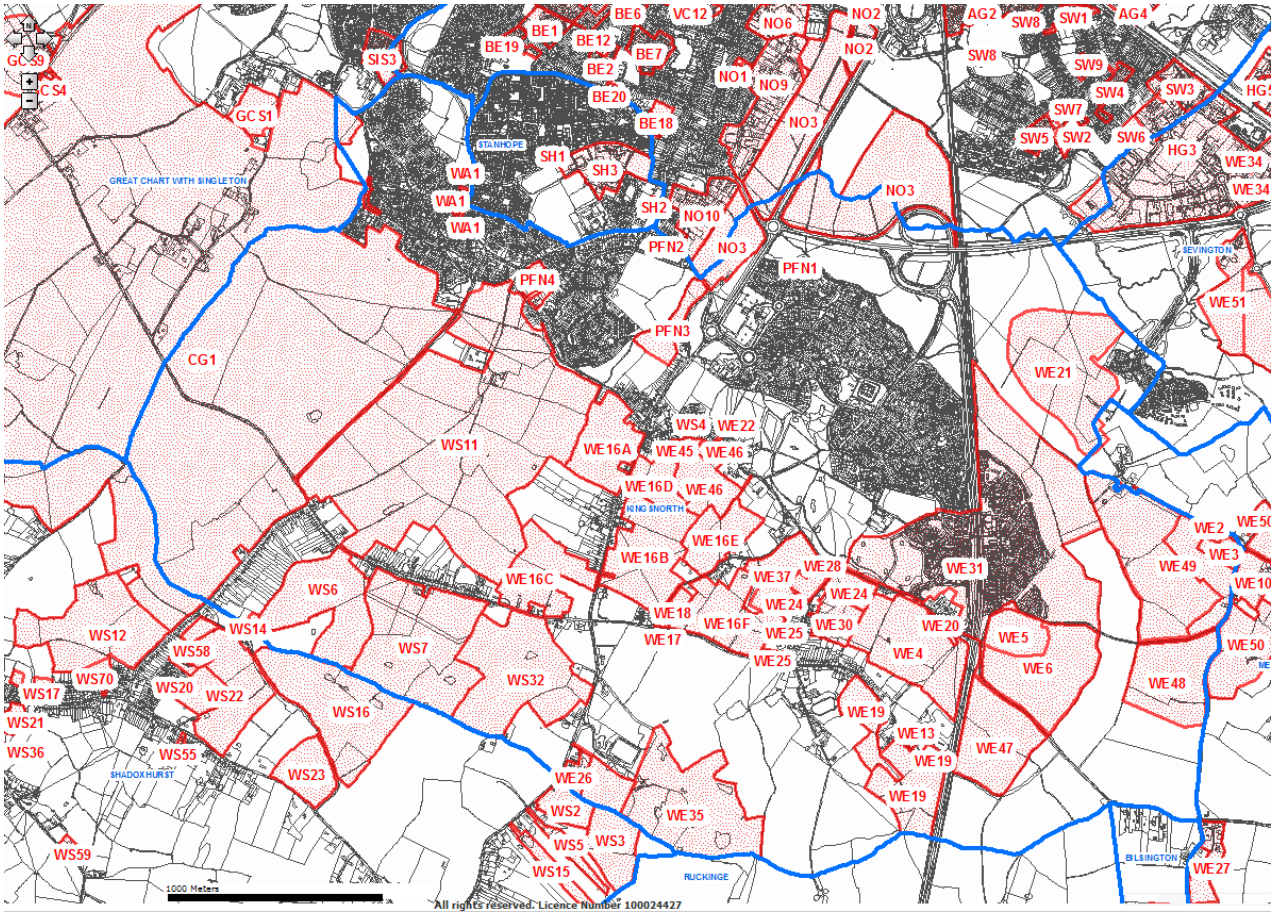
SITE REF : IO18 SITE NAME: LAND OPPOSITE SPRING COTTAGES

<table>
<tr><td>Site Address:
Appledore Road, Kenardington, Kent</td><td>Other Site Refs:
12/01261</td><td>Current Use:
Grazing</td></tr>
<tr><td colspan="3">Site Description and Adjacent Uses:
Kenardington has two cores to it, with a gap of undeveloped land between. This site is part of this undeveloped gap. There is a poultry farm to the east, to the rear of the site, and a row of 4 cottages on the opposite side of the road. To the south is further agricultural/ undeveloped land. Development on thissite will extend the development down Kenardington Road towards The Wish.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
Planning Permission</td></tr>
<tr><td>Site Area (ha):
0.168</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations. NE of the site lies a TPO and SW of the site lies an AW/LWS.</td><td>Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="3">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td>Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td>Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

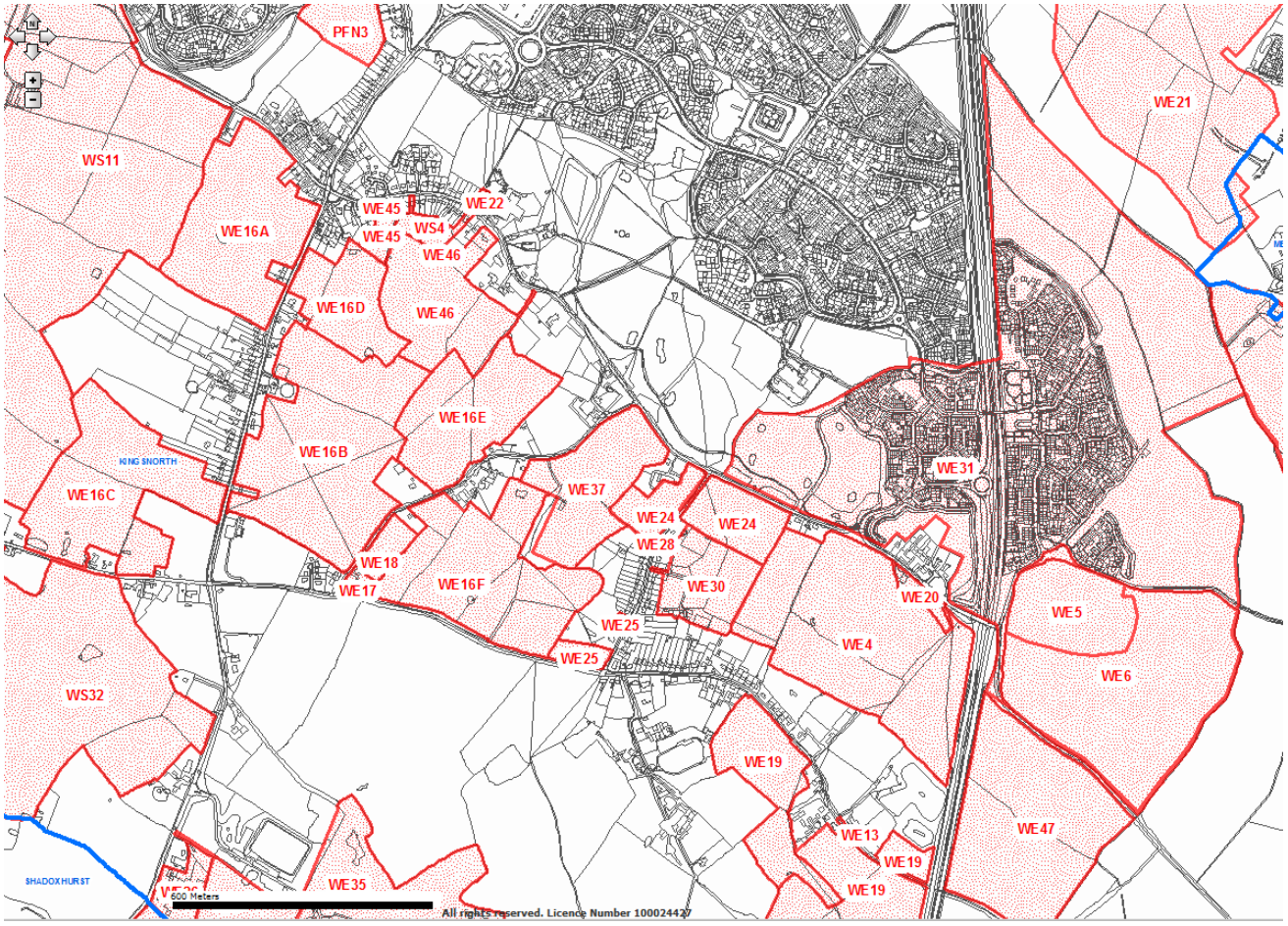
<table>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

KINGSNORTH


GC S4
GC S1
SIS3
BE19
BE1
BE6
VC12
NO6
NO2
AG2
SW8
SW1
AG4
BE12
BE7
BE2
NO1
NO9
SW8
SW9
SW4
SW3
BE20
BE18
NO3
SW7
SW5
SW2
SW6
HG3
STANHOPE
SH1
SH3
WA1
WA1
WA1
SH2
NO10
NO3
WE34
WE34
GREAT CHART WITH SINGLETON
PFN2
NO3
PFN1
PFN4
PFN3
WE51
CG1
WE21
WS4
WE22
WS11
WE16A
WE45
WE46
WE16D
WE46
KING SNORTH
WE2
WE3
WE49
WE16E
WE16B
WE28
WE37
WE31
WE16C
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WE35
WS59
WS5
WS3
WS15
RUCKINGE
BILSINGTON
WE27
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KINGSNORTH VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE2 SITE NAME: THE GREENS BUSINESS CENTRE

<table>
<tr><td>Site Address:
Cheesemans Green Lane, Kingsnorth, Ashford TN25 7HY</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Light Industrial Site</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
This site is a small rural light industrial site in B1 and B8 uses. It contains 4 units and an area of hardstanding. It is surrounded by countryside and agricultural fields with the exception of a row of 3 cottages and a farmhouse to its east.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
0.4</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO, LWS and AW to the north of the site</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in a very rural location and therefore possesses a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Cheeseman's Green Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The site is on/in the Roman Road.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Captain's Wood AW is just north of the site	**Tree Preservation Order:** Captain's Wood TPO is just north of the site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site is a small business centre in a very rural location. It would contrary to policy to allow redevelopment of this site to residential from employment use. At the current time the site lies in very rural location along a rural lane. The site is not close to any services and is therefore not suitainable development.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE3 SITE NAME: LAND EAST OF THE GREENS BUSINESS CENTRE

Site Address: Cheesemans Green Lane, TN25 7HY	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural

Site Description and Adjacent Uses:
This site is an open field used for haymaking, and also includes an area of planting, chicken house and polytunnel. On its North West boundary is small business centre containing 4 light industrial units (Site WE2), and on the North eastern boundary is a row of 3 terraced cottages along the road front. On all other boundaries the site is bounded by open countryside and pockets of woodland.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.888	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** In close proximity to the north of the site there is a TPO, LWS and AW. There is another LWS just to the west of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in a very rural location and therefore does not have access to any nearby community services.

Site Access: ☒ The site is accessible via Cheeseman's Green Lane		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ The site is within the Roman Road.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☒ Captain's Wood AW is just north of the site.	**Tree Preservation Order:** Captain's Wood is just north of the site.	**Screening Part 2 Assessment:** Filtered at Part 2

Suitability & Achievability Assessment:

At the current time the site lies in very rural location along a rural lane. The site is not close to any services and is therefore not sustainable development.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE4 SITE NAME: LAND AT FINN FARM

Site Address:	**Other Site Refs**:	**Current Use:**
South of Church Hill, Kingsnorth TN25 7EX	UE7	Agricultural Land, woodland, housing

Site Description and Adjacent Uses:

A large area of land that lies to the south of Church Hill and Finn Farm Road and to the south of Park Farm East development. The land is used primarily for grazing but there are trees and hedgerows along field boundaries. There is one small pond on the site. To the south-eastern boundary are two large ponds (not on the site). The southern boundary of this site adjoins a ribbon development of detached housing, with large gardens. To the east is the A2070 and Hastings Railway Line. Adjacent to the north-west corner of the site is Stumble Woods. Whilst the site is quite close to the built development of Park Farm, it has a very rural setting as it is separated from this development by the Country Park.

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
17.4</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site adjoins Stumble Wood AW to the west.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just outside the main built-up area of Park Farm South and therefore possesses a limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed from Finn Farm Road/the A2070.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
The site is in close proximity to a number of listed buildings</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
The site adjoins Stumble Wood AW</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 3</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: 435
The site is detached from the main built up area of park farm south and east. Full assessment undertaken as part of broad location	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE5 SITE NAME: LAND TO THE SOUTH OF PARK FARM EAST

Site Address: Park Farm East, Ashford	Other Site Refs: Click here to enter text.	Current Use: Agricultural
Site Description and Adjacent Uses: The site is in agricultural use with trees and hedges defining the site boundary. This site lies to the south of Park farm South East recent development and to the east of the access road to the development.		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 11	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The NE corner of the site adjoins an LWS.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is on the outer-edge of Park Farm South and possesses a limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Brocksman Lane and Cheesemans Green Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The eastern part of the site falls within flood zones 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

See WE6 Site has no constraints and would form an extension to the Bridgefield</td><td colspan="2">Developable Area (ha): 11
Density Calculation (dph): 35
Expected Yield: See WE6</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

development. The site is detached from the main built up area of Park Farm South East by cheesmans lane. However, this road is the access to to the new development and this site requires a full assessment to determine its development potential. This site is also a smaller section of site WE6 and require assesment together.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE6 SITE NAME: PARK FARM SOUTH EAST

Site Address: Hamstreet Bypass, Kingsnorth	**Other Site Refs**: US155, UE6	**Current Use:** Agricultural Land
Site Description and Adjacent Uses: This site lies to the south of the existing Park Farm East development and alongside the A2070 and railway line on the west. It is an area of reasonably flat however the land rises to a ridge line in the south. It includes some significant hedgerows and tree lines bordering the fields. It includes the smaller WE5 Site.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 59	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use/Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The NE corner of the site adjoins a LWS.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Brockmans Lane/Cheesemans Green Lane.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The eastern part of the site is within a flood zone 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is allocated in policy S14. Site is suitable and available and therefore deliverable</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 325</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE11 SITE NAME: WATERBROOK PARK

Site Address: Waterbrook Avenue, Sevington	**Other Site Refs**: 12/00471	**Current Use:** Agricultural, & HGV truck stop
Site Description and Adjacent Uses: The site is south of the A2070 and HS1 and railway to the east. The site includes an operating 24 hour truck stop. The remainder of the site is agricultural land. The site is proposed for Phase 2 of an existing permission of Finberry Park, which is under construction.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** Site Submission 2014 & Planning permission & Employment Land Review
Site Area (ha): 38	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS adjoining the southern boundary of the site. There is also a TPO/AW/LWS site within 300m SW.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is located in a rural location just outside of Sevington and therefore possesses access to services but it would likely require a commute to get there.		

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Waterbrook Avenue.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological area within 300m east of the site.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
There are flood zones 2 and 3 within the site.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
There is an AW within 300m SW of the site.</td><td>Tree Preservation Order: There are a number of TPOs in very close proximity to the SW of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - EMPLOYMENT</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Existing allocation - strategic employment location</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td colspan="2"><table><tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr><tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr></table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE13 SITE NAME: LAND ADJACENT TO HOOKSTEAD, STEEDS LANE

<table>
<tr><td colspan="2">Site Address:
Steeds Lane, Kingsnorth, TN26 1NH</td><td colspan="2">Other Site Refs:
Click here to enter text.</td><td>Current Use:
Gypsy Site</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site currently has temporary permission for gypsy use. It comprises of a mobile home, touring caravan, hardstanding area and surounding landscaping.</td></tr>
<tr><td>Available: ☒</td><td colspan="2">Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
0.01</td><td colspan="2">Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Gypsy/Traveller</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
The site is in quite a rural location outside Park Farm South, and therefore possesses access to some services. There are local shops, a Primary School and a GP surgery nearby.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site is accessible via Steeds Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - other uses	

Suitability & Achievability Assessment: Full assessment required.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE16 SITE NAME: VARIOUS SITES AROUND KINGSNORTH VILLAGE

Site Address: Land South of Kingsnorth, Ashford	**Other Site Refs**: UE4	**Current Use:** Primarily agicultural land with some properties

Site Description and Adjacent Uses:
The site borders and adjoins the edge of Kingsnorth Village. It covers the whole area south of church Hill and north of Steeds Lane and Magpie Hall rd. The site includes Mill Hill which has ribbon development of detached properties and Bond Lane, which has a few resididential properties along it. A large area of land - primarily agricultural which is sub-divided into fields with hedges and trees throughout. The land slopes up to a ridge to the south of Kingsnorth Village and heads towards stubbs cross on the west. The site - court lodge would join the site on the north west. As the site is so large and includes various parcels of land it has been broken into 6 sections for assessment labeled (a-f).

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 111	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use/Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Most of the sites are not in particularly close proximity to ecological designations, but WE16F adjoins Isaac Wood TPO/AW and WE16B is adjacent to a TPO.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is currently undeveloped and therefore access to services is fairly limited. There are local shops in relative close proximity, as well as a GP Surgery and Primary School.

Site Access: ☒ All of the sites are accessible via a highway.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☒ There is an archaeological site just north of WE16E.	**Conservation Area:** ☒ WE16E adjoins a CA.	**Listed Buildings:** Pool Cottage Mumford House is within 100m north of WE16E.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: WE16A is within a flood zone 2	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Isaac Wood AW adjoins WE16F.	**Tree Preservation Order:** Isaac Wood TPO adjoins WE16F.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

This is a broad location proposed as an urban extension. An assessment is required into the need of an urban extension, and detailed assessments are required for these sites to conclude on their suitability for development.

Developable Area (ha): 111
Density Calculation (dph): 30
Expected Yield: 260 (0-5); 290 (6-10)

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE17 SITE NAME: THE RETREAT, TAYLOR FARM, BOND LANE

Site Address: Click here to enter text.	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential farm property and Curtilage
Site Description and Adjacent Uses: The site is a detached residential property with outbuildings and a large garden area. To the west of the site is a cul-de-sac of 10 detached dwellings and beyond those is the cricket ground.On all other boundaries the site is surrounded by open countryside and farmland.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 1.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/employment/tourist facilities
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations. There is a TPO/AW to the east and an AW to the SE.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is quite far removed from the nearest built-up area and therefore possesses a limited access to services.		
Site Access: ☒ The site is accessible via Bond Lane/Steeds Lane.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Isaac Wood AW is circa 400m east of the site	**Tree Preservation Order:** Isaac Wood TPO is circa 400m east of the site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site alone is not in a sustainable location for development. However, this site forms part of the broad location identified as land south of Kingsnorth, and requires a more detailed assessment along with Site WE16.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE18 SITE NAME: TAYLOR FARM, BOND LANE

Site Address: Kingsnorth, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Farm buildings, dwellings and agricultural land

Site Description and Adjacent Uses:
The site consists of 2 residential dwellings and outbuildings assosiated with farming uses. There is a large pond on the site and open fields. To the west of the site is a cul-de-sac of 10 detached dwellings and beyond those is the cricket ground.On all other boundaries the site is surrounded by open countryside and farmland.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 1.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/employment/tourist facilities
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations. There is a TPO/AW to the east and an AW to the SE.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is quite far removed from the nearest built-up area and therefore possesses a limited access to services.

Site Access: ☒ The site is accessible via Bond Lane/Steeds Lane.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☒ Isaac Wood AW is circa 400m east of the site	**Tree Preservation Order:** Isaac Wood TPO is circa 400m east of the site	**Screening Part 2 Assessment:** Filtered at Part 2

Suitability & Achievability Assessment:

This site alone is not in a sustainable location for development. However, this site forms part of the broad location identified as land south of Kingsnorth, and requires a more detailed assessment along with Site WE16, and WE17.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE19 SITE NAME: LAND ADJACENT TO MEADOW FARM, BROADHEMBURY FARM & LAND SOUTH OF HOOKSTEAD, STEEDS LANE, KINGSNORTH

Site Address:	Other Site Refs:	Current Use:
Steeds Lane, Kingsnorth	Click here to enter text.	Open fields with farm buildings

Site Description and Adjacent Uses:
This site is a large site that contains a number of different parcels of land. The area to the east adjoins the railway line as is very rural in nature. The area to the north here is adjoining a residential property which has a large lake in its curtilage. To the south the site adjoins open countryside. On its western boundary there is a large farm and associated agricultural dwellings, and another in the centre of the site, Meadow Farm. On the north eastern boundary is a caravan park and associated facilities. The road of Steeds Lane is to the north of the site on the west and cuts through the parcels on the west. Steeds lane has residential ribbon development along most of its road frontage conssiting of mainly large detached properties.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 15.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Stickett Wood AW is within the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is relatively isolated and therefore possesses a limited access to services.

Site Access: ☒ The site is accessible via Steeds Lane		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There are a number of listed buildings in close proximity	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Stickett Wood AW is within the site.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

At present this site is removed from any built settlement. Steeds lane is made up of large detached properties and access to farms and agricultural uses, as well as the holiday caravan park. This area has been identified as a potential broad location for future growth.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE20 SITE NAME: LAND ADJOINING FINN FARM HOUSE

Site Address: Finn Farm road, Kingsnorth, Ashford Kent, TN23 3EX	**Other Site Refs**: Click here to enter text.	**Current Use:** Single dwelling and curtilage

Site Description and Adjacent Uses:
A small site adjoining Finn Farm. Large detached property in residential curtilage.The site is surrounded by fields and countryside to the south, the development of Bridgefield is 150m away to the north. The site is overgrown with trees and hedgerows.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.51	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW to the west within circa 300m.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is located just on the outskirts of a built-up area. In relatively close proximity there are local shops, whilst between 800m-1.6km there is a Primary School and town centre.

Site Access: ☒ The site is accessible via Finn Farm Road, just off the A2070.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** The site is close to a number of listed buildings.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

<table>
<tr><td>Woodland: ☒
Stumble Wood AW is circa 300m west.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="5">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

This is a broad location proposed as an urban extension. An assessment is required into the need for an extension, and detailed assessments are required for these sites to conclude on their suitability for development.</td><td colspan="5">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 12</td></tr>
<tr><td colspan="5">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH & MERSHAM

SITE REF : WE21 SITE NAME: THE PARK, CHEESEMAN'S GREEN (FINBERRY)

Site Address:	**Other Site Refs**:	**Current Use:**
Cheesemans Green, Ashford, kent TN24 0LH	Click here to enter text.	Fields undergoing pre-development work & farmland

Site Description and Adjacent Uses:
The site is arable farmland which has been used for low intensity farmingand inlcudes existing hedgerows. There are no farm buildings or other structures on the site. Part of the site is vacant following the completion of civil engineering works. The remainder of the site is in a short term farm business tenancy.The site lies adjacent to the Finberry Development which is under construction. There is a new access road from the A2070 to this development.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 24.79	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS circa 200m away along the western boundary of the site. Captain's Wood TPO/AW is also in close proximity to the east of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
Currently there are a lack of services at the site. However, as the site continues to be developed, services such as shops, a Primary School and a GP surgery will all be provided.

Site Access: ☒ The site will be accessible via a new access road from the A2070 to this development.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological area within the western half of the site.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

<table>
<tr><td>Flood Risk:
Flood zones 2 and 3 lie on the perimeter to the west, north and east of the site.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is in close proximity to POS.</td></tr>
<tr><td>Woodland: ☒
Captain's Wood AW is circa 200m east of the site.</td><td>Tree Preservation Order: Captain's Wood TPO is circa 200m east of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td rowspan="2">Suitability & Achievability Assessment:

Development of this site would be an extension to the existing development of Finberry which is under construction and has the ability to provide new infrasructure. Allocated under policy S15</td><td colspan="3">Developable Area (ha): 24.79
Density Calculation (dph): 25
Expected Yield: 300</td></tr>
<tr><td colspan="3">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☒</td><td>☒</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE22 SITE NAME: VILLAGE HALL CAR PARK AND GRASS VERGE

Site Address:	**Other Site Refs**:	**Current Use:**
Kingsnorth	Click here to enter text.	Car Park and Grass verge

Site Description and Adjacent Uses: This site is the car park to the rear of the village hall in Kingsnorth, and the access road and grass verge along the side. To the north is the School Car park and recreation field, to the east is the primary school and to the west and south is housing.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** ABC Owned	
Site Area (ha): 1.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/Employment/Tourist/Leisure	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations.		**Screening Part 1 Assessment:** **Not Available. This is public space and still required. Not achievable or suitable.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH & MERSHAM

SITE REF : WE23 SITE NAME: LAND AT, CHEESEMANS GREEN

Site Address: East Stour Village, Ashford, Kent, TN25	Other Site Refs: 02/00278	Current Use: Agricultural

Site Description and Adjacent Uses:
Agricultural land on the south eastern edge of Ashford - includes vacant land and buildings with rail sidings on the Waterbrook site.A large area of land on the south eastern edge of Ashford. There are large areas of woodland - principally at captains wood. The land is separate from any settlement but there are some dispersed residential properties throughout the site. The land is flat and relatively featureless. It includes an area of flat land that adjoins the railway sidings and the southern orbital road - waterbrook site slopes very gently down to the river along the southern edge of the site. This part of the site was used for channel tunnel construction.

Available: ☐	Land Use: Greenfield	Submission Details: Allocation
Site Area (ha): 200	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed Use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within an area that is currently being developed (Finberry), and is located just outside of Sevington. Within approximately 800m there is a variety of shops and open space, but the site is over 1.6km away from the nearest GP surgery or school.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Orbital Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological area to the west of the site.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
On the outskirts of the site there is a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is in close proximity to POS.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site currently under construction</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): 25
Expected Yield: 892</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH & MERSHAM

SITE REF : WE23 SITE NAME: LAND AT, CHEESEMANS GREEN

Site Address: East Stour Village, Ashford, Kent, TN25	**Other Site Refs**: 02/00278	**Current Use:** Agricultural
Site Description and Adjacent Uses: Agricultural land on the south eastern edge of Ashford - includes vacant land and buildings with rail sidings on the Waterbrook site.A large area of land on the south eastern edge of Ashford. There are large areas of woodland - principally at captains wood. The land is separate from any settlement but there are some dispersed residential properties throughout the site. The land is flat and relatively featureless. It includes an area of flat land that adjoins the railway sidings and the southern orbital road - waterbrook site slopes very gently down to the river along the southern edge of the site. This part of the site was used for channel tunnel construction.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Allocation
Site Area (ha): 200	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to Part 2**

<table>
<tr><td colspan="4">Location and Access to Services:
The site is within an area that is currently being developed (Finberry), and is located just outside of Sevington. Within approximately 800m there is a variety of shops and open space, but the site is over 1.6km away from the nearest GP surgery or school.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Orbital Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological area to the west of the site.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
On the outskirts of the site there is a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is in close proximity to POS.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site currently under construction. See WE32 for yield</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): 25
Expected Yield: 0. See We32</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE24 SITE NAME: LAND ADJACENT TO STUMBLE LANE/CHURCH HILL AND INCLUDING STUMBLE WOOD

Site Address: Stumble Lane, Kingsnorth, TN23 3EG	**Other Site Refs**: Click here to enter text.	**Current Use:** Agriculture & Woodland
Site Description and Adjacent Uses: The site is divided by Stumble Lane. The eastern side of the site is the area of Stumble Wood. The western side of the site is open fields/agricultural land. Stumble lane is a rural road with ribbon development along both sides that consists mainly of large detached or semi-detached properties, set back from road with large gardens. The site is level grassland managed as grassland pasture for livestock. To the north of the site is Finn Farm Road and the open space/buffer zone provided between Park Farm and Kingsnorth village.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 4.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The western parcel of land adjoins Isaac Wood TPO/AW.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is just on the outskirts of a built-up area and therefore possesses good access to services including a Primary School and Play Area, whilst shops are between 800m-1.6km away.

Site Access: ☒ The two parcels of land are both accessible via Stumble Lane.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Isaac Wood AW adjoins the western site	**Tree Preservation Order:** Isaac Wood TPO adjoins the western site	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

The site is detached from the village of Kingsnorth. Full assessment considered the broad location of Kingsnorth south.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 115

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE25 SITE NAME: LAND AT STEEDS LANE, KINGSNORTH

Site Address: Kingsnorth, Ashford, Kent	**Other Site Refs**: Other01	**Current Use:** Fields - unused
Site Description and Adjacent Uses: This site consists of 2 parcels of land along Stumble Lane in rural kingsnorth. They are either side of of two large detached properties. The southern site is larger - approximately 0.5ha and runs along Steeds Lane west from the Stumble Lane Junction. The second parcel is a small site of 0.05ha between two dwellings. Both sites are fields or garden land with trees and hedges around.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.55	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW less than 400m away to the north, NE and SW, whilst there is also a TPO in close proximity to the north.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE26 SITE NAME: THE IRONWORKS

Site Address: Ashford Road, Kingsnorth, Ashford, Kent TN26 1NJ	**Other Site Refs**: other07	**Current Use:** Commercial use

Site Description and Adjacent Uses:
This site currently consists of a 1 storey building that is seperated into 5 units and used for commercial and light industrial use. There is also a car sales area and associated hardstanding and parking. At the rear of the site is land used as groundworks vehicle storage. To the noth east is the football grounds and open countryside on most boundaries with the exception of a residential property.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** 2007 submission
Site Area (ha): 1.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Just to the south of the site there is a TPO, LWS and AW, whilst adjacent to the north is a row of TPOs.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : WE28 SITE NAME: LAND OPPOSITE STUMBLE WOODS

Site Address: Land adjacent to Church Hill and Stumble Lane Kingsnorth, Ashford, Kent	**Other Site Refs**: Other71	**Current Use:** Grassland field

Site Description and Adjacent Uses:

The land adjoins an existing residential area known as Stumble Lane. This comprises of dwellings along both sides of the highway and extending into the adjacent road/lane network. The site currently comprises a relatively level grassland field. It has been mainly used for livestock grazing in the past and is currently grazed. The land is situated wihtin Kingsnorth parish and immediately adjoins existing residential development to the south, east and west.

<table>
<tr><td>Available: ☐</td><td>Land Use: Click here to enter text.</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
1.73</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site adjoins a TPO/AW, and is adjacent to Stumble Wood AW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PARK FARM

SITE REF : PFN1 SITE NAME: LAND AT THE NORTHERN END OF SADDLERS WAY

Site Address: Park Farm, Ashford	Other Site Refs: Click here to enter text.	Current Use: Informal Open Space
Site Description and Adjacent Uses: The site is an area of open space grassed area bordered by trees to the north and west, with a footpath to the south and east on the edge of a residential development.		
Available: ☐	Land Use: Greenfield	Submission Details: ABC Owned
Site Area (ha): 0.28	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is adjacent to the South Willesborough Dykes LWS.		Screening Part 1 Assessment: Land was retained as POS and kept free from development. Not suitable or achieveable.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Click here to enter text.

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : PFN2 SITE NAME: MISSENDEN, KINGSNORTH ROAD

<table>
<tr><td colspan="2">Site Address:
Kingsnorth Road, Ashford, Kent</td><td>Other Site Refs:
11/00616</td><td colspan="2">Current Use:
Housing</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site is currently a housing development, with further housing adjacent.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Planning Permission</td></tr>
<tr><td colspan="2">Site Area (ha):
0.108</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: In close proximity to the north of the site is a TPO.</td><td colspan="2">Screening Part 1 Assessment: The site is already developed and is therefore not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : PFN3 SITE NAME: LAND ADJACENT TO KINGSNORTH MEDICAL PRACTICE

Site Address: Ashford Road, Kingsnorth TN23 3ED	**Other Site Refs**: Click here to enter text.	**Current Use:** Rough farmland / grazing
Site Description and Adjacent Uses: The site comprises of under-utilised farmland (rough grazing). Field margins and boundaries comprise hedgerows. The site lies to the west of the kingsnorth medical practice and south of Ashford Road. In the south east corner the site adjoins a of ribbon development which consists of detached properties. the the west of the site is a field with a housing estate beyond.		

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
3.9</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Mixed Use</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: In close proximity to the north of the site there is a LWS and there is a scattering of TPOs just to the west.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just on the outskirts of a built-up area and therefore possesses good access to a variety of services including local shops, a play area and a GP surgery.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the Ashford Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The site is in close proximity to two large archaeological sites.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The site is completely within flood zones 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Westhawk Farm TPOs lie to the west.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site falls completely within the floodzones 2 & 3.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KINGSNORTH

SITE REF : PFN4 SITE NAME: TRIUMVIRATE HOUSE (IMAGINE PLAY CENTRE)

Site Address:	Other Site Refs:	Current Use:
Millbank Road, Kingsnorth, Ashford TN23 3JD	Click here to enter text.	Child play centre & Light industrial/ commercial

Site Description and Adjacent Uses:
Triumvirate House is located on the edge of the urban area of Knights Park. The site is a large building which contains offices, a childrens play centre, nursery and outdoor paintball centre which contains some grassed areas. The remainder of the site is hardstanding car park. The Pound Lane Industrial Park contains a number of light industrial units, with hardstanding areas. The access is on Pound Lane, to the south of Trimuvirate House.

Available: ☒	Land Use: Brownfield	Submission Details: Site Submission 2013
Site Area (ha): 3.237	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO adjoining the site to the east side and the SE side. There are more TPOs in close proximity to the west of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located within a built-up area and therefore possesses good access to services including a Primary School, local shops and a GP surgery.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Millbank Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The site is adjacent to a flood zone 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Westhawk Farm TPO adjoins the site to the east, and Long Length TPO is in close proximity to the west.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
The proposals for this site contain various options for development which would require several parcels of land. The whole site is currently in employment use, and to change this use to residential would be against current policy.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WASHFORD

SITE REF : WA1 SITE NAME: VERGES NORTH OF CHART ROAD AND EAST OF WASHFORD FARM ROAD

Site Address: Ashford	Other Site Refs: Click here to enter text.	Current Use: Grass verges
Site Description and Adjacent Uses: The site comprises several small strips of landscaping and grass verges, the majority of which contain trees. The council retains ownership of the majority of the land, apart from a very small strip of landscaping adjacent to no. 46 Washford Road, which has been sold for development. The site is entirely surrounded by residential development.		
Available: ☐	Land Use: Greenfield	Submission Details: ABC OWNED
Site Area (ha): 0.3	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

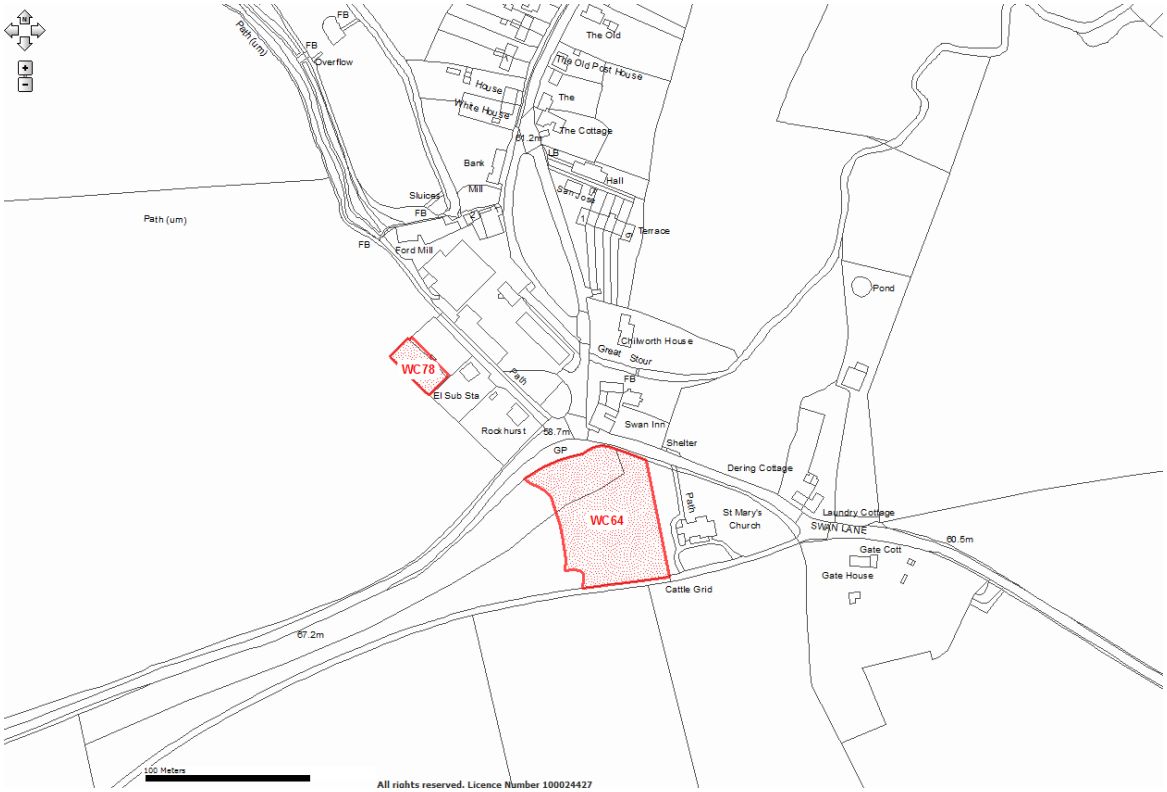
<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is in close proximity to a scattering of TPOs to the south.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

VOLUME II

LITTLE CHART



SITE ASSESSMENTS BY PARISH/AREA – LITTLE CHART

SITE REF : WC64 SITE NAME: LAND ADJACENT TO ST MARYS CHURCH LITTLE CHART

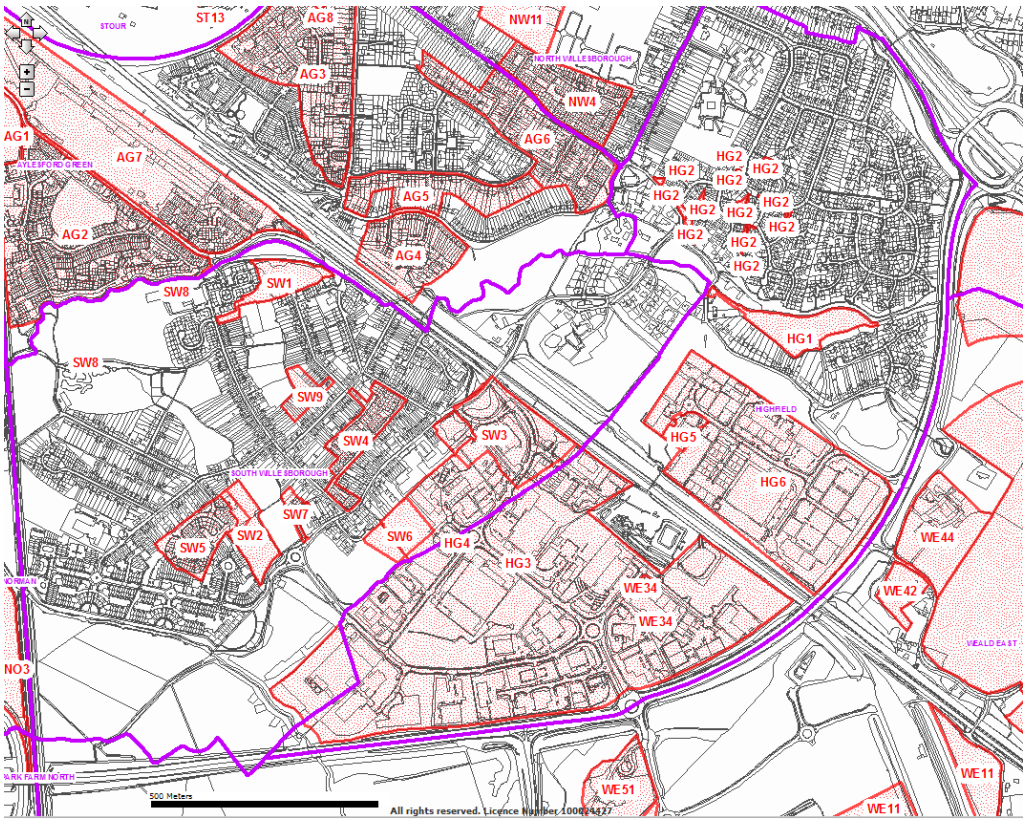
Site Address: Little Chart, Ashford, Kent	**Other Site Refs**: other99	**Current Use:** Vacant land
Site Description and Adjacent Uses: The site is currently vacant land in a very rural area. To the south, west and further in the east there are agricultural fields, whilst to the north there are some warehousing units and ribbon development around The Street.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.527	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO in close proximity to the east and a LWS in close proximity to the NW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

HIGHFIELD



SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG1 SITE NAME: LAND ADJACENT TO CHURCH ROAD, SEVINGTON

Site Address: Sevington Lane, Ashford, TN24 0LE	**Other Site Refs**: Click here to enter text.	**Current Use:** Redundant agricultural land
Site Description and Adjacent Uses: Overgrown area of grassland surrounded by 2 storey resdential dwellings. there is also an elderely care home located towards the north of the site. The site forms part of ABC's green corridor.		

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
1.63</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Boys Hall Road TPO is in close proximity to the west.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within a built-up area and therefore possesses good access to services including shops and a Primary School.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Sevington Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site in close proximity to the south.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The site is within a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
The site is within a POS.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Boys Hall Road TPO is less than 200m west.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Site is completely within Green Corridor and not suitable for development	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG2 SITE NAME: OPEN SPACES AROUND AROUND LUCKHURST ROAD/NORTH EAST OF SEVINGTON

Site Address: Luckhurst Road, Ashford	Other Site Refs: Click here to enter text.	Current Use: Housing Estate
Site Description and Adjacent Uses: The site covers an area of Council housing estate development to the north east of Sevington Lane, around Luckhurst Road and Adjoining roads. The open spaces within this estate largely comprise green areas, some with trees, and most containing footpaths connecting differenet areas within the estate. The larger parcel to the centre (a) contains some play equipment.		
Available: ☐	Land Use: Greenfield	Submission Details: ABC Owned
Site Area (ha): 0.555	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a few solitary TPOs to the west and north of the sites.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The sites are all within a built-up area and therefore possess good access to shops, a hospital and a Primary School.</td></tr>
<tr><td colspan="2">Site Access: ☒ The sites are all accessible via a highway.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The south sites are in close proximity to a flood zone 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The sites are POS.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a few solitary TPOs to the west and north of the sites.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Land was retained as POS and kept free from development. Not suitable or achieveable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG3 SITE NAME: ORBITAL PARK (POLICY U16)

Site Address: Bad Munstereifel Road, Sevington, TN24 0GA	**Other Site Refs**: US08, 67, 46, 60, 111	**Current Use:** Allocated employment site
Site Description and Adjacent Uses: The Orbital Park site is designated in the Core Strategy as a strategic employment location. Although the majority of the site has now been developed, there are still several vacant plots where new development could take place. Currently, Orbital Park has seen a range of different employment-generating uses take place from more general B1 and B8 uses to car showrooms, restaurants, a hotel and the relocation of the cattle market from the Town Centre.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Allocation & planning permission & Employment Land Review
Site Area (ha): 41.229	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large number of TPO designations within the site.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is located on the outer-edge of urban Ashford, and therefore possesses good access to a number of services.		

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via The Boulevard and the A2070.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is a SM adjoining the site, and an area of archaeological importance within the east and west.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
There are flood zones 2 and 3 adjoining the west and south boundaries.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
There is POS in close proximity</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a large number of TPO designations within the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - EMPLOYMENT</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

This site is suitable for further expansion.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td colspan="2"><table><tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr><tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr></table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG4 SITE NAME: KINGSTON HOUSE

<table>
<tr><td>Site Address:
The Long Barrow, Sevington</td><td>Other Site Refs:
11/01402</td><td colspan="2">Current Use:
Office</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Office building on existing employment site (Orbital Park).</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Planning Permission</td></tr>
<tr><td>Site Area (ha):
0.44</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Employment</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a lot of TPOs surrounding the site in close proximity.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is on the edge of urban Ashford and therefore possesses access to a variety of services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via The Long Barrow.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site 300m south.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are a lot of TPOs surrounding the site in close proximity.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	

Suitability & Achievability Assessment:

Site has an extant planning permission for employment.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG5 SITE NAME: UNIT G, ASHFORD BUSINESS PARK

Site Address: Foster Road, Ashford	**Other Site Refs**: 10/00936	**Current Use:** Office building
Site Description and Adjacent Uses: Replacement office building on existing employment site.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.48	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO adjacent to the north of the site. There is also a NNR in very close proximity to the west.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located on the edge of urban Ashford and therefore possesses good access to a variety of services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Foster Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The entire is within an area of archaeological importance.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
There are flood zones 2 and 3 in close proximity to the north of the site.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS in very close proximity.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a TPO adjacent to the north of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - EMPLOYMENT</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
The site is suitable for employment but provides no net gain in employment space as the building is a direct replacement.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG6 SITE NAME: ASHFORD BUSINESS PARK, SEVINGTON (WHOLE SITE)

Site Address:	Other Site Refs:	Current Use:
Ashford	Click here to enter text.	Employment site

Site Description and Adjacent Uses:

The Ashford Business Park is an industrial area on the southern edge of Ashford. It has excellent strategic road access being within 1 km of M20 Junction 10, and a single access road off the A2070 shared with a number of retail warehouse units, which may become congested at peak times. The estate's internal 'spine' road is slightly restricted in terms of width, which could constrain vehicle movements. The estate consists of a number of reasonably modern, light industrial and distribution units, in good condition and with low vacancy, and including a more recent 24-unit development of industrial units (Connect 10). The site is very self-contained, bounded by roads and railway lines, with open land to the north. The site is somewhat remote from local services, although two bus routes operate along the A2070.

<table>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Employment Land Review</td></tr>
<tr><td>Site Area (ha):
14.3</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Employment</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site contains a pair of TPOs and is adjoined by a NNR.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is on the edge of urban Ashford and therefore possesses good access to a variety of services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Barrey Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Part of the site is within an archaeological area and in close proximity to a SM.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There is a LB in close proximity to the east.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
The site adjoins POS.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: The site contains a pair of TPOs.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - EMPLOYMENT</td></tr>
</table>

Suitability & Achievability Assessment:

This is an existing employment site and the potential for expansion and redevelopment should be assessed further.

Developable Area (ha): Click here to enter text.

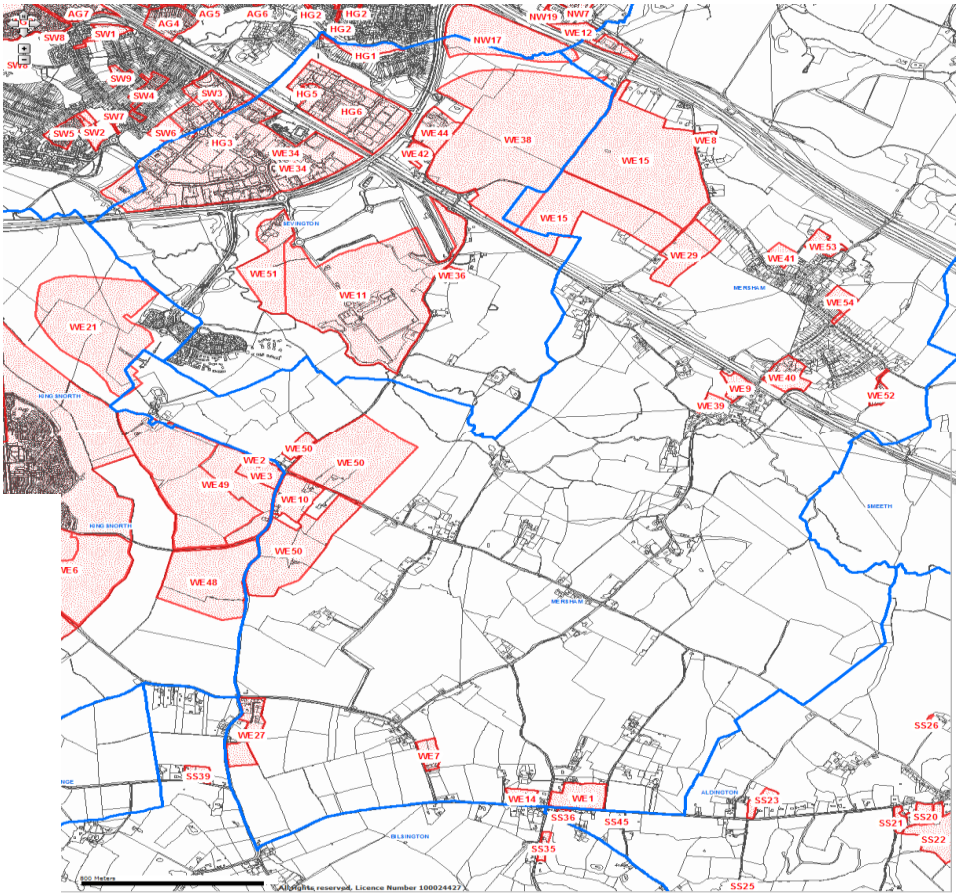
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

MERSHAM



SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE1 SITE NAME: FRITH FIELD

Site Address: Aldington Frith	**Other Site Refs**: Click here to enter text.	**Current Use:** Field
Site Description and Adjacent Uses: The site is an open field and currently used as farmland. The field is bounded on three sides by roads and the area surrounding is mainly detached houses on large plots.		

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in very close proximity to the north of the site, and there is a large LWS and AW that lies to the south.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is in a very rural location and therefore possesses a very limited access to services.			
Site Access: ☒ The site is accessible via Frith Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Frithfield Farm TPO is just to the north of the site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is in a very rural location, in between the main villages of Mersham and Aldington. The landscape is very rural with very limited housing development.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE7 SITE NAME: LAND ADJACENT 1 CHEQUER TREE COTTAGE

Site Address: Chequer Tree Lane, Mersham	Other Site Refs: Click here to enter text.	Current Use: Stables and Equestrian Facility
Site Description and Adjacent Uses: This site is an open paddock and stables adjacent to a residential cottage. it is surrounded by open countryside and farmland, and is rural in character. There is a large farmhouse on the opposite side of the road, but no other housing or development in close proximity.		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 1.12	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a large LWS and AW in close proximity to the south of the site, and there is an AW to the NW.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in a very rural location and therefore possesses very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the Chequer Tree Farm Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
Roughground Wood AW is circa 400m south of the site</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is in a a very rural location, away from built development and not close to any large village or services. Development here would have a detrimental impact on the</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

rural landscape and would not be sustainable.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE8 SITE NAME: LAND TO THE NORTH OF ORCHARD COTTAGE AND MARDEN

Site Address: Kingsford Street, Mersham TN25 6PF	**Other Site Refs**: Click here to enter text.	**Current Use:** Field
Site Description and Adjacent Uses: This site is a vacant field along a road frontage, which forms a gap in the built housing along the road. The housing in this location is mainly ribbon form, and consists of large detached dwellings. Other than those properties the site is surrounded by open countryside, with the motorway 100m to the north.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.52	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a SSSI and AW just to the east of the site.		**Screening Part 1 Assessment: Move to Part 2**

<table>
<tr><td colspan="4">Location and Access to Services:
The site is in a rural location away from any built-up developments and therefore possesses a limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Kingsford Street.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Redbur LB plot adjoins the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
The Bockhanger/Spring Wood AW is less than 400m east of the site.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is far removed from the village centre of Mersham, and the surrounding housing form is very sporadic, with gaps in the road frontage. A large development here would not be a continuation of the built form,</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

and would not be in keeping with the rural character of this area.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE9 SITE NAME: CRANWELL HOUSE, THE FORSTAL

Site Address: Mersham TN25 6NU	**Other Site Refs**: Click here to enter text.	**Current Use:** Dwelling, outbuildings and curtilage
Site Description and Adjacent Uses: The site includes a dwelling, Cranwell House, and its garden set in a substantial field of rough pasture and reached by a drive. In views across the mainly open countryside from the west of the site, Cranwell House appears as a rather isolated dwelling close to Church Road. Much of this road is on an embankment at a higher level than the site and it partially screens the development beyond it.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Cranwell House TPOs lie within the site and along the boundary to the south and west.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is on the outskirts of a built-up area and therefore possesses access to a variety of services including local shops, a Primary School and a play area.

Site Access: ☒ The site is accessible via Church Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There are a number of archaeological sites in close proximity to the NE.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Bell House LB lies opposite the site, whilst a number of LBs are within close proximity	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The site lies in close proximity to a flood zone 2 and 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Cranwell House TPOs lie within and around the site.	**Screening Part 2 Assessment:** Filtered at Part 2	
Suitability & Achievability Assessment: This site has TPO protected trees on the western boundary. The site is in reasonable distance of the village services and has some residential properties around it. There may be issues with the proximity to the		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

railway line, and the road network and therefore this site requires further assessment.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE10 SITE NAME: LAND AT SOUTH STOUR APIARY/MUNDAY FARM HOUSE

Site Address: Cheesemans Green Lane, TN25 7EX	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural with some Residential
Site Description and Adjacent Uses: This site comprises of agricultural land with trees and hedges defining the boundary. Munday Farm house and associated farm buildings are located in the north-eastern corner of the site and are accessed along bank road which runs along the sites north-eastern boundary. 1-2 storey residential units along the south stour apiary are located in the south-west of the site and are accessed via Cheesemans Green Lane, which defined the sites western boundary. To the north and west of the site is a large new development currently under construction - Cheesemans Green (Finberry)		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2014 & Employment Land Review
Site Area (ha): 3.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a scattering of TPOs to the north, and LWS' both to the north and west of the site. There is an AW in close proximity to the south of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in a rural location and therefore possesses limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via a lane just off Cheesemans Green Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The northern part of the site is within an archaeological area</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
On site - Munday Farmhouse and adjacent - Munday Manor</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
Shaw Wood AW is less than 250m south of the site.</td><td>Tree Preservation Order: Captain's Wood TPOs lie circa 250m north of the site.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site has no environmental constraints. At present the site is in a rural location and removed from built development. However, this site may have future development potential as an additional area to the Cheesmans Green development. This requires a detailed assessment with sites WE2 and WE3.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE11 SITE NAME: WATERBROOK PARK

Site Address: Waterbrook Avenue, Sevington	Other Site Refs: 12/00471	Current Use: Agricultural, & HGV truck stop
Site Description and Adjacent Uses: The site is south of the A2070 and HS1 and railway to the east. The site includes an operating 24 hour truck stop. The remainder of the site is agricultural land. The site is proposed for Phase 2 of an existing permission of Finberry Park, which is under construction.		
Available: ☒	Land Use: Mixed	Submission Details: Site Submission 2014 & Planning permission & Employment Land Review
Site Area (ha): 38.23	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The south of the site adjoins the South Willesborough Dykes LWS, whilst the Captain's Wood AW/TPO is within 100m to the SW.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is large scale and undeveloped, possessing a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via Waterbrook Avenue.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Archaeology Potential on the site - AAP associated with muti-period activity in the Stour valley and AAP around area of early prehistoric potential.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Southern edge of the site is within a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - employment</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Existing allocation - strategic employment location	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE11 SITE NAME: WATERBROOK PARK

Site Address: Waterbrook Avenue, Sevington	Other Site Refs: 12/00471	Current Use: Agricultural, & HGV truck stop
Site Description and Adjacent Uses: The site is south of the A2070 and HS1 and railway to the east. The site includes an operating 24 hour truck stop. The remainder of the site is agricultural land. The site is proposed for Phase 2 of an existing permission of Finberry Park, which is under construction.		
Available: ☒	Land Use: Mixed	Submission Details: Site Submission 2014 & Planning permission & Employment Land Review
Site Area (ha): 38.23	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The south of the site adjoins the South Willesborough Dykes LWS, whilst the Captain's Wood AW/TPO is within 100m to the SW.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is large scale and undeveloped, possessing a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via Waterbrook Avenue.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Archaeology Potential on the site - AAP associated with muti-period activity in the Stour valley and AAP around area of early prehistoric potential.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Southern edge of the site is within a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): 38.23 Density Calculation (dph): 25 Expected Yield: 350			
The site is located on the urban edge, around strategic growth locations. Currently employment use allocations but should be explored as potential for housing - full assessment needed.	Deliverability & Developability Timeframe:			
	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH/MERSHAM

SITE REF : WE12 SITE NAME: WILLESBOROUGH GARDEN CENTRE

Site Address:	Other Site Refs:	Current Use:
Hythe Road, Willesborough, Ashford, TN24 0NE	Click here to enter text.	Garden Centre

Site Description and Adjacent Uses:
Aluminium glass house with poly-carbonate roof, ancillary buildings including sales building, timber framed buildings and plant shades and parkign area.Constrained by road network M20 and A20 to north and south

Available: ☒	Land Use: Brownfield	Submission Details: Site Submission 2013
Site Area (ha): 2.4	Neighbourhood Plan Designation: ☐	Proposed Site use: Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a number of TPOs in very close proximity to the west and north.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located within a rural area outside of built up Ashford so possesses limited access to most services. However, it does possess very good access to a local supermarket and hospital.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Hythe Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
A significant proportion of the site is within an area of archaeological potential.</td><td>Conservation Area: ☒
There is a CA within 100m NW of the site.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
A FZ 2 and 3 runs through the site.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a number of TPOs in very close proximity to the west and north.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Other Uses</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is a brownfield site in a location where development is possible, due to Junction 10a proposals. A full survey is required for this site.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE14 SITE NAME: FRITH BUSINESS CENTRE, FRITH ROAD

Site Address: Aldington Frith TN25 7HJ	Other Site Refs: Click here to enter text.	Current Use: Workshop/Storage units
Site Description and Adjacent Uses: This site is in a very rural location, in between the main villages of Mersham and aldington. Although there are a small number of residential properties around the site in this hamlet, this site is not in a sustainable location. The landscape is very rural. This site is currently in business use (B1) and it would be against policy to allow a change of use to residential without a detailed assessment of the current employment potential.		
Available: ☒	Land Use: Brownfield	Submission Details: Site Submission 2013
Site Area (ha): 1.03	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO to the NE of the site, whilst there is large LWS/AW in close proximity to the SW of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in a very rural location and therefore possesses a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Frith Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
Roughground Wood AW is just SW of the site.</td><td>Tree Preservation Order: Frithfield Farm TPO is just to the NE of the site</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is in a very rural location, in between the main villages of Mersham and aldington. Although there are a small number of residential properties around the site in this hamlet, this site is not in a</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

sustainable location. The landscape is very rural. This site is currently in business use (B1) and it would be against policy to allow a change of use to residential without a detailed assessment of the current employment potential.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE15 SITE NAME: SEVINGTON PARK, LAND EAST OF HIGHFIELD LANE

Site Address: Mersham	**Other Site Refs**: Click here to enter text.	**Current Use:** Agriculture
Site Description and Adjacent Uses: This site is a very large area currently used for agriculture. It is bounded on the north by the M20 and to the west joins the allocated site of Sevington. To the east of the site lies the village of Mersham, and to the south is currently the railway line and open fields.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 44.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a SSSI and AW in close proximity to the east of the site.		**Screening Part 1 Assessment: Move to Part 2**

<table>
<tr><td colspan="4">Location and Access to Services:
The site is in a rural location and therefore possesses limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Highfield Lane.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There are a couple of archaeological sites within the site.</td><td>Conservation Area: ☐
There is a CA 500m SE of the site.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
The Bockhanger/Spring Wood AW is in close proximity to the east.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered - Employment</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site was identified in the Core strategy and urban sites and Infrastructure DPD as having potential for allocation to extend the U17 Sevington site. The site has some constraints with the archeological areas and</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

its close proximity to the residential properties to the east and the village of Mersham. This site requires a more detailed assessment.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE27 SITE NAME: BLIBY BUSINESS CENTRE, MERSHAM

Site Address: Mersham, Ashford, Kent	**Other Site Refs**: Other46	**Current Use:** Industrial buildings and two houses
Site Description and Adjacent Uses: The site currently consists of two houses and 8 industrial buildings, in a rural location, surrounded mainly by open countryside.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** 2007 submission
Site Area (ha): 3.439	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Bliby Corner AW is less than 200m west of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		

<table>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year
☐</td><td>6-10 Year
☐</td><td>11-15 Year
☐</td><td>16+ Year
☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE32 SITE NAME: CHEESEMAN'S GREEN (FINBERRY)

<table>
<tr><td>Site Address:
Sevington</td><td colspan="2">Other Site Refs:
09/01566 13/000363</td><td>Current Use:
Part developed site</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
This site is a smaller area of WE23. It has planning permission for 140 units and new access road.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
LP 2000 Allocation & Planning Permission</td></tr>
<tr><td>Site Area (ha):
Click here to enter text.</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing/Mixed use</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Adjacent to the east of the site there is a collection of solitary TPOs, whilst the Great Stour LWS adjoins the south of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in an urban location and therefore possesses good access to a range of services including local shops, a Primary School and a GP surgery.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Victoria Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

Site is under construction

Developable Area (ha): Click here to enter text.

Density Calculation (dph): 25

Expected Yield: 600 (0-5); 202 (6-10);

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE34 SITE NAME: ASHFORD TRADE CENTRE

Site Address:	Other Site Refs:	Current Use:
Hall Avenue, Sevington	11/00468	Retail Unit

Site Description and Adjacent Uses:
The site comprises an industrial/commercial unit located within a industrial/commercial trade centre. The building itself subject of this application is the end unit in a group of 10 units. The building is of a warehouse style with a high eaves and ridge height and is open plan internally (but single storey). The entrance to the building is from the front car park area and the external finish of the building is a mix of brick work and blue/grey metal cladding.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning permission & Employment site
Site Area (ha): 1.04	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large scattering of TPOs adjoining and in close proximity to the site.		**Screening Part 1 Assessment: Not available**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE36 SITE NAME: HOGBEN FARM

Site Address: Sevington Lane, Sevington	**Other Site Refs**: US119	**Current Use:** Farm dwelling and adjoining land
Site Description and Adjacent Uses: The site lies slightly higher than the road and slopes upwards slightly eastwards. The site consists of a detached dwelling with a garage and residential gardens at the front. The rear of the site is open field and is separated from the front by trees/hedges. The site lies on a narrow country road in the countryside and is well screened from the road by trees and hedges.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Other
Site Area (ha): 0.430	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: This site is very rural and currently in an area of countryside with limited built development and services. It is adjacent to the proposed Waterbrook park area and so future potential is possibe. Site has not been re-submitted and therefore is unavailable.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE38 SITE NAME: SEVINGTON (POLICY U19)

Site Address:	Other Site Refs:	Current Use:
Land between M20, A2070 and CTRL	US159	Grazed farmland

Site Description and Adjacent Uses:
This area lies at a key entrance to the town by road and rail and has an open aspect when viewed from the A2070. The topography of the landscape includes a gentle ridge aligned in an east - west direction through the middle of the site.

Available: ☒	Land Use: Greenfield	Submission Details: Allocation
Site Area (ha): 46.4	Neighbourhood Plan Designation: ☐	Proposed Site use: Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Crooksfoot TPO is just to the north of the site.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

The site is just outside a business park and therefore possesses a good access to local shops and a GP surgery.

Site Access: ☒ The site is accessible via Church Road just off the A2070.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ St. Mary's Church archaeological site adjoins WE38	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** St. Mary's Church listed building is adjacent	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: There is a flood zone 2 and 3 in close proximity to the north of the site.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a POS just on the opposite side of the A2070
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - employment	

Suitability & Achievability Assessment:

Allocated site

Developable Area (ha): 46.4

Density Calculation (dph): 35

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE39 SITE NAME: LAND REAR OF VILLAGE HALL, CHURCH ROAD

<table>
<tr><td colspan="2">Site Address:
Click here to enter text.</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Agricultural</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Pasture / Arable Land.North - farmland and two storey dwellings; East - Village Hall, single and two storey dwellings; South - single storey dwelling; West - pumping station, open farmland.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use:
Greenfield</td><td>Submission Details:
Site Submission 2013 (Inf)</td></tr>
<tr><td colspan="2">Site Area (ha):
0.666</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is in very close proximity to Cranwell House TPO to the north.</td><td>Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in a residential rural area and possesses relatively good access to a variety of services including local shops, a primary school, a play area and a local village centre.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site can be accessed via Blind Lane</td><td>Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** The site is in close proximity to a number of listed buildings.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The site lies very closely adjacent to a flood zone 2 and 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

This site has no environmental constraints on site. The site is in reasonable distance of the village services and has some residential properties around it, as well as the primary school. The proposal also includes potential community gain with an extension to the village hall. There may be issues with the proximity to the railway line, and the road network and therefore this site requires further assessment.

Developable Area (ha): 0.666

Density Calculation (dph): 25

Expected Yield: 10

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE40 SITE NAME: LAND AT COURT LODGE FARM, CHURCH ROAD

Site Address: Church Road, Mersham	**Other Site Refs**: Click here to enter text.	**Current Use:** Former farmyard
Site Description and Adjacent Uses: Former farmyard used in connection with Care Home, attached to Mersham Manor as curtilage. North - mixed two storey and single storey dwellings; East - The Stables, Mersham Manor and Parish Church; South - Listed Barn; West - Church Road.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 0.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Cranwell House TPO is in close proximity to the west of the site.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is within Mersham and therefore possesses good access to a variety of services including local shops, a Primary School and a play area.		
Site Access: ☒ The site is accessible via Church Road		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

<table>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaelogical site within WE40.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Within the site there are two listed buildings and one adjoins.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Cranwell House TPO is within 100m west of the site</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td rowspan="3">Suitability & Achievability Assessment:

Much of this site is developed and the site is in a relatively isolated location in the countryside which may raise issues of use of rural roads if promoted for employment uses.</td><td colspan="3">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="3">Deliverability & Developability Timeframe:</td></tr>
<tr><td colspan="3"><table><tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr><tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr></table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE41 SITE NAME: LAND AT GLEBELANDS

<table>
<tr><td colspan="2">Site Address:
Mersham, Ashford, Kent</td><td>Other Site Refs:
Other47</td><td>Current Use:
Field</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
This site is an area of open land behind dwellings in Kingsford Street and Glebelands. The properties are all 2 storey, and either terraced or detached. There is a playing field to the east of the site, and the access road to the Glebelands cul de sac joins the site here. To the north and west of the site is open countryside and pockets of woodland.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
0.607</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Appledene TPO is in very close proximity to the SW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE42 SITE NAME: THE OLD RECTORY

Site Address: Church Road, Sevington, Ashford, Kent TN24 0LD	**Other Site Refs**: Click here to enter text.	**Current Use:** Private dwelling and land
Site Description and Adjacent Uses: Existing house. Adjacent land use: 2 storey dwellings and some agricultural.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** Late Submission
Site Area (ha): 0.86	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to an ecological designation.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CLICK HERE TO ENTER TEXT.

SITE REF : WE43 SITE NAME: LAND NORTH OF BOWER FARM, BOWER ROAD

Site Address: Click here to enter text.	**Other Site Refs**: Click here to enter text.	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: Click here to enter text.		
Available: ☒	**Land Use:** Click here to enter text.	**Submission Details:** Planning Permission
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

Extant Permission

Developable Area (ha): Click here to enter text.

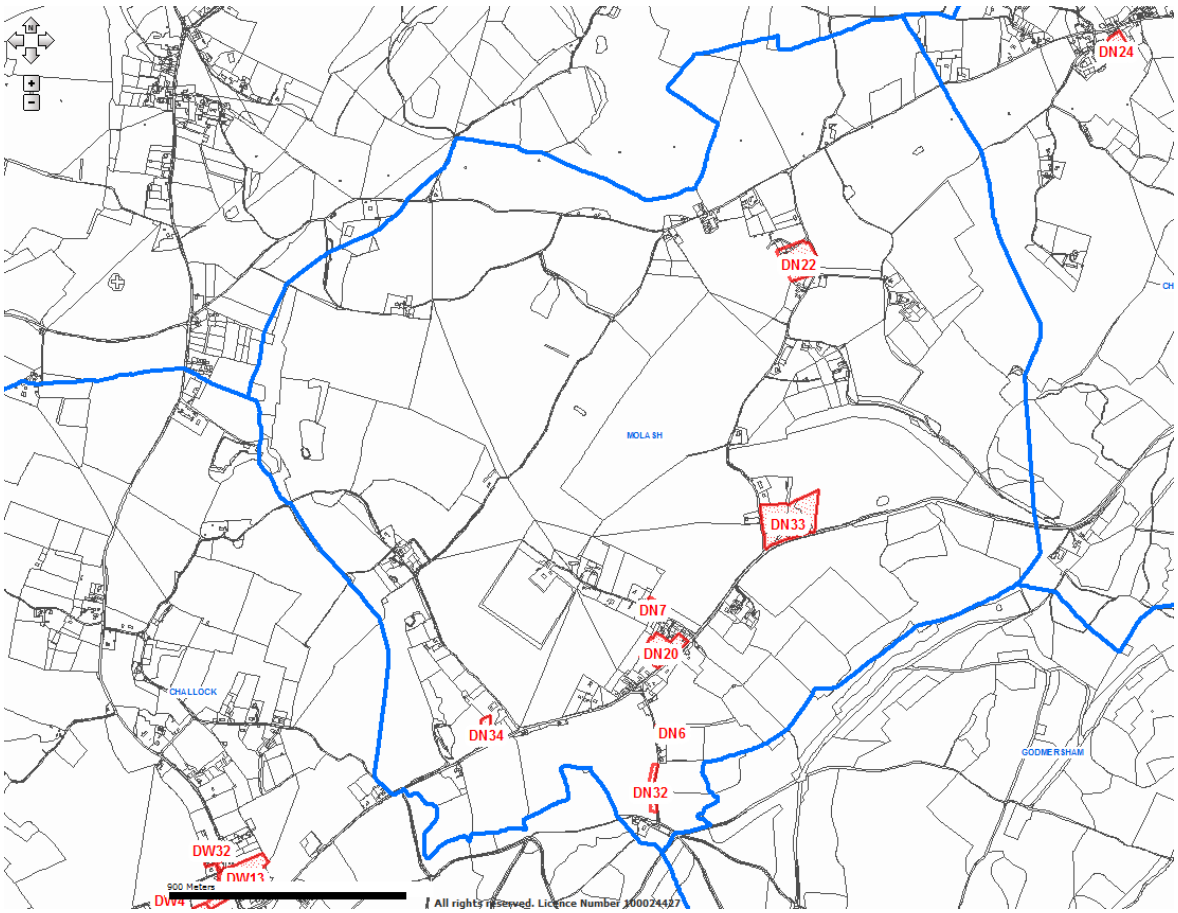
Density Calculation (dph): 25

Expected Yield: 8

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

MOLASH



SITE ASSESSMENTS BY PARISH/AREA – MOLASH

SITE REF : DN6 SITE NAME: LAND ADJACENT TO NO1 POUND LANE COTTAGES

Site Address: Pound Lane, Molash CT4 8HG	**Other Site Refs**: Click here to enter text.	**Current Use:** Storage yard for reclaimed timber
Site Description and Adjacent Uses: The site is an open section of land with an access adjacent to Pound Lane Cottages. There is a small group of shed structures. Adjacent land uses - two storey houses and agricultural land.		

<table>
<tr><td>Available: ☒</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
0.248</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB and is in close proximity to a LWS and an AW.</td><td colspan="2">Screening Part 1 Assessment:
Site removed at Part 1- Site size too small</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MOLASH

SITE REF : DN7 SITE NAME: LAND AT CHURCH LANE, MOLASH

Site Address: Church Lane, Molash, Canterbury CT4 8HD	Other Site Refs: Click here to enter text.	Current Use: Grassland
Site Description and Adjacent Uses: No existing structures just grassed field with hedge boundary on road with existing access. Agricultural and dwellings on both sides of site.		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 0.23	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within the Kent Downs AONB but is not in particularly close proximity to any ecological designations.		Screening Part 1 Assessment: Site removed at Part 1- Site size too small

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MOLASH

SITE REF : DN20 SITE NAME: LAND IN MOLASH - MARTIN LODGE FARM

<table>
<tr><td colspan="2">Site Address:
The Street, Molash, Nr Canterbury, Kent CT4 8HE</td><td>Other Site Refs:
Other50</td><td>Current Use:
Pasture</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Grassland</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use: Mixed</td><td>Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
1.29</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB and is in close proximity to a very large LWS and AW that lies to the south.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MOLASH

SITE REF : DN22 SITE NAME: LAND ADJACENT TO SHOTTENDEN LANE

Site Address: Molash, Canterbury, Kent	**Other Site Refs**: Other76	**Current Use:** Arable farmland
Site Description and Adjacent Uses: The location of the site is adjacent to the Shottenden Lane that connects the A252 near Molash to Shottenden and is in the vicinity of Newland Cottages.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.418	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the Kent Downs AONB but is not in particularly close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MOLASH

SITE REF : DN32 SITE NAME: LAND ADJACENT TO POUND LANE

Site Address: Molash CT4 8HG	**Other Site Refs**: Click here to enter text.	**Current Use:** Arable Farmland
Site Description and Adjacent Uses: Grade 3b farmland, no buildings. Adjacent land uses - agricultural land; Pound Lane has detached semi-detached and terraced houses including private and council houses.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 0.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in very close proximity to Challock Forest LWS and Park Wood AW.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is in a remote rural location and therefore possesses a very limited access to services.		
Site Access: ☒ The site is accessible via Pound Lane		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the Kent Downs AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Park Wood AW is just south of the site	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

The site lies outside the main settlement and is within the countryside. It is therefore unsuitable at present.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MOLASH

SITE REF : DN33 SITE NAME: NORTHDOWN RESIDENTIAL CARE HOME

Site Address:	**Other Site Refs**:	**Current Use:**
Canterbury Road, Molash CT4 8EX	13/01012/AS	Dis-used nursing home

Site Description and Adjacent Uses:
The existing site currently holds an existing nursing home which ceased tradingand is set within 2.96 hectares of grounds, lying within the area of outstanding natural beauty of Molash. The original building was erected during the mid 1930's and consisted of a two storey dwelling with a tiled roof and facing brick walls. The site has been used as a domestic single dwelling, restaurant and nursing home over its life time, the latter use being in operation for some recent years.

Available: ☐	**Land Use:** Mixed	**Submission Details:** Planning Permission
Site Area (ha): 3.028	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within the Kent Downs AONB and is in close proximity to a LWS and AW.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

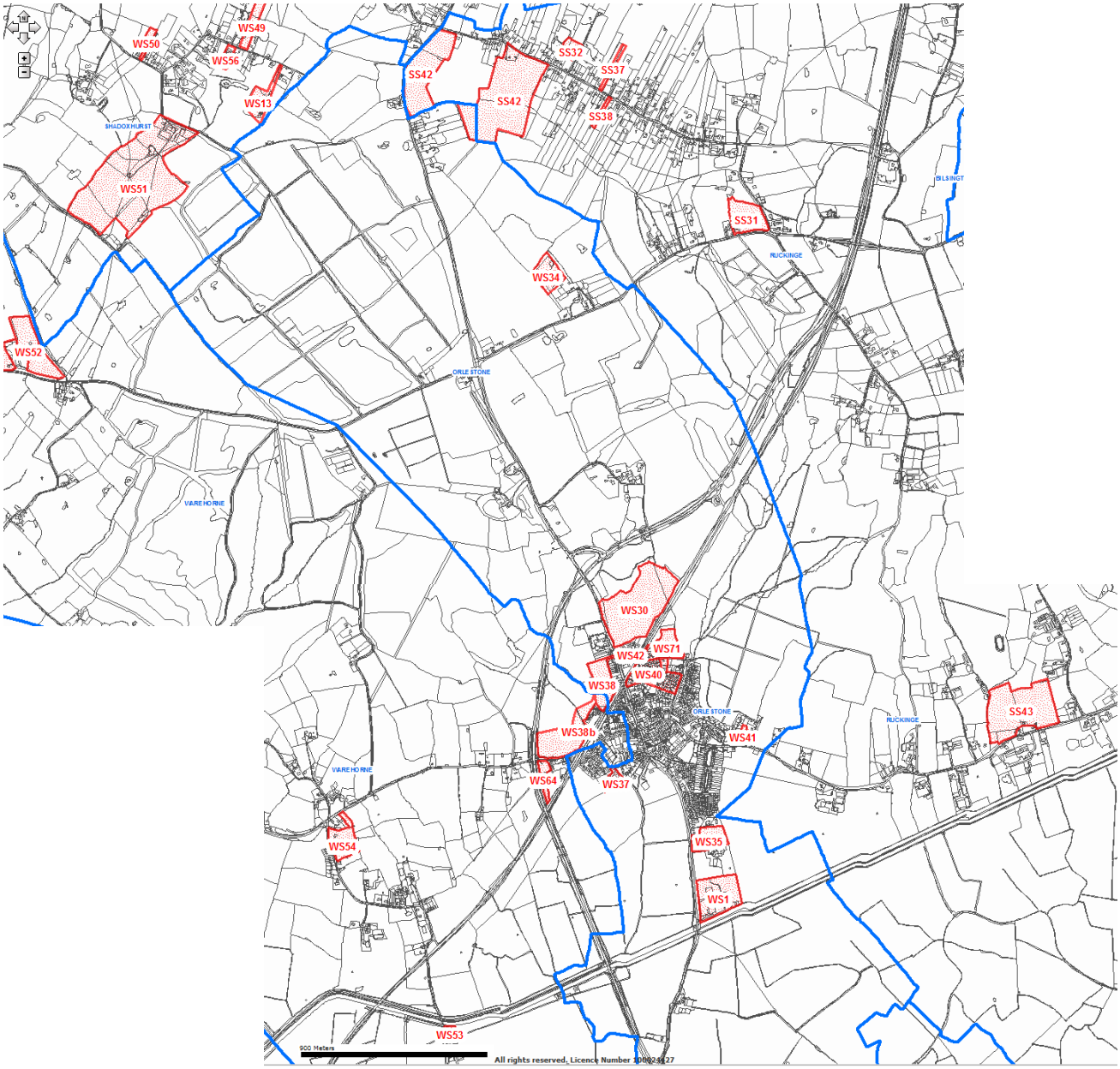
Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

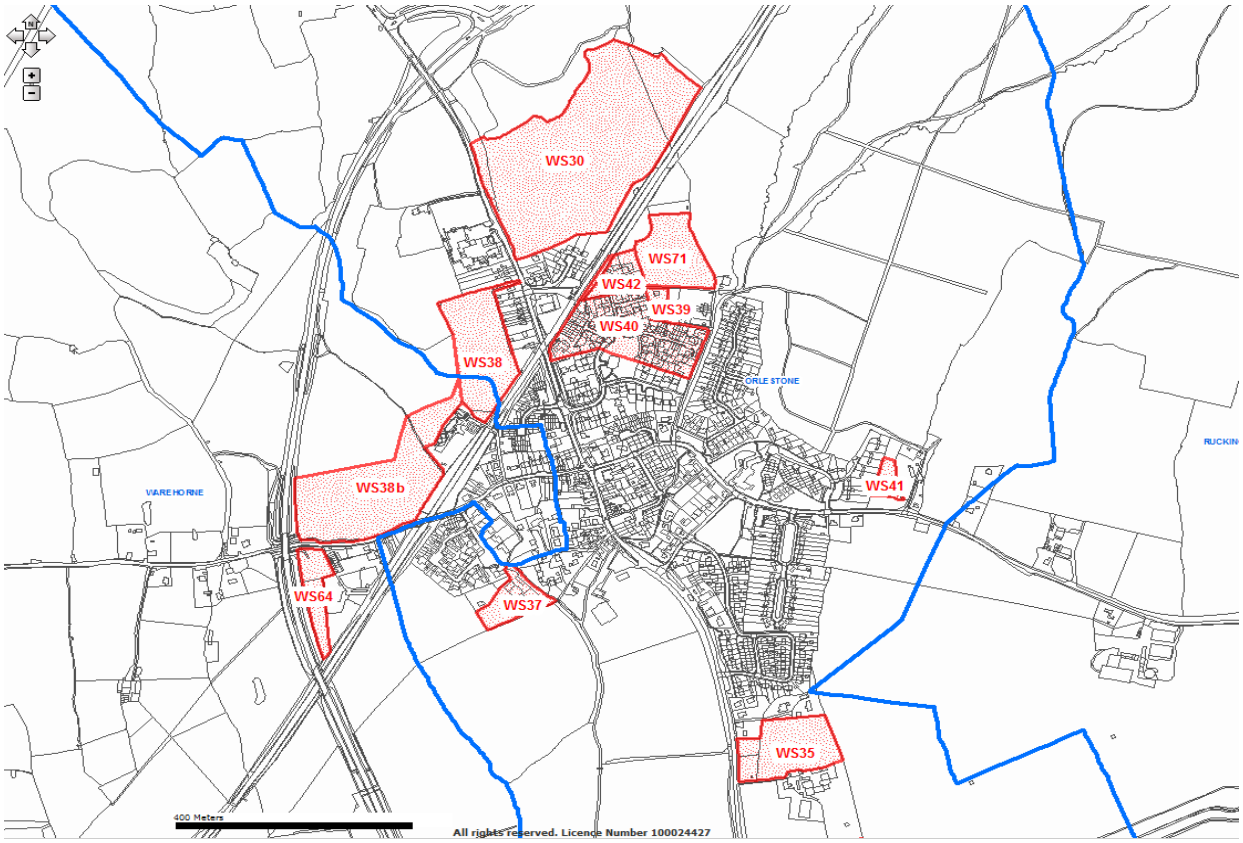
<table>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="5">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="5">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="5">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td colspan="2">11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td colspan="2">☐</td><td>☐</td></tr>
</table>

ORLESTONE/HAMSTREET



ORLESTONE VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS1 SITE NAME: HAMSTREET GARDEN CENTRE

Site Address: Marsh Road, Hamstreet, Ashford, TN26 2QP	**Other Site Refs**: HAM09	**Current Use:** Garden Centre & Residential
Site Description and Adjacent Uses: The site lies on the outskirts of the village and is mainly surrounded by open countryside. The site consists of a large retail unit. The total floor area of exisitng buildings is 2.268sqm with a further 3190 sqm used for storage. The site also has a car park and and area north of the building that is disused greenhouses. There is a residential property on the south east corner 'The Farthings' and the Royal Military Canal runs below the southern boundary.		

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 3.56	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment/Tourist/Leisure	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site lies adjacent to the Royal Military Canal LWS. There is also a SSSI that lies west of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is located just outside the local village and therefore possesses access to a variety of services. These services include a green open space, local shops, play area and a PROW.			
Site Access: ☒ The site can be accessed via The Street		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ SAM 396 PART K ROYAL MILITARY CANAL NAPOLEONIC DEFENCE SYSTEM	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Over half the site is within a flood zone	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** See Suitability and Achievability Assessment	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
The site is a brownfield site close to a large village. It is currently in mainly employment use, with one residential property on site. A large area of the site is within the flood zone, but this area is the part that is developed. There are vacant areas on the north of the site that have potential for development. This site remains in survey for a detailed employment and leisure assessment.	**Deliverability & Developability Timeframe:**

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS30 SITE NAME: LAND NORTH OF ST. MARY'S CLOSE

Site Address:	Other Site Refs:	Current Use:
East of Ashford Rd and North of St Marys Close, Hamstreet	HAM01	Open countryside

Site Description and Adjacent Uses:

The site is located at one of the main entrances to the village. It acts as a green buffer between the A2070 and the built up area of the village. The site is very open, with no obvious natural boundaries to restrict growth in the northern direction. The site is bounded by trees alongside the road into the village and there is woodland to the north. On the western side of the site, the primary school is on the opposite site of Ashford road. There is a close of housing and the railway station tothe south.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 8.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Within the western part of the site lies the Shaw AW and adjacent to the north lies the Court Wood AW. There is more AW to the west, south and east of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: Due to the site's location at the entrance to the village, it possesses very good access to a variety of services including shops, a Primary School, PROW and a railway station.			
Site Access: ☒ The site can be accessed via Ashford Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Within the western part of the site lies the Shaw AW and adjacent to the north lies the Court Wood AW.	**Tree Preservation Order:** Bourne/Carters Wood is circa 200m opposite the east of the site	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:	Developable Area (ha): 8.5 Density Calculation (dph): 25 Expected Yield: 80
The site is greenfield land with some mature trees within boundary.This site could be suitable for a small amount of development in the future and must be assessed in greater detail to ensure no detrimental impact on the landscape and that highway has capacity. Impacts on the school opposite and traffic concerns need addressing.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS34 SITE NAME: CAPEL ORCHARD

Site Address:	Other Site Refs:	Current Use:
Capel Road, Orlestone, Ashford	Click here to enter text.	Dormant recreation

Site Description and Adjacent Uses:
This site is not within the built area of a settlement. it is located in a rural area to the north of a large property, capel house. There is no other built form around the site. The site is surrounded by conifers on three sides, with an Orchard in the middle. Agricultural land and pockets of woodland surround the site.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013 (Inf)
Site Area (ha): 1.618	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing/Mixed Use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not within but in very close proximity to AW in the north. There is TPO and AW to the south and AW to the west.</td><td colspan="2">Screening Part 1 Assessment: This site is not suitable for development. It is not located within a suistainable location as it is too far removed from any settlement. It is surrounded by ancient woodlands and is in close proximity to a SSSI. Access would need to be through the grounds of the adjoining property.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS35 SITE NAME: LAND ADJACENT TO MOUNTAIN FARM

Site Address: Marsh Road, Hamstreet	Other Site Refs: HAM08	Current Use: Agricultural

Site Description and Adjacent Uses:
The site is area of flat, level grass and lies on the southern edge of the village. There is an area of woodland on the part of the site that joins the road, and trees around the site. To the east of the site is open countryside. To the north is the housing development of Farm Road and Willow Drive, which is 2 storey semi detached housing. To the south is Mountain Farm, a commercial/ light industrial site. There are also several detached residential properties along the road. All of this area is well screened from the main road by a high hedge line and tree boundary.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013 (Inf)
Site Area (ha): 1.36	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS to the south of the site and a SSSI to the west.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

The site lies on the southern edge of the village and therefore possesses a good access to services such as local shops, green open space, a town centre and a PROW.

Site Access: ☒ The site can be accessed via The Street		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The western part of the site is in a flood zone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a Public Open Space within 300m NE of the site
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment: This site has some potential for development. It would fill a gap in the built form of development. However the current uses on the site are well screened from the road, development may impact on this.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.
	Deliverability & Developability Timeframe:

There is no footpath to the village from this site and this needs to be taken into consideration. The site also falls within a flood zone. Further detailed assessment is required.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS37 SITE NAME: LAND AND BUILDINGS AT PARKER FARM

Site Address: Rear of Orlestone View, Hamstreet (Policy HAM2)	**Other Site Refs**: HAM02/03	**Current Use:** Agricultural buildings and land
Site Description and Adjacent Uses: This site is located to the south of the development of Orlestone view, which consists of mainly terraced 3 storey housing. It consists of vacant agricultural buildings and associated land. It is adjacent to open countryside to the south of the village, and the sports field. It has a private access road that also served 5 detached properties.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Allocation and Site Submission 2007
Site Area (ha): 1.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a SSSI that lies south of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site lies on the southern edge of the village and therefore possesses good access to services such as local shops, green open space, a town centre and a PROW.

Site Access: ☒ The site can be accessed via Orlestone View off the B2067		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The eastern part of the site is in a flood zone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a Public Open Space in very close proximity to the east of the site
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

The site is allocated as HAM2 in the Tenterden and rural sites DPD and therefore is suitable and available. It was restricted to be developed after 2016. Flood zones have been amended since previous allocation. Detailed assessment required.

Developable Area (ha): 1.6

Density Calculation (dph): 25

Expected Yield: 10

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS38 SITE NAME: DEVELOPMENT SITE REAR OF ORLESTONE VILLA'S

Site Address: Between railway Line and 'the Spinney', Ashford Rd, Hamstreet	**Other Site Refs**: HAM05	**Current Use:** Agricultural Land

Site Description and Adjacent Uses:
This site is located at the western edge of the village, directly behind existing linear housing development in Ashford Road. The site spreads out in the western direction into the open countryside, and can be viewed from A2070. The railway line bounds the site along the southeastern boundary. There is a sewage works area to the south of the site, which is accessed from Warehorne Road, and woodland to the north.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Informal submission & 2007 submission
Site Area (ha): 2.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO east of the site, as well as AW adjacent to the NW.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is within the northern part of the village and therefore possesses good access to a variety of services including a Primary School, local shops, play area, PROW and railway station.

Site Access: ☒ The site can be accessed just off the main Ashford Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Stumbletree Wood AW is adjacent to the NW of the site	**Tree Preservation Order:** Home Farm TPO is in very close proximity to the east	**Screening Part 2 Assessment:** Filtered at Part 3	

Suitability & Achievability Assessment:

The access to the site is only a single track road, up a hill, which serves as a rear parking access to housing in Ashford Road and this needs assessment. Development here would be 'backland' development, and would sit behind the linear development along the main road through the village. The landscape open outs from this site in a western direction with views from the A2070 and beyond. Development here could have a negative impact on this setting and the overall character of the area and this requires full assessment. The site is also in close proximity to the wastewater treatment works and this also needs to be investigated.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 52

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS39 SITE NAME: ROSEHAVEN, BOURNE LANE

<table>
<tr><td>Site Address:
Bourne Lane, Hamstreet (Part of Policy HAM1)</td><td>Other Site Refs:
HAM07</td><td colspan="2">Current Use:
Residential curtilage</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
This site is residential curtilage and lies adjacent to a detached dwelling 'Rosehaven' on Bourne Lane. The site lies relatively close to the Hamstreet woods but is bounded by residential development on 3 sides, of Bournewood and new Lancaster Close development that is currently under construction.</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Allocation & 2007 submission</td></tr>
<tr><td>Site Area (ha):
0.212</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a cluster of TPOs within the site and AW lies to the east.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located within the northern part of the village and therefore possesses good access to a variety of services including a GP surgery, green open space, locals shops, play area and a PROW.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via Lancaster Close</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Hamstreet Woods AW is within 200m to the east	**Tree Preservation Order:** There is a TPO within the site, as well as 200m to the east	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:	**Developable Area (ha):** 0.212 **Density Calculation (dph):** 25 **Expected Yield:** 4
Extant Permission	**Deliverability & Developability Timeframe:**

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS40 SITE NAME: LAND AT LANCASTER CLOSE

Site Address: Lancaster Close, Hamstreet (POLICY HAM1)	**Other Site Refs**: HAM10	**Current Use:** Overgrown former orchard
Site Description and Adjacent Uses: The site is currently open overgrown fields with some tree coverage as it was previously an orchard. It is centrally located in the village. It is bounded by the railway line and station to the west and residential properties to the south and east. The land is mainly flat, but does slope upwards to the west. The woodland around the site is visible.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Allocation & PP
Site Area (ha): 2.55	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are TPOs on the outer edge of the site. Another TPO, a SSSI and an AW all lie circa 120m east.		**Screening Part 1 Assessment: Development complete**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS41 SITE NAME: LAND ADJACENT TO ORLESTONE RISE

<table>
<tr><td colspan="2">Site Address:
Hamstreet</td><td>Other Site Refs:
HAM11</td><td colspan="2">Current Use:
Open space - private</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
This site lies on a steep upwards slope, heading out of the village. There is a small amount of housing to the west, but the area feels very rural, and is clearly beyond the existing built boundary of the village. To the north of the site is the protected woodland and SSSI.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
0.25</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Directly north of the site is a TPO, SSSI and an AW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS71 SITE NAME: LAND ADJACENT TO LANCASTER CLOSE

Site Address: Cotton Hill Land, Bourne Lane, Hamstreet	**Other Site Refs**: Click here to enter text.	**Current Use:** Field

Site Description and Adjacent Uses:

A field occasionally grazed by sheep. Railway line running adjacent, surrounding fields lightly grazed. New Lancaster Close development runs alongside this field on western boundary. There are some residential properties of Rosehaven and Harts Cottages below the sites southern boundary. There is a small Barn on the site. Ancient Woodland between field and railway line. Footpath runs along edge of field to railway station. Hamstreet Woods is to north and east of the site, car park to the woods is on the south eastern boundary of the site.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013 (Inf)	
Site Area (ha): 1.45	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW that lies adjacent to the NW of the site. There is a TPO adjacent to the southern part of the site and there is a TPO, SSSI and an AW that lie close to the east.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is within the northern part of the village and therefore possesses good access to a variety of services including a Primary School, local shops, play area, a PROW and railway station.			
Site Access: ☒ The site is accessible via Lancaster Close off Ashford Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Ethering Wood AW lies adjacent to the NW part of the site	**Tree Preservation Order:** There is a TPO adjacent to the southern part of the site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site would require access through Bourne Lane, which is a very rural track/lane that serves 5 properties and the car park to the nature reserve and woodlands and may not be suitable for additional traffic. Development of this site could be viewed from the woodlands and wider landscape and could have a detrimental impact on the character of this protected area. However, the site is in close proxminity to the development under construction in Lancaster close, and would share a boundary and therefore a full assessment is needed.

Developable Area (ha): Click here to enter text.

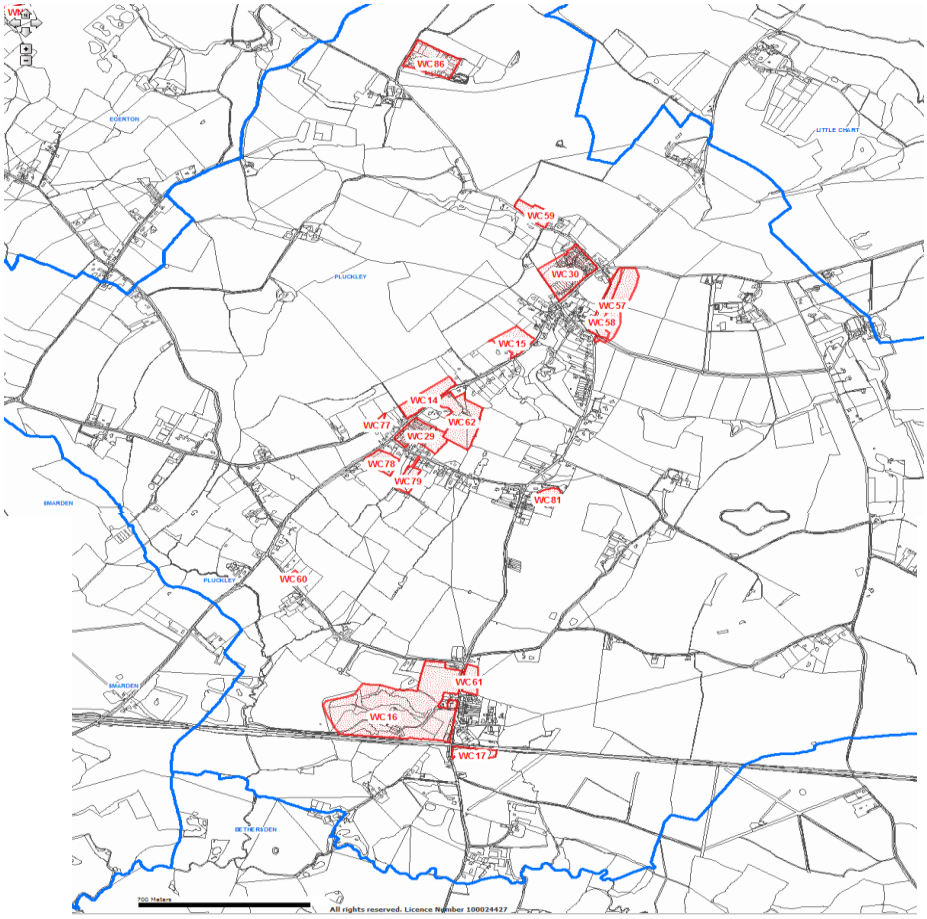
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

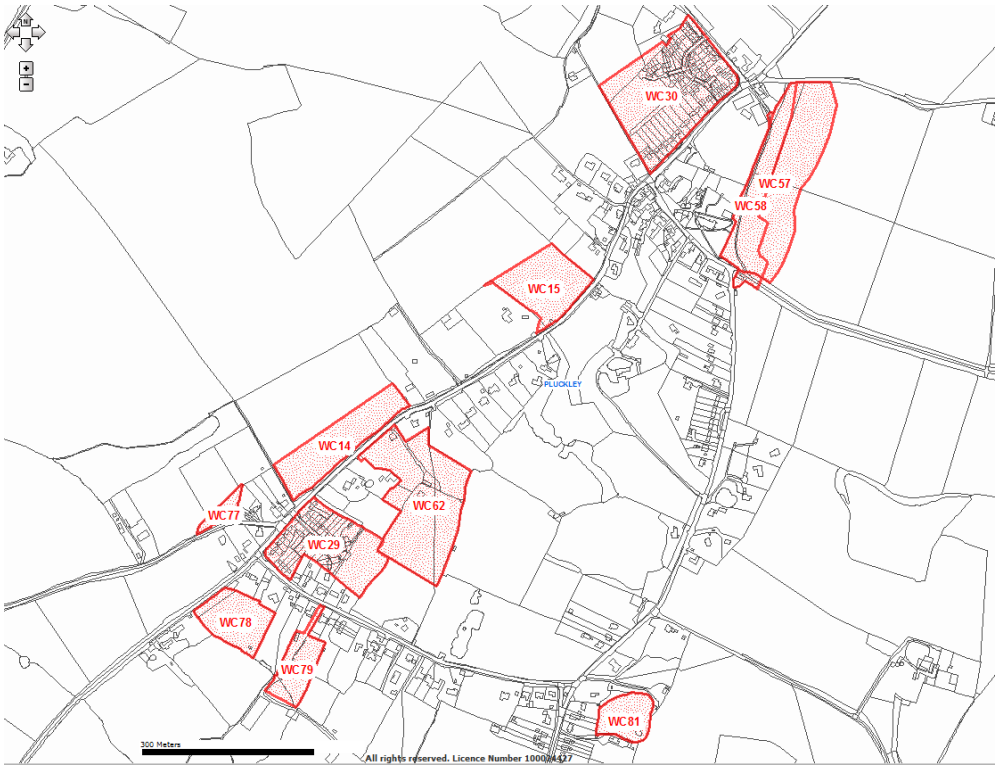
Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

PLUCKLEY



PLUCKLEY VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC14 SITE NAME: LAND NE OF SMARDEN ROAD

Site Address: Pluckley, Ashford	**Other Site Refs**: PLUC04	**Current Use:** Agricultural

Site Description and Adjacent Uses:
The site is rectangular in shape, bordered by Smarden Road along the entire south/south eastern side.To the North: Bordering the northern edge of the site is located farm land.To the East: a single dwelling known as Weald House is located to the east/north east.To the South: The site is bordered to the south/south east by Smarden Road. On the opposite side of Smarden Road is located a selection of detached dwellings including, Luckhurst, Little Farm and Longmeadows. The south of the site is located within the main centre of Pluckley Thorne, a densely populated area.To the West: On the western/south western edge of the site, the land borders onto Thorne Bungalow a two storey detached dwelling.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.54	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a small number of TPOs adjacent/adjoining the eastern corner of the site, whilst there is AW within 150m west.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is located outside the built-up area of Pluckley but possesses a relatively good access to services nonetheless. For instance, there is a shop less than 600m away and a primary school less than 800m away.

Site Access: ☒ The site is accessible via Smarden Road		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ The Pluckley CA is in close proximity.	**Listed Buildings:** Luckhurst House LB is opposite the south of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS within 200m.
Woodland: ☐ Roughett Wood AW is less than 150m west.	**Tree Preservation Order:** The are a number of TPOs adjoining/adjacent the eastern corner of the site.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

This site has potential and is located close to local amenities within Pluckley.

Developable Area (ha): 1.54
Density Calculation (dph): 25
Expected Yield: 35

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC15 SITE NAME: LAND WEST OF SMARDEN ROAD, PLUCKLEY

Site Address:	**Other Site Refs**:	**Current Use:**
Pluckley, Ashford, TN27 0RE	PLUC01	Agricultural

Site Description and Adjacent Uses:
Farmed and adjacent to 2 storey houses.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 1.3	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The Shaw AW is in very close proximity to the south of the site, whilst there is a small cluster of TPOs within 200m to the SW.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is located in close proximity to the centre of Pluckley, and therefore possesses good access to services such local shops and a primary school.			
Site Access: ☒ The site is accessible via Smarden Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site adjoins a CA.	**Listed Buildings:** There are a number of LBs in the adjoining CA.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is designated POS within 400m east and west.
Woodland: ☐ The Shaw AW is within 100m of the south of the site.	**Tree Preservation Order:** There is a small cluster of TPOs within 200m SW of the site.	**Screening Part 2 Assessment:** Remain in survey - housing	
		Developable Area (ha): 1.3 **Density Calculation (dph):** 25 **Expected Yield:** 25	
		Deliverability & Developability Timeframe:	

Suitability & Achievability Assessment:	0-5 Year	6-10 Year	11-15 Year	16+ Year
Development in Pluckley is quite spread out and this site adjoins the conservation area, there are no known constraints at this stage.	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC16 SITE NAME: FORMER PLUCKLEY BRICKWORKS

Site Address: Station Road, Pluckley, Ashford TN27 0RP	**Other Site Refs**: PLUC03/06	**Current Use:** Redundant former brickworks
Site Description and Adjacent Uses: Redundant former brickworks with extant permission forindustrial recycling facility. Former brickworks with derelict redundant buildings, lakes, scrub woodland, garage and repair workshop.Adjacent land uses - Former Landfill site; Agricultural Land;Railway line; Residential and commercial development.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013
Site Area (ha): 13	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a small row of TPOs within the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is in a residential location around the Pluckley train station, but possesses a very limited access to other services such as shops and a primary school. This is because the Pluckley train station is actually located over 1.6km from the Pluckley village centre.

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Station Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
The eastern part of the site is within a CA.</td><td>Listed Buildings:
The site is directly opposite The Dering Arms LB.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is informal POS surrounding the north and west of the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a small row of TPOs within the east of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site has potential as it is a brownfield site which is available now and adjoins a railway station.</td><td colspan="2">Developable Area (ha): 13
Density Calculation (dph): 25
Expected Yield: 25</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC17 SITE NAME: PLUCKLEY STATION

Site Address: Pluckley, Kent TN27 0RT	**Other Site Refs**: PLUC05	**Current Use:** Vacant
Site Description and Adjacent Uses: The site of 0.8 hectares is largely laid to concrete/tarmac with the remainder being of consolidated hardcore. Adjacent land uses - Railway sidings, railway station and forest.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.8	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is AW within 100m east of the site.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is within a residential area around the train station but possesses a limited access to services such as shops and a primary school.		
Site Access: ☒ The site is accessible via Station Road.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site lies directly adjacent to a CA.	**Listed Buildings:** The Dering Arms LB is within 150m.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The site is in very close proximity to a flood zone 2 and 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ The Shaw AW is within 100m.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2

Suitability & Achievability Assessment:

The site is not located within a settlement and impact on the landscape setting would be detrimental as currently there is no development south of the railwayline.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC29 SITE NAME: THE THORNE ESTATE

Site Address: Pluckley	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and grassed area

Site Description and Adjacent Uses:

The Thorne Estate, a mix of brick semi-detached and terraced bungalows and houses, with a garage court and grassed field to the rear which slopes down towards the south east and is without sport or play facilities. Open agricultural land and countryside lie to the south-east and east of the site, with other built up areas of Pluckley to the north, west and south.

Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 2.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a small cluster of TPOs lying adjacent to the site.

Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Click here to enter text.

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC30 SITE NAME: PROPERTIES AROUND WESTFIELD

<table>
<tr><td colspan="2">Site Address:
Pluckley</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Residential and open land</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
A residential area close to the centre of Pluckley. Comprises of semi-detached properties fronting Smarden Road. Bungalows fronting Egerton Road, a more recent residential development behind an area of open land currently being used for grazing. The land slopes down to the west, with open countryside and agricultural land to the west, north and east. The centre of Pluckley lies to the south.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td colspan="2">Site Area (ha):
3.5</td><td>Neighbourhood Plan Designation:
☒</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a couple of TPOs just to the north of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="3">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC57 SITE NAME: PLUCKLEY GREEN

Site Address: Pluckley	**Other Site Refs**: PLUC02	**Current Use:** Agricultural field
Site Description and Adjacent Uses: The site is currently used as agricultural land and borders the Pluckley CA to the west. To the north, east and south the site adjoins further agricultural land.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a couple of TPOs in very close proximity to the south of the site.		**Screening Part 1 Assessment: This site is in a central location but it was not submitted as part of the 'call for sites 2013' process and as such is not available.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC58 SITE NAME: LAND ADJOINING PLUCKLEY RECREATION GROUND

<table>
<tr><td colspan="2">Site Address:
Pluckley, Ashford, Kent</td><td>Other Site Refs:
PLUC07</td><td colspan="2">Current Use:
Agricultural land</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site is currently used as agricultural land and borders the Pluckley CA to the west. To the north, east and south the site adjoins further agricultural land.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
1.2</td><td>Neighbourhood Plan Designation:
☒</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a pair of TPOs in very close proximity to the south of the site.</td><td colspan="2">Screening Part 1 Assessment: This site is in a central location but it was not submitted as part of the 'call for sites 2013' process and as such is not available.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="3">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC59 SITE NAME: OLD HOP PICKERS HUTS SITE ON EGERTON ROAD

Site Address: Pluckley, Ashford, Kent	**Other Site Refs**: PLUC08	**Current Use:** Agricultural use
Site Description and Adjacent Uses: The site sits just outside of the built-up Pluckley area, between two Listed Buildings to the east and one to the west. Surrounding the site there is vast agricultural land.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.794	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a pair of TPOs in close proximity to the east of the site.</td><td colspan="3">Screening Part 1 Assessment: This site is close to built development within Pluckley, however it was not submitted as part of the 'call for sites 2013' process and is therefore considered unavailable.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="3">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="3">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="3">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="3">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC60 SITE NAME: LAND SURROUNDING LILLOOET

Site Address: Chambers Green Road, Pluckley, Ashford, Kent	**Other Site Refs**: PLUC09	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: The site is a wedge of curtilage between Lillooet and the Green Hedges building next door.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no ecological designations in very close proximity to the site.		**Screening Part 1 Assessment: This site is some distance from built development in the countryside and any development here would have an adverse impact on the landscape. This site was not submitted as part of the 'call for sites 2013' process and as such is not available.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

<table>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC61 SITE NAME: LAND ADJOINING TORBAY COTTAGE

Site Address:	**Other Site Refs**:	**Current Use:**
Pluckley, Ashford, Kent	PLUC10	Agricultural

Site Description and Adjacent Uses:
The site is in a very rural location just off a residential development surrounding Pluckley railway station. It is a small parcel of a much larger agricultural field which runs alongside Station Road. To the east and north there are agricultural fields, whereas to the south there is residential development. Directly opposite the site to the west there is a parcel of land that appears to be in use as a paddock.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.2	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a pair of TPOs in very close proximity to the south.		**Screening Part 1 Assessment: This site adjoins built development opposite the Pluckley Brickworks site, it is currently in the countryside so would need a full assessment to ascertain any impact on the surrounding area. However, this site was not submitted as part of the 'call for sites 2013' process and as such is not available.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC62 SITE NAME: LAND ADJACENT TO LITTLE FARM

Site Address: Smarden Road, Pluckley, Ashford, Kent TN27 0RW	**Other Site Refs**: PLUC11	**Current Use:** Agricultural Land

Site Description and Adjacent Uses:

Accommodation land/pasture. Field boundaries consist of stock fences and hedgerows. Agricultural storage barns – 2No. Both buildings are centrally located within the block of land proposed.The land adjoins residential properties and amenity gardens to all boundaries except the east/southeastern fringes. This also includes adjoining land allocated as open space under LE11 saved local plan policy to provide open space to the housing development at Thorne Estate. Property styles and design are eclectic in this area. Dwellings range in design from two-story mid twentieth century dwellings of brick construction with concrete roof tile coverings, to a period listed house in the vicinity ('Luckhurst').

<table>
<tr><td>Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2014 & 2007 submission</td></tr>
<tr><td>Site Area (ha):
2.93</td><td>Neighbourhood Plan Designation:
☒</td><td colspan="2">Proposed Site use: Mixed Use</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a small cluster of TPOs in very close proximity to the north of the site, whilst there is AW within 200m to the NE.</td><td colspan="2">Screening Part 1 Assessment:
Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just outside the main built-up area of Pluckley and therefore possesses a relatively good access to services such as local shops and a primary school.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Smarden Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
The Luckhurst House LB is within 100m of the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site adjoins POS.</td></tr>
<tr><td>Woodland: ☐
The Shaw AW is within 200m to the NE.</td><td>Tree Preservation Order: There is small cluster of TPOs in very close proximity to the north of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): 2.93 Density Calculation (dph): 25 Expected Yield: 72
Although a large site in a prominent location within Pluckley this site is being put forward for a range of uses including housing. It should therefore be considered further through the SA process.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC77 SITE NAME: THORNE YARD, PLUCKLEY (NP SITE REF 3)

Site Address: Smarden Bell Road, Pluckley	Other Site Refs: Click here to enter text.	Current Use: Existing builder's storage yard
Site Description and Adjacent Uses: The site is currently an existing builder's storage yard which is located to the south west of Pluckley, outside of the main village. The site is surrounded to the north, west and east by agricultural land/vacant fields, whilst to the east there is a relatively small residential estate.		
Available: ☒	Land Use: Brownfield	Submission Details: NP 2016 Submission
Site Area (ha): Circa 0.2ha	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is AW within 100m to the north, whilst there are also some TPOs within 200m to the SE.</td><td colspan="3">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the Smarden Bell Road.</td><td colspan="3">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There is a LB adjacent to the south.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
There is POS within 200m to the SE.</td></tr>
<tr><td>Woodland: ☒
The Thorne Roughets AW is within 100m north.</td><td>Tree Preservation Order: There is a small cluster of TPOs within 200m SE of the site.</td><td colspan="3">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

See NP assessment</td><td colspan="3">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 4</td></tr>
<tr><td colspan="3">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC78 SITE NAME: EAST OF SMARDEN ROAD, PLUCKLEY (NP REF SITE 6)

<table>
<tr><td colspan="2">Site Address:
Click here to enter text.</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Click here to enter text.</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site is predominantly farmland used for occasional grazing. It lies behind a row of houses and their curtilage and is joined to the south and west by further agricultural land. To the north and east there is residential development.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use:
Greenfield.</td><td colspan="2">Submission Details:
NP 2016 Submission</td></tr>
<tr><td colspan="2">Site Area (ha): 1</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is an AW within 400m NW and a cluster of TPOs within 100m NE.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site accessible via Smarden Road.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There are a number of LBs in close proximity.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ There is an AW within 400m NW.	**Tree Preservation Order:** There is a small cluster of TPOs within 100m NE.	**Screening Part 2 Assessment:** See NP assessment	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – PLUCKLEY

SITE REF : WC79 SITE NAME: LAMBDEN ROAD, PLUCKLEY (NP SITE REF 7)

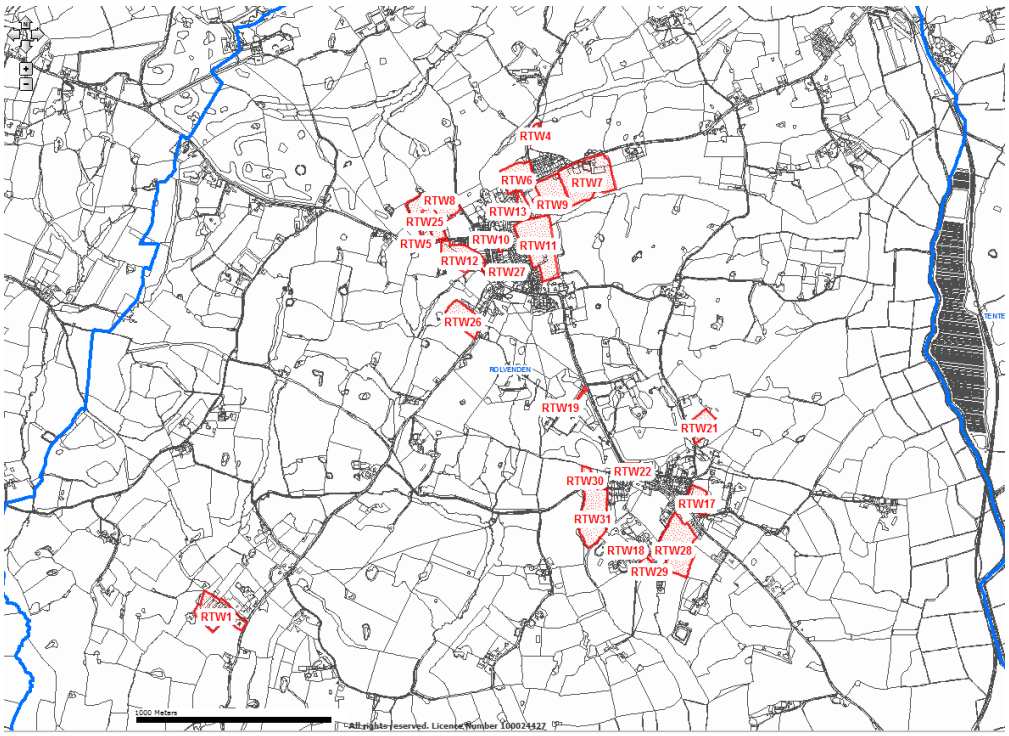
Site Address: Click here to enter text.	**Other Site Refs**: Click here to enter text.	**Current Use:** Pasture
Site Description and Adjacent Uses: The site is predominantly used as a pasture and lies behind a row of houses off of Lambden Road. There is an agricultural building within the site. It is neighboured to the north and south by agricultural fields, whilst to the north and east there is residential development.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** NP 2016 Submission
Site Area (ha): 0.78	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Immediately to the north there is small cluster of TPOs.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via an access off of the Lambden Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There are LBs in close proximity to the north and east.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS in close proximity to the north of the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Immediately to the north there is small cluster of TPOs.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

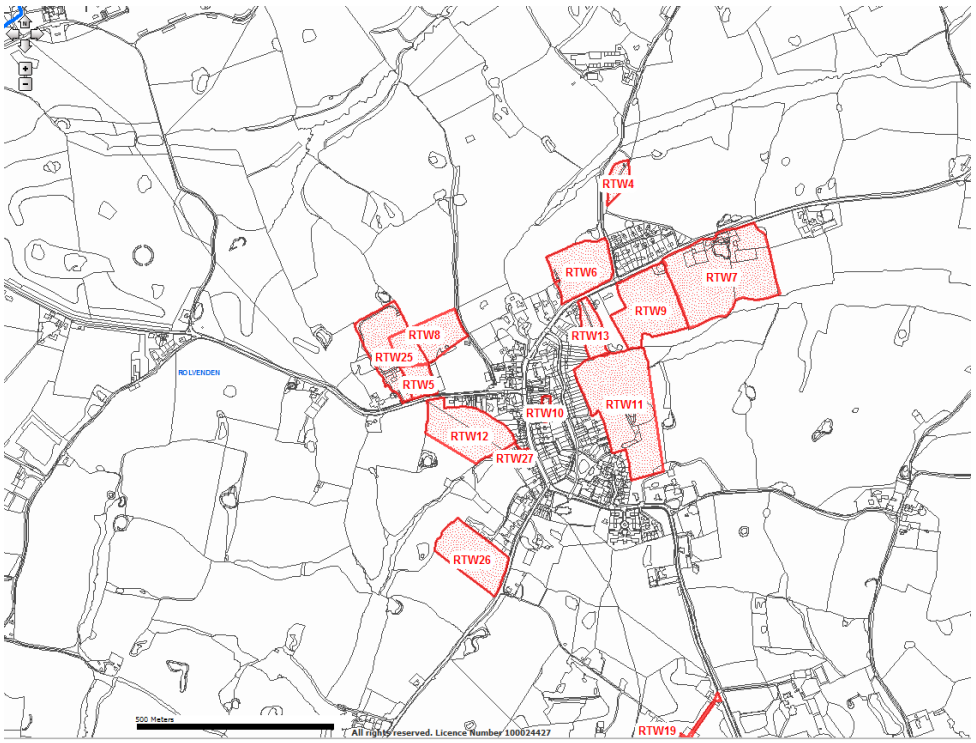
See NP assessment.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

ROLVENDEN



ROLVENDEN VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – ROLVENDEN

SITE REF : RTW1 SITE NAME: COPFIELD FARM

<table>
<tr><td>Site Address:
Hastings Road, Rolvenden TN17 4PN</td><td>Other Site Refs:
11/01424</td><td colspan="2">Current Use:
Poultry Farm</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Around 8,120sqm of poultry sheds and packing facilities on site. The site lies in relatively enclosed countryside bounded by Hastings Road to the east, screened by agricultural fields to the south, wooded copse to the west and a tree lined boundary adjoining the Aquatic Centre (World of Water) and two residential properties to the north.</td></tr>
<tr><td>Available: ☒</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
Site Submission 2014 & Planning permission</td></tr>
<tr><td>Site Area (ha):
2.7</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within 200m north of a large TPO. There is a few AWs that lie north of the site, but are not considered to be in very close proximity (around 400-500m away).</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located quite some distance (more than 1.6km) from the nearest village and therefore possesses a relatively poor access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is located on Hastings Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the High Weald AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☒ There is a medieval chapel 350m to the SE of the site.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a large TPO within 200m of the site.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment: Neighbourhood plan decision	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW2 SITE NAME: PICKHILL BUSINESS CENTRE

Site Address: Small Hythe Road, Tenterden TN30 7LZ	**Other Site Refs**: Click here to enter text.	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: The site is relatively isolated and is over 1km south of Tenterden. The site is open land but adjoins a business centre to the south. The site is surrounded by open fields to the north and east, whilst to the south there is the business centre and to the west there is a single dwelling with field space beyond.		

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 0.96	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is AW in close proximity to the west.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is in a very rural location and therefore possesses very limited access to services.			
Site Access: ☒ The site is accessible via Smallhythe Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the High Weald AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There are two LBs in very close proximity to the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ There is AW in close proximity to the west.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	
Suitability & Achievability Assessment: Suitable for sustainable modest extension of employment uses.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ROLVENDEN

SITE REF : RTW3 SITE NAME: GATEFIELD COTTAGES

Site Address: Click here to enter text.	**Other Site Refs**: rolv01	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: Click here to enter text.		
Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** 2007 submission
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text. / **Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW4 SITE NAME: HALDEN LANE

Site Address: Rolvenden	**Other Site Refs**: ROLV02	**Current Use:** Previous Southern Water Pumping Station
Site Description and Adjacent Uses: The site is just beyond the Gatefield Cottages on the outskirts of Rolvenden and was previously owned by Southern Water. On the site there is an old pumping station and surrounding the site is predominantly agricultural land.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** 2007 submission
Site Area (ha): 0.39	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site adjoins an AW.</td><td colspan="2">Screening Part 1 Assessment: The site is located in the countryside, is difficult to access and the site is not considered suitable for development. Site not re submitted therefore considered unavailable.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW5 SITE NAME: LAND ADJOINING WINDSMILL FARM

Site Address: Rolvenden	**Other Site Refs**: ROLV03	**Current Use:** Agricultural land
Site Description and Adjacent Uses: A square shaped site which is flat with substantial hedges as boundaries. The site is currently in agricultural use, which partners further agricultural land to the north and south. To the west of the site there are farm buildings, whilst to the east there is public open space.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.53	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no ecological designations in very close proximity to the site. However there is AW 400m to the NW, as well as a scattering of TPOs 400m to the NEE.		**Screening Part 1 Assessment: The site is prominent from the Benenden Road. Development would be detached from the main part of the village Site not re submitted therefore not considered to be available.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ROLVENDEN

SITE REF : RTW6 SITE NAME: ROLVENDEN FOOTBALL FIELD

Site Address: Rolvenden	**Other Site Refs**: ROLV04	**Current Use:** Football pitch for private club
Site Description and Adjacent Uses: A level sports field site that fronts onto Tenterden Road and lies between the existing built part of the village and the development at Gatefield Cottages.		

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Allocation	
Site Area (ha): 1.79	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a small scattering of TPOs adjacent to the west, whilst there is an AW within 150m north of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is just outside the Rolvenden High Street and therefore possesses a good access to services, such as shops, a primary school and a play area.			
Site Access: ☒ The site is accessible via Tenterden Road, just off the High Street.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the High Weald AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site adjoins the Rolvenden CA.	**Listed Buildings:** There is a LB adjacent to the west of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS within 300m of the site.
Woodland: ☒ The Shaw AW is within 150m north of the site.	**Tree Preservation Order:** There is a scattering of TPOs adjacent to the site.	**Screening Part 2 Assessment:** Remain in survey - housing	
Suitability & Achievability Assessment: Extant Outline Permission - April 2016		**Developable Area (ha):** 1.79 **Density Calculation (dph):** 25 **Expected Yield:** 40	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW7 SITE NAME: 12 ACRES OF LAND ALONG A28 TENTERDEN ROAD

Site Address: Rolvenden	**Other Site Refs**: ROLV07	**Current Use:** Grazing land
Site Description and Adjacent Uses: A large area of open land fronting the A28, the land slopes away to the south and east. It is some distance from the village centre.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 4.89	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** AW adjoins the south of the site. There is further AW in relatively close proximity to the north, as well as a scattering of TPOs within 300m to the west.		**Screening Part 1 Assessment: The site is detached from the village in a prominent location at the entrance to the village. Any residential development would be poorly related to the settlement and in a relatively unsustainable location. Site not re submitted therefore considered unavailable**
Location and Access to Services: Click here to enter text.		

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW8 SITE NAME: FIELD ADJACENT TO CRICKET GROUND

Site Address: Rolvenden	**Other Site Refs**: ROLV08	**Current Use:** Agricultural land

Site Description and Adjacent Uses:
A level site with boundaries of substantial hedges and trees. There is agricultural land north, west and east of the site, whilst there is residential development to the south.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.68	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is AW 300m to the NW.		**Screening Part 1 Assessment: Development would be detached from the main part of the village and out of character with the built form of the village. The site is not considered suitable for development. Site not re submitted therefore considered to be unavailable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ROLVENDEN

SITE REF : RTW9 SITE NAME: LAND ADJACENT TO REDWOOD

Site Address: Rolvenden	Other Site Refs: ROLV09	Current Use: Open Field
Site Description and Adjacent Uses: Field laid to grass, cut for hay. The site is on the edge of Rolvenden. It fronts onto the A28 but is next to open countryside. Land slopes away to the south-east. Adjacent land uses - open field to the East; detached dwellings to the West; housing to the North; woodland to the South.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2014 and 2007 submission
Site Area (ha): 2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Adjoining the south of the site is an AW, whilst further north there is another AW. Within 150m west there is a scattering of TPOs.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is just outside the Rolvenden CA and therefore possesses a relatively good access to services such as shops and a primary school.

Site Access: ☒ The site is accessible via Tenterden Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ The site is within circa 150m of a CA.	**Listed Buildings:** Coveneys LB is within 200m.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS within 500m west.
Woodland: ☒ The Sparks Gill AW adjoins the site, whilst there is further AW 300m north.	**Tree Preservation Order:** There is a cluster of TPOs within 150m west.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

The site is on the edge of the settlement at a key entrance from Tenterden. Development in this location would be an extension of the settlement into open countryside south of the A28 where there is very little development at present.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW10 SITE NAME: KORKERS SAUSAGE FACTORY

<table>
<tr><td>Site Address:
Rolvenden</td><td colspan="2">Other Site Refs:
ROLV10</td><td>Current Use:
Meat processing</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site is located just off the High Street in Rolvenden and is an old factory building that was used for producing Korkers sausages. It is a pocket of space that sits between the houses aligning the high street, as well as the houses in Sparkeswood Avenue. There are no significant ecological designations within the vicinity of the site, as it lies within a residential area. There are a number of Listed Buildings in close proximity.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
0.133</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site lies within the High Weald AONB.</td><td colspan="2">Screening Part 1 Assessment: Site not re submitted and therefore not considered to be available it is also too small to be included in the SHELAA.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ROLVENDEN

SITE REF : RTW11 SITE NAME: REAR OF SPARKESWOOD

Site Address: Rolvenden	**Other Site Refs**: ROLV11	**Current Use:** Grassland
Site Description and Adjacent Uses: Site lies to the rear of properties on Sparkeswood. The land has a parkland feel with mature trees. The land slopes up in an easterly direction.East -Grassland; North/West/South - Mixed Residential		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Infomal SS & 2007 submission
Site Area (ha): 4.502	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site adjoins AW to the north, whilst there is also a LWS and large area of TPO to the SW.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located just on the outskirts of residential development in Rolvenden and therefore possesses a good access to services such as local shops and a primary school.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via a lane off of the High Street.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the High Weald AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
The Rolvenden Churchyard site is in close proximity.</td><td>Conservation Area: ☒
The site adjoins a CA.</td><td>Listed Buildings:
There are a number of LBs in close proximity to the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is in close proximity to POS.</td></tr>
<tr><td>Woodland: ☒
The site adjoins AW.</td><td>Tree Preservation Order: The site is 200m north of a large TPO.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2"></td><td colspan="2">Developable Area (ha): 4.502
Density Calculation (dph): 25
Expected Yield: 112</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

Suitability & Achievability Assessment:	0-5 Year	6-10 Year	11-15 Year	16+ Year
Development here would be a significant intrusion into attractive open countryside to the east of the village.	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW12 SITE NAME: LAND AT BACK OF REGENT STREET

Site Address: Rolvenden	**Other Site Refs**: ROLV12	**Current Use:** Agricultural field
Site Description and Adjacent Uses: The site is currently a large agricultural field with a public path running through. To the west and south there are further agricultural fields, whilst to the east and immediately to the north there is built-up development. The site is on the outskirts of the village.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 2.242	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** South of the site there is an AW, LWS and TPO.		**Screening Part 1 Assessment: Not re submitted therefore considered unavailable. Does not relate well to existing built form of village.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW13 SITE NAME: ALLOTMENT SITE - TENTERDEN ROAD

<table>
<tr><td colspan="2">Site Address:
Rolvenden</td><td colspan="2">Other Site Refs:
ROLV14</td><td>Current Use:
Allotment site</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
Land falls away to parkland at rear.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
0.69</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is AW and a scattering of TPOs in close proximity to the site.</td><td colspan="2">Screening Part 1 Assessment:
A site of existing allotments that form a narrow gap between existing development. Access would be potentially difficult from the A28 - the site is not considered suitable for development. Site not resubmitted therefore considered not available.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW14 SITE NAME: PLUMMERS LANE

Site Address: Tenterden	**Other Site Refs**: TENT10	**Current Use:** Open land with trees and shrubs
Site Description and Adjacent Uses: Site slopes down from the A28. Located at junction with Plummer Lane. There is a substantial tree belt along the A28 boundary and many large bushes on the site itself. The site is adjacent to detached properties to the west, which is screened by hedgerows and to West View Care Home to the south.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.78	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is opposite a large TPO which lies to the north. The site also lies adjacent to a large TPO and LWS site to the east.</td><td colspan="2">Screening Part 1 Assessment: The site is particularly difficult to access and development would significantly change the character of this main entrance to Tenterden. The site is not suitable for development. Site not re submitted therefore considered to be unavailable.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW15 SITE NAME: LAND AT TANYARD

Site Address: Rolvenden Road, Tenterden	**Other Site Refs**: TENT14	**Current Use:** Unigate dairy
Site Description and Adjacent Uses: The site is outside the built-up area of Tenterden and sits on Rolvenden Road, just opposite the Cranbrook Road junction. It has been redeveloped as a live-work unit since the last submission and is in a relatively rural area just outside the town. To the south and NW of the site there are agricultural fields, whilst to the east, west and directly north are residential areas.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** 2007 submission
Site Area (ha): 0.211	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** In close proximity to the site there are a number of TPOs, a LWS and an AW.		**Screening Part 1 Assessment: Site not re submitted and has already been re developed as a live work unit.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : RTW16 SITE NAME: LAND ON INTERSECTION OF PLUMMER LANE AND ROLVENDEN ROAD

Site Address: Tenterden	**Other Site Refs**: TENT26	**Current Use:** Forms part of the curtilage of Heronden Hall
Site Description and Adjacent Uses: Open land that slopes away to the south with some mature trees in a parkland setting with a substantial hedge to the A28.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 2.96	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site consists of a LWS and a large TPO.		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Permission granted for 40 dwellings.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** 40	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ROLVENDEN

SITE REF : RTW17 SITE NAME: LAND AT WINSER ROAD

Site Address: Rolvenden Layne	**Other Site Refs**: other94	**Current Use:** Woodland
Site Description and Adjacent Uses: The site is a patch of woodland just outside built-up development to the east of Rolvenden Layne.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.811	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in very close proximity to any ecological designations.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text. / **Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ROLVENDEN

SITE REF : RTW18 SITE NAME: THORNDEN ROAD

Site Address: Rolvenden Layne	**Other Site Refs**: Other127	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: The site is a small parcel of land just off of Thornden Lane. It lies adjacent to the 4 Nursery Cottages building and is in a small development that is separate from the rest of Rolvenden Layne. To the north of the site is a small residential development, whilst to the south, SW and NE there is open fields and agricultural land.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.059	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ROLVENDEN

SITE REF : RTW19 SITE NAME: GREAT MAYTHAM HALL

Site Address: Maytham Road, Rolvenden	**Other Site Refs**: 08/01667	**Current Use:** Two derelict coach houses

Site Description and Adjacent Uses:
The site is located and set within the grounds of Great Maytham Hall, a Grade II* Listed Mansion House. Great Maytham Hall is located outside Rolvenden, in open countryside. The site is located in an area of countryside nationally designated as an Area of Outstanding Natural Beauty and locally designated as a Special Landscape Area. A public footpath runs along the eastern and southern boundaries of the estate.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is surrounded by a number of TPOs.		**Screening Part 1 Assessment: Permission already implemented. Site therefore no longer available.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – NEWENDEN

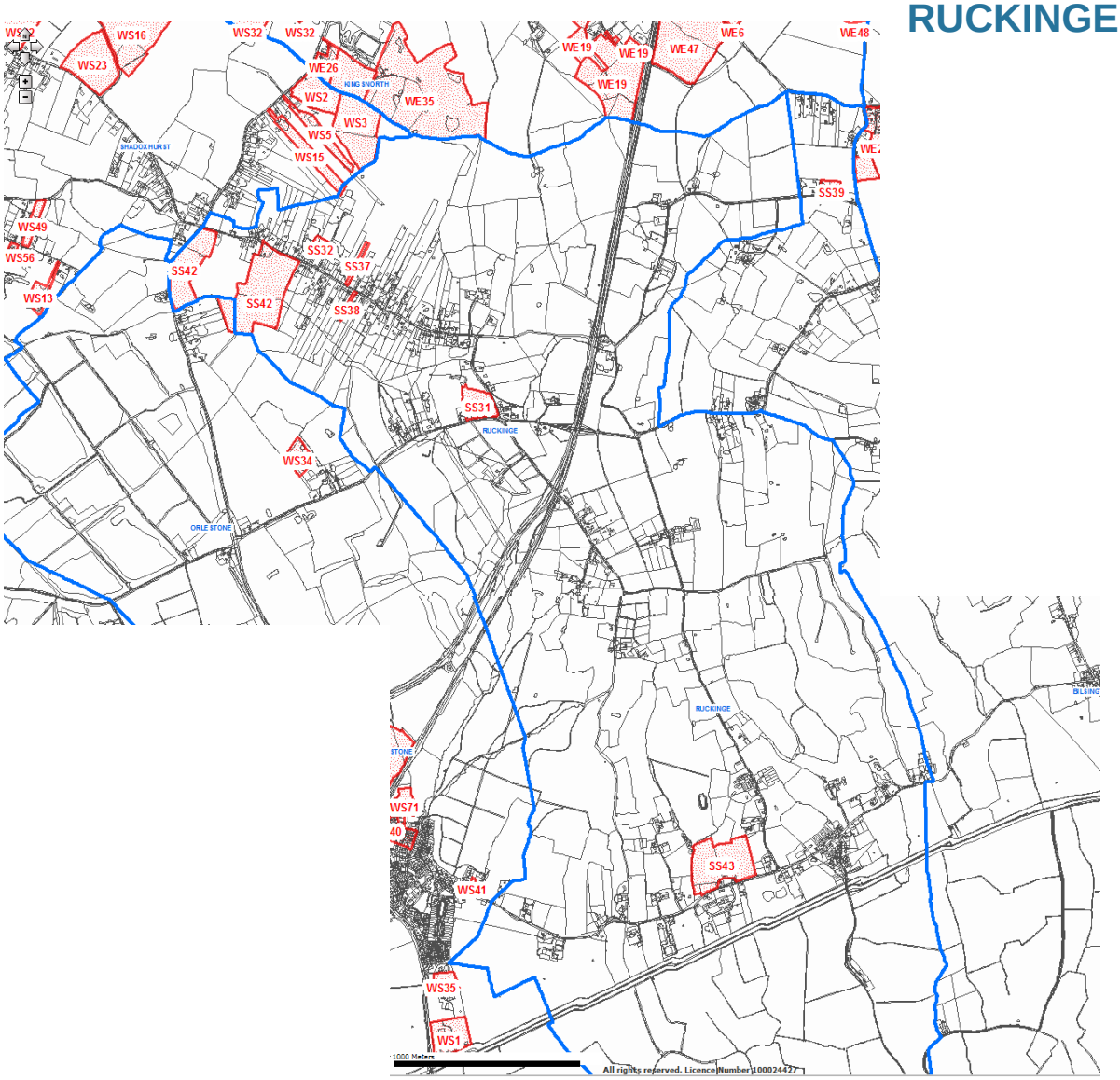
SITE REF : RTW20 SITE NAME: ROTHER VALLEY FARM BUNGALOW

Site Address: Lossenham Lane, Newenden	**Other Site Refs**: Other143	**Current Use:** Pasture
Site Description and Adjacent Uses: The land is located on the edge of the village at the end of a ribbon development. In recent times the land has been used to keep horses. It is situated in a very agricultural area, with agricultural land to the south, west and north. There are also further agricultural fields to the east of the site beyond what appears to be a pair of dwellings.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.936	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
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SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in very close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
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<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

RUCKINGE



SITE ASSESSMENTS BY PARISH/AREA – RUCKINGE

SITE REF : SS31 SITE NAME: WOODREEVE FARM, RUCKINGE

Site Address:	**Other Site Refs**:	**Current Use:**
Capel Road, Ruckinge TN26 2EJ	other51	Disused Meadow

Site Description and Adjacent Uses:
This site is an open field adjoining a crossroads. There is a resdiential property, Woodreeve farm to the west, and another residential property and a fuel depot and garage business to the south east, across the road. The area is very rural in nature and the road network is narrow.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in the SW corner of the site, whilst there is also a cluster of TPOs just outside the east of the site. In close proximity, there is AW to the east, a TPO/AW to the west and a LWS to the north.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – RUCKINGE

SITE REF : SS32 SITE NAME: LAND IN BROMLEY GREEN ROAD, EAST OF WOODFIELD FARM

Site Address: Bromley Green Road, Ruckinge, Kent	**Other Site Refs**: other52	**Current Use:** Woodland
Site Description and Adjacent Uses: This site is an area of woodland in a rural location to the rear of a row of large detached properties.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** All of the site is a designated LWS, TPO and AW.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – RUCKINGE

SITE REF : SS37 SITE NAME: LAND ADJACENT TO HAZELS, BROMLEY GREEN ROAD

Site Address: Ruckinge, TN26 2EG	**Other Site Refs**: Other79	**Current Use:** Residential Land
Site Description and Adjacent Uses: This site is a narrow strip of land between the properties of Kingswood and The Hazels. part of the site adjoins the road, but the site spread to the north into woodland. The road is very rural, but does have ribbon development along both sides, mainly large detached properties with large gardens.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.27	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The northern half of the site is within a LWS, AW and TPO.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text. / **Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – RUCKINGE

SITE REF : SS38 SITE NAME: LAND ADJACENT TO SHERWOOD

Site Address: Bromley Green Road, Ruckinge	**Other Site Refs**: Other81	**Current Use:** Residential Curtilage
Site Description and Adjacent Uses: This site is a narrow strip of the land that runs from the south of Bromley Green Road. It is between two residential properties that are fronting the road. It is garden land that also contains woodland. There is ribbon development of large detached houses along both sides of this road.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.07	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is completely within an AW designation.		**Screening Part 1 Assessment: Not available or Achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – RUCKINGE

SITE REF : SS42 SITE NAME: 2 PARCELS OF LAND AT SOUTHEAST CORNER CROSSROADS HAMSTREET ROAD AND BROMLEY GREEN ROAD INTERSECT

Site Address: Land at southeast corner crossroads Hamstreet Road and Bromley Green Road Intersect, Ruckinge	**Other Site Refs**: other108a&b	**Current Use:** Fields

Site Description and Adjacent Uses:
This site comprises of two parcels of land either side of Bishops Wood in Bromley Green. They are currently used for grazing. There is some residential development along the road frontages which is mainly large detached dwellings in linear form. The area is very rural in character, and both sites are bordered by a woodland area and hedges.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 15	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Both the sites adjoin AW and are in close proximity to a variety of LWS' and TPOs.		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at part 2	

Suitability & Achievability Assessment:

This site is too fqar from settlement and development here would result in isolated housing which would harm the landscape and openness of the countryside.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – RUCKINGE

SITE REF : SS43 SITE NAME: LAND REAR OF DIMON COTTAGE, MISTELTOE COTTAGE AND DIMON VILLA

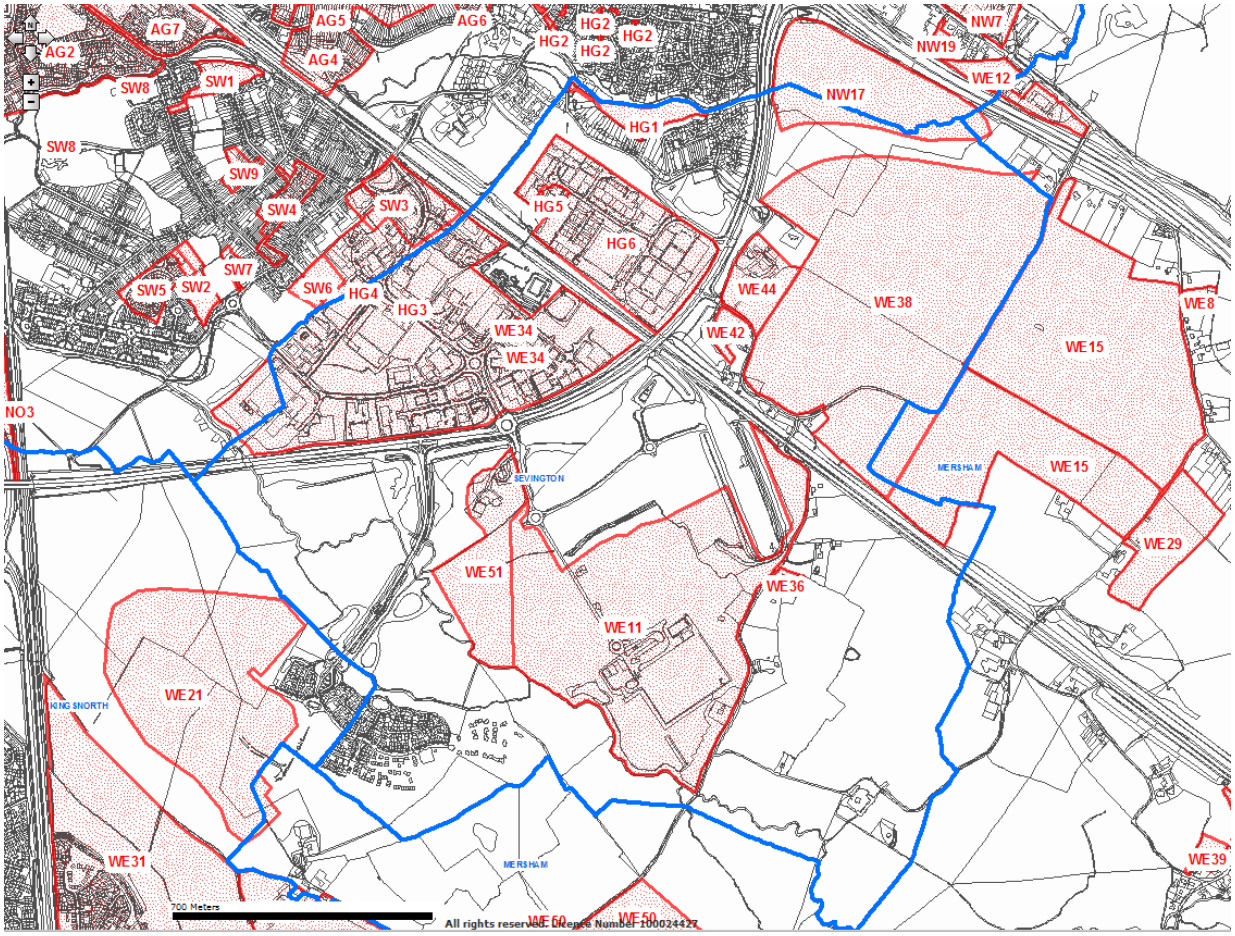
Site Address:	Other Site Refs:	Current Use:
Hamstreet Road, Ruckinge, Ashford, Kent, TN26 2NT	other109	Fields

<table>
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This site is open countryside and wraps around the back of three dwellings on the road frontage. Opposite the site is a dwelling, with a small commercial business park to thr rear of it. To the north, east and west of the site is open countryside and woodlands.</td></tr>
<tr><td>Available: ☒</td><td colspan="2">Land Use:
Greenfield</td><td>Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
17</td><td colspan="2">Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site adjoins a TPO, SSSI and AW on the northern boundary. There is a LWS in close proximity to the south.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
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Click here to enter text.</td><td colspan="4">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="4">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SEVINGTON



SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG1 SITE NAME: LAND ADJACENT TO CHURCH ROAD, SEVINGTON

Site Address: Sevington Lane, Ashford, TN24 0LE	**Other Site Refs**: Click here to enter text.	**Current Use:** Redundant agricultural land
Site Description and Adjacent Uses: Overgrown area of grassland surrounded by 2 storey resdential dwellings. there is also an elderely care home located towards the north of the site. The site forms part of ABC's green corridor.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.63	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Boys Hall Road TPO is in close proximity to the west.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within a built-up area and therefore possesses good access to services including shops and a Primary School.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Sevington Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site in close proximity to the south.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The site is within a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
The site is within a POS.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Boys Hall Road TPO is less than 200m west.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site is completely within Green Corridor and not suitable for development</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG2 SITE NAME: OPEN SPACES AROUND AROUND LUCKHURST ROAD/NORTH EAST OF SEVINGTON

Site Address: Luckhurst Road, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing Estate
Site Description and Adjacent Uses: The site covers an area of Council housing estate development to the north east of Sevington Lane, around Luckhurst Road and Adjoining roads. The open spaces within this estate largely comprise green areas, some with trees, and most containing footpaths connecting differenet areas within the estate. The larger parcel to the centre (a) contains some play equipment.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** ABC Owned
Site Area (ha): 0.555	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a few solitary TPOs to the west and north of the sites.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The sites are all within a built-up area and therefore possess good access to shops, a hospital and a Primary School.		
Site Access: ☒ The sites are all accessible via a highway.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The south sites are in close proximity to a flood zone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The sites are POS.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are a few solitary TPOs to the west and north of the sites.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment: Land was retained as POS and kept free from development. Not suitable or achieveable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG3 SITE NAME: ORBITAL PARK (POLICY U16)

Site Address: Bad Munstereifel Road, Sevington, TN24 0GA	**Other Site Refs**: US08, 67, 46, 60, 111	**Current Use:** Allocated employment site

Site Description and Adjacent Uses:
The Orbital Park site is designated in the Core Strategy as a strategic employment location. Although the majority of the site has now been developed, there are still several vacant plots where new development could take place. Currently, Orbital Park has seen a range of different employment-generating uses take place from more general B1 and B8 uses to car showrooms, restaurants, a hotel and the relocation of the cattle market from the Town Centre.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Allocation & planning permission & Employment Land Review
Site Area (ha): 41.229	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large number of TPO designations within the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is located on the outer-edge of urban Ashford, and therefore possesses good access to a number of services.

Site Access: ☒ The site is accessible via The Boulevard and the A2070.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is a SM adjoining the site, and an area of archaeological importance within the east and west.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: There are flood zones 2 and 3 adjoining the west and south boundaries.	**Drainage:** Click here to enter text.	**Green Corridor:** ☒	**Public Open Space:** There is POS in close proximity
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a large number of TPO designations within the site.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	

Suitability & Achievability Assessment: This site is suitable for further expansion.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG4 SITE NAME: KINGSTON HOUSE

Site Address: The Long Barrow, Sevington	**Other Site Refs**: 11/01402	**Current Use:** Office
Site Description and Adjacent Uses: Office building on existing employment site (Orbital Park).		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.44	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a lot of TPOs surrounding the site in close proximity.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is on the edge of urban Ashford and therefore possesses access to a variety of services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via The Long Barrow.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site 300m south.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a lot of TPOs surrounding the site in close proximity.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - EMPLOYMENT</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site has an extant planning permission for employment.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG5 SITE NAME: UNIT G, ASHFORD BUSINESS PARK

Site Address: Foster Road, Ashford	**Other Site Refs**: 10/00936	**Current Use:** Office building
Site Description and Adjacent Uses: Replacement office building on existing employment site.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.48	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO adjacent to the north of the site. There is also a NNR in very close proximity to the west.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is located on the edge of urban Ashford and therefore possesses good access to a variety of services.		
Site Access: ☒ The site is accessible via Foster Road.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☒ The entire is within an area of archaeological importance.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: There are flood zones 2 and 3 in close proximity to the north of the site.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS in very close proximity.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a TPO adjacent to the north of the site.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	

Suitability & Achievability Assessment:

The site is suitable for employment but provides no net gain in employment space as the building is a direct replacement.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : HG6 SITE NAME: ASHFORD BUSINESS PARK, SEVINGTON (WHOLE SITE)

Site Address: Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Employment site

Site Description and Adjacent Uses:
The Ashford Business Park is an industrial area on the southern edge of Ashford. It has excellent strategic road access being within 1 km of M20 Junction 10, and a single access road off the A2070 shared with a number of retail warehouse units, which may become congested at peak times. The estate's internal 'spine' road is slightly restricted in terms of width, which could constrain vehicle movements. The estate consists of a number of reasonably modern, light industrial and distribution units, in good condition and with low vacancy, and including a more recent 24-unit development of industrial units (Connect 10). The site is very self-contained, bounded by roads and railway lines, with open land to the north. The site is somewhat remote from local services, although two bus routes operate along the A2070.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Employment Land Review
Site Area (ha): 14.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site contains a pair of TPOs and is adjoined by a NNR.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is on the edge of urban Ashford and therefore possesses good access to a variety of services.

Site Access: ☒ The site is accessible via Barrey Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Part of the site is within an archaeological area and in close proximity to a SM.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There is a LB in close proximity to the east.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☒	**Public Open Space:** The site adjoins POS.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** The site contains a pair of TPOs.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	

Suitability & Achievability Assessment: This is an existing employment site and the potential for expansion and redevelopment should be assessed further.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE1 SITE NAME: FRITH FIELD

Site Address: Aldington Frith	**Other Site Refs**: Click here to enter text.	**Current Use:** Field
Site Description and Adjacent Uses: The site is an open field and currently used as farmland. The field is bounded on three sides by roads and the area surrounding is mainly detached houses on large plots.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO in very close proximity to the north of the site, and there is a large LWS and AW that lies to the south.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in a very rural location and therefore possesses a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Frith Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Frithfield Farm TPO is just to the north of the site</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2">Suitability & Achievability Assessment:

This site is in a very rural location, in between the main villages of Mersham and Aldington. The landscape is very rural with very limited housing development.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE7 SITE NAME: LAND ADJACENT 1 CHEQUER TREE COTTAGE

Site Address: Chequer Tree Lane, Mersham	**Other Site Refs**: Click here to enter text.	**Current Use:** Stables and Equestrian Facility
Site Description and Adjacent Uses: This site is an open paddock and stables adjacent to a residential cottage. it is surrounded by open countryside and farmland, and is rural in character. There is a large farmhouse on the opposite side of the road, but no other housing or development in close proximity.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.12	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large LWS and AW in close proximity to the south of the site, and there is an AW to the NW.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is in a very rural location and therefore possesses very limited access to services.		
Site Access: ☒ The site is accessible via the Chequer Tree Farm Road.		**Highway Constraints:** None known

Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Roughground Wood AW is circa 400m south of the site	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site is in a a very rural location, away from built development and not close to any large village or services. Development here would have a detrimental impact on the rural landscape and would not be sustainable.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE8 SITE NAME: LAND TO THE NORTH OF ORCHARD COTTAGE AND MARDEN

Site Address:	Other Site Refs:	Current Use:
Kingsford Street, Mersham TN25 6PF	Click here to enter text.	Field

Site Description and Adjacent Uses:
This site is a vacant field along a road frontage, which forms a gap in the built housing along the road. The housing in this location is mainly ribbon form, and consists of large detached dwellings. Other than those properties the site is surrounded by open countryside, with the motorway 100m to the north.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.52	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a SSSI and AW just to the east of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in a rural location away from any built-up developments and therefore possesses a limited access to services.

Site Access: ☒ The site is accessible via Kingsford Street.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Redbur LB plot adjoins the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ The Bockhanger/Spring Wood AW is less than 400m east of the site.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is far removed from the village centre of Mersham, and the surrounding housing form is very sporadic, with gaps in the road frontage. A large development here would not be a continuation of the built form, and would not be in keeping with the rural character of this area.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE9 SITE NAME: CRANWELL HOUSE, THE FORSTAL

Site Address: Mersham TN25 6NU	Other Site Refs: Click here to enter text.	Current Use: Dwelling, outbuildings and curtilage
Site Description and Adjacent Uses: The site includes a dwelling, Cranwell House, and its garden set in a substantial field of rough pasture and reached by a drive. In views across the mainly open countryside from the west of the site, Cranwell House appears as a rather isolated dwelling close to Church Road. Much of this road is on an embankment at a higher level than the site and it partially screens the development beyond it.		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 1.2	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Cranwell House TPOs lie within the site and along the boundary to the south and west.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is on the outskirts of a built-up area and therefore possesses access to a variety of services including local shops, a Primary School and a play area.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Church Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There are a number of archaeological sites in close proximity to the NE.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Bell House LB lies opposite the site, whilst a number of LBs are within close proximity</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The site lies in close proximity to a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Cranwell House TPOs lie within and around the site.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site has TPO protected trees on the western boundary. The site is in reasonable distance of the village services and has some residential properties around it. There may be issues with the proximity to the</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

railway line, and the road network and therefore this site requires further assessment.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE10 SITE NAME: LAND AT SOUTH STOUR APIARY/MUNDAY FARM HOUSE

Site Address: Cheesemans Green Lane, TN25 7EX	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural with some Residential
Site Description and Adjacent Uses: This site comprises of agricultural land with trees and hedges defining the boundary. Munday Farm house and associated farm buildings are located in the north-eastern corner of the site and are accessed along bank road which runs along the sites north-eastern boundary. 1-2 storey residential units along the south stour apiary are located in the south-west of the site and are accessed via Cheesemans Green Lane, which defined the sites western boundary. To the north and west of the site is a large new development currently under construction - Cheesemans Green (Finberry)		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2014 & Employment Land Review
Site Area (ha): 3.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a scattering of TPOs to the north, and LWS' both to the north and west of the site. There is an AW in close proximity to the south of the site.		**Screening Part 1 Assessment: Move to Part 2**

<table>
<tr><td colspan="4">Location and Access to Services:
The site is in a rural location and therefore possesses limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via a lane just off Cheesemans Green Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The northern part of the site is within an archaeological area</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
On site - Munday Farmhouse and adjacent - Munday Manor</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
Shaw Wood AW is less than 250m south of the site.</td><td>Tree Preservation Order: Captain's Wood TPOs lie circa 250m north of the site.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site has no environmental constraints. At present the site is in a rural location and removed from built development. However, this site may have future development potential as an additional area to the</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

Cheesmans Green development. This requires a detailed assessment with sites WE2 and WE3.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE11 SITE NAME: WATERBROOK PARK

Site Address: Waterbrook Avenue, Sevington	**Other Site Refs**: 12/00471	**Current Use:** Agricultural, & HGV truck stop
Site Description and Adjacent Uses: The site is south of the A2070 and HS1 and railway to the east. The site includes an operating 24 hour truck stop. The remainder of the site is agricultural land. The site is proposed for Phase 2 of an existing permission of Finberry Park, which is under construction.		
Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2014 & Planning permission & Employment Land Review
Site Area (ha): 38.23	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The south of the site adjoins the South Willesborough Dykes LWS, whilst the Captain's Wood AW/TPO is within 100m to the SW.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is large scale and undeveloped, possessing a very limited access to services.		

<table>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via Waterbrook Avenue.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Archaeology Potential on the site - AAP associated with muti-period activity in the Stour valley and AAP around area of early prehistoric potential.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Southern edge of the site is within a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - employment</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Existing allocation - strategic employment location</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td colspan="2"></td><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE11 SITE NAME: WATERBROOK PARK

<table>
<tr><td>Site Address:
Waterbrook Avenue, Sevington</td><td>Other Site Refs:
12/00471</td><td colspan="2">Current Use:
Agricultural, & HGV truck stop</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site is south of the A2070 and HS1 and railway to the east. The site includes an operating 24 hour truck stop. The remainder of the site is agricultural land. The site is proposed for Phase 2 of an existing permission of Finberry Park, which is under construction.</td></tr>
<tr><td>Available: ☒</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
Site Submission 2014 & Planning permission & Employment Land Review</td></tr>
<tr><td>Site Area (ha):
38.23</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Mixed use</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The south of the site adjoins the South Willesborough Dykes LWS, whilst the Captain's Wood AW/TPO is within 100m to the SW.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is large scale and undeveloped, possessing a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via Waterbrook Avenue.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

<table>
<tr><td>Archaeology/ Scheduled Monument: ☒
Archaeology Potential on the site - AAP associated with muti-period activity in the Stour valley and AAP around area of early prehistoric potential.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Southern edge of the site is within a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site is located on the urban edge, around strategic growth locations. Currently employment use allocations but should be explored as potential for housing - full assessment needed.</td><td colspan="2">Developable Area (ha): 38.23
Density Calculation (dph): 25
Expected Yield: 350</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☒</td><td>☒</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH/MERSHAM

SITE REF : WE12 SITE NAME: WILLESBOROUGH GARDEN CENTRE

<table>
<tr><td colspan="2">Site Address:
Hythe Road, Willesborough, Ashford, TN24 0NE</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Garden Centre</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Aluminium glass house with poly-carbonate roof, ancillary buildings including sales building, timber framed buildings and plant shades and parkign area.Constrained by road network M20 and A20 to north and south</td></tr>
<tr><td>Available: ☒</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td>Site Area (ha):
2.4</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Employment</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a number of TPOs in very close proximity to the west and north.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located within a rural area outside of built up Ashford so possesses limited access to most services. However, it does possess very good access to a local supermarket and hospital.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Hythe Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☒ A significant proportion of the site is within an area of archaeological potential.	**Conservation Area:** ☒ There is a CA within 100m NW of the site.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: A FZ 2 and 3 runs through the site.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are a number of TPOs in very close proximity to the west and north.	**Screening Part 2 Assessment:** Remain in Survey - Other Uses	

Suitability & Achievability Assessment:

This site is a brownfield site in a location where development is possible, due to Junction 10a proposals. A full survey is required for this site.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE14 SITE NAME: FRITH BUSINESS CENTRE, FRITH ROAD

Site Address:	**Other Site Refs**:	**Current Use:**
Aldington Frith TN25 7HJ	Click here to enter text.	Workshop/Storage units

Site Description and Adjacent Uses:
This site is in a very rural location, in between the main villages of Mersham and aldington. Although there are a small number of residential properties around the site in this hamlet, this site is not in a sustainable location. The landscape is very rural. This site is currently in business use (B1) and it would be against policy to allow a change of use to residential without a detailed assessment of the current employment potential.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.03	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO to the NE of the site, whilst there is large LWS/AW in close proximity to the SW of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in a very rural location and therefore possesses a very limited access to services.

Site Access: ☒ The site is accessible via Frith Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Roughground Wood AW is just SW of the site.	**Tree Preservation Order:** Frithfield Farm TPO is just to the NE of the site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is in a very rural location, in between the main villages of Mersham and aldington. Although there are a small number of residential properties around the site in this hamlet, this site is not in a sustainable location. The landscape is very rural. This site is currently in business use (B1) and it would be against policy to allow a change of use to residential without a detailed assessment of the current employment potential.	**Deliverability & Developability Timeframe:** 0-5 Year: ☐ 6-10 Year: ☐ 11-15 Year: ☐ 16+ Year: ☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE15 SITE NAME: SEVINGTON PARK, LAND EAST OF HIGHFIELD LANE

Site Address: Mersham	Other Site Refs: Click here to enter text.	Current Use: Agriculture
Site Description and Adjacent Uses: This site is a very large area currently used for agriculture. It is bounded on the north by the M20 and to the west joins the allocated site of Sevington. To the east of the site lies the village of Mersham, and to the south is currently the railway line and open fields.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 44.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a SSSI and AW in close proximity to the east of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in a rural location and therefore possesses limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Highfield Lane.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There are a couple of archaeological sites within the site.</td><td>Conservation Area: ☐
There is a CA 500m SE of the site.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
The Bockhanger/Spring Wood AW is in close proximity to the east.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered - Employment</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site was identified in the Core strategy and urban sites and Infrastructure DPD as having potential for allocation to extend the U17 Sevington site. The site has some constraints with the archeological areas and</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

its close proximity to the residential properties to the east and the village of Mersham. This site requires a more detailed assessment.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE27 SITE NAME: BLIBY BUSINESS CENTRE, MERSHAM

Site Address: Mersham, Ashford, Kent	**Other Site Refs**: Other46	**Current Use:** Industrial buildings and two houses
Site Description and Adjacent Uses: The site currently consists of two houses and 8 industrial buildings, in a rural location, surrounded mainly by open countryside.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** 2007 submission
Site Area (ha): 3.439	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Bliby Corner AW is less than 200m west of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE32 SITE NAME: CHEESEMAN'S GREEN (FINBERRY)

Site Address: Sevington	**Other Site Refs**: 09/01566 13/000363	**Current Use:** Part developed site
Site Description and Adjacent Uses: This site is a smaller area of WE23. It has planning permission for 140 units and new access road.		

Available: ☒	**Land Use:** Greenfield	**Submission Details:** LP 2000 Allocation & Planning Permission	
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/Mixed use	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Adjacent to the east of the site there is a collection of solitary TPOs, whilst the Great Stour LWS adjoins the south of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is in an urban location and therefore possesses good access to a range of services including local shops, a Primary School and a GP surgery.			
Site Access: ☒ The site is accessible via Victoria Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	
Suitability & Achievability Assessment: Site is under construction		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** 25 **Expected Yield:** 600 (0-5); 202 (6-10);	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE34 SITE NAME: ASHFORD TRADE CENTRE

Site Address: Hall Avenue, Sevington	**Other Site Refs**: 11/00468	**Current Use:** Retail Unit
Site Description and Adjacent Uses: The site comprises an industrial/commercial unit located within a industrial/commercial trade centre. The building itself subject of this application is the end unit in a group of 10 units. The building is of a warehouse style with a high eaves and ridge height and is open plan internally (but single storey). The entrance to the building is from the front car park area and the external finish of the building is a mix of brick work and blue/grey metal cladding.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning permission & Employment site
Site Area (ha): 1.04	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large scattering of TPOs adjoining and in close proximity to the site.		**Screening Part 1 Assessment: Not available**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE36 SITE NAME: HOGBEN FARM

Site Address: Sevington Lane, Sevington	**Other Site Refs**: US119	**Current Use:** Farm dwelling and adjoining land

Site Description and Adjacent Uses: The site lies slightly higher than the road and slopes upwards slightly eastwards. The site consists of a detached dwelling with a garage and residential gardens at the front. The rear of the site is open field and is separated from the front by trees/hedges. The site lies on a narrow country road in the countryside and is well screened from the road by trees and hedges.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Other	
Site Area (ha): 0.430	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations.		**Screening Part 1 Assessment: This site is very rural and currently in an area of countryside with limited built development and services. It is adjacent to the proposed Waterbrook park area and so future potential is possibe. Site has not been re-submitted and therefore is unavailable.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE38 SITE NAME: SEVINGTON (POLICY U19)

Site Address: Land between M20, A2070 and CTRL	**Other Site Refs**: US159	**Current Use:** Grazed farmland
Site Description and Adjacent Uses: This area lies at a key entrance to the town by road and rail and has an open aspect when viewed from the A2070. The topography of the landscape includes a gentle ridge aligned in an east - west direction through the middle of the site.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Allocation
Site Area (ha): 46.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Crooksfoot TPO is just to the north of the site.		**Screening Part 1 Assessment:** **Move to Part 2**

Location and Access to Services:

The site is just outside a business park and therefore possesses a good access to local shops and a GP surgery.

Site Access: ☒ The site is accessible via Church Road just off the A2070.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ St. Mary's Church archaeological site adjoins WE38	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** St. Mary's Church listed building is adjacent	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: There is a flood zone 2 and 3 in close proximity to the north of the site.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a POS just on the opposite side of the A2070
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - employment	

Suitability & Achievability Assessment:

Allocated site

Developable Area (ha): 46.4

Density Calculation (dph): 35

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE39 SITE NAME: LAND REAR OF VILLAGE HALL, CHURCH ROAD

<table>
<tr><td colspan="2">Site Address:
Click here to enter text.</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Agricultural</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
Pasture / Arable Land.North - farmland and two storey dwellings; East - Village Hall, single and two storey dwellings; South - single storey dwelling; West - pumping station, open farmland.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013 (Inf)</td></tr>
<tr><td colspan="2">Site Area (ha):
0.666</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is in very close proximity to Cranwell House TPO to the north.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
The site is in a residential rural area and possesses relatively good access to a variety of services including local shops, a primary school, a play area and a local village centre.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site can be accessed via Blind Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
The site is in close proximity to a number of listed buildings.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: The site lies very closely adjacent to a flood zone 2 and 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

This site has no environmental constraints on site. The site is in reasonable distance of the village services and has some residential properties around it, as well as the primary school. The proposal also includes potential community gain with an extension to the village hall. There may be issues with the proximity to the railway line, and the road network and therefore this site requires further assessment.

Developable Area (ha): 0.666
Density Calculation (dph): 25
Expected Yield: 10

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE40 SITE NAME: LAND AT COURT LODGE FARM, CHURCH ROAD

Site Address:	Other Site Refs:	Current Use:
Church Road, Mersham	Click here to enter text.	Former farmyard

Site Description and Adjacent Uses:
Former farmyard used in connection with Care Home, attached to Mersham Manor as curtilage. North - mixed two storey and single storey dwellings; East - The Stables, Mersham Manor and Parish Church; South - Listed Barn; West - Church Road.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 0.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Cranwell House TPO is in close proximity to the west of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is within Mersham and therefore possesses good access to a variety of services including local shops, a Primary School and a play area.

Site Access: ☒ The site is accessible via Church Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaelogical site within WE40.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Within the site there are two listed buildings and one adjoins.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Cranwell House TPO is within 100m west of the site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Much of this site is developed and the site is in a relatively isolated location in the countryside which may raise issues of use of rural roads if promoted for employment uses.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – MERSHAM

SITE REF : WE41 SITE NAME: LAND AT GLEBELANDS

Site Address: Mersham, Ashford, Kent	Other Site Refs: Other47	Current Use: Field
Site Description and Adjacent Uses: This site is an area of open land behind dwellings in Kingsford Street and Glebelands. The properties are all 2 storey, and either terraced or detached. There is a playing field to the east of the site, and the access road to the Glebelands cul de sac joins the site here. To the north and west of the site is open countryside and pockets of woodland.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 0.607	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Appledene TPO is in very close proximity to the SW.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SEVINGTON

SITE REF : WE42 SITE NAME: THE OLD RECTORY

Site Address: Church Road, Sevington, Ashford, Kent TN24 0LD	**Other Site Refs**: Click here to enter text.	**Current Use:** Private dwelling and land
Site Description and Adjacent Uses: Existing house. Adjacent land use: 2 storey dwellings and some agricultural.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** Late Submission
Site Area (ha): 0.86	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to an ecological designation.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text. / **Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐ / **Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – CLICK HERE TO ENTER TEXT.

SITE REF : WE43 SITE NAME: LAND NORTH OF BOWER FARM, BOWER ROAD

Site Address: Click here to enter text.	**Other Site Refs**: Click here to enter text.	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: Click here to enter text.		
Available: ☒	**Land Use:** Click here to enter text.	**Submission Details:** Planning Permission
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☐
Click here to enter text.

Listed Buildings:
Click here to enter text.

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Remain in Survey - Housing

Suitability & Achievability Assessment:

Extant Permission

Developable Area (ha): Click here to enter text.

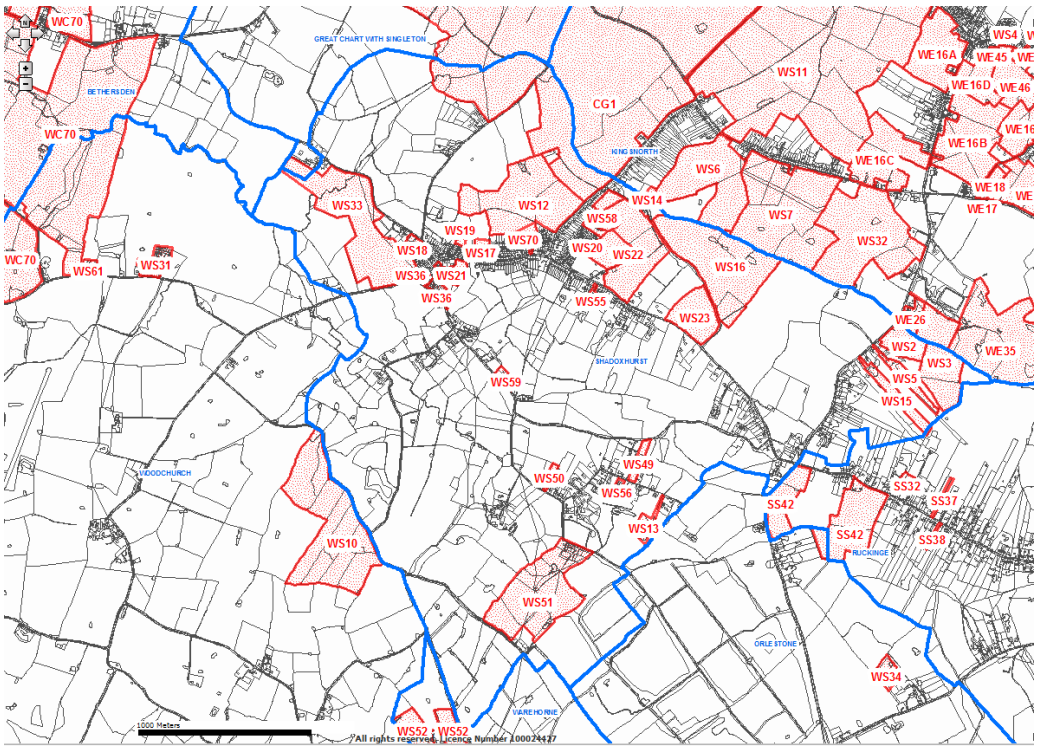
Density Calculation (dph): 25

Expected Yield: 8

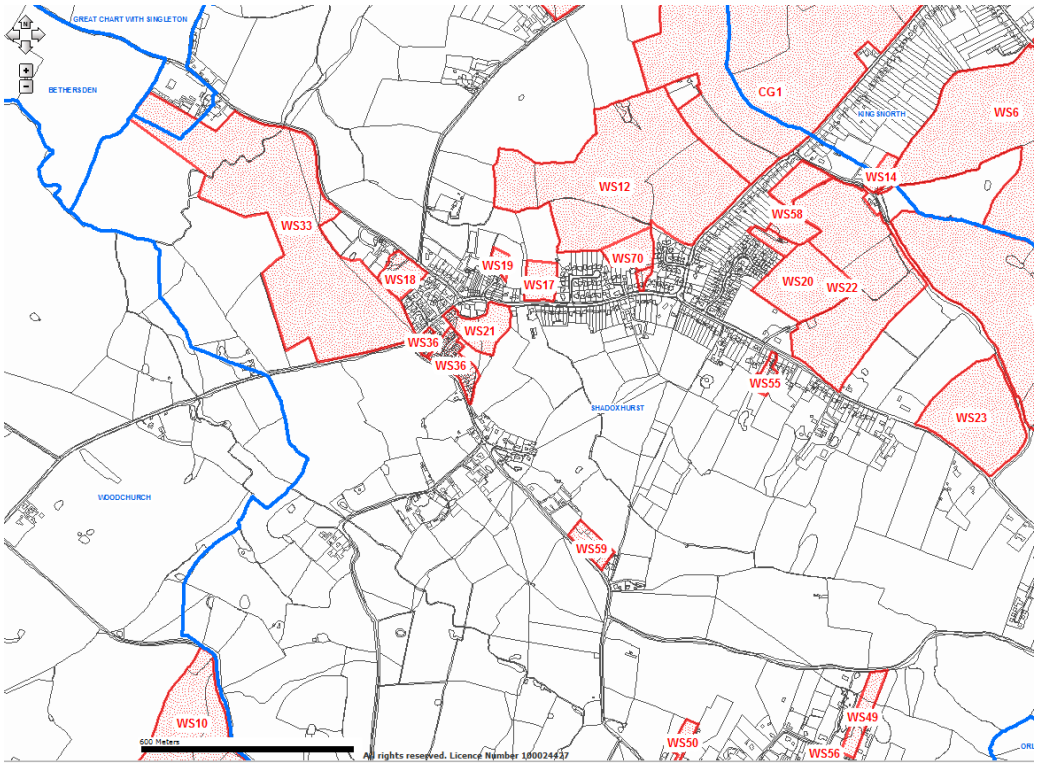
Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SHADOXHURST



SHADOXHURST INSET



SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS5 SITE NAME: WHITEHOLM

Site Address: Hamstreet Road, Kingsnorth, Ashford TN26 1NN	**Other Site Refs**: Other03	**Current Use:** Residential property, curtilage & woodlands

Site Description and Adjacent Uses:
This site is a single residnential property situated along a road frontage in a row of houses forming a ribbon development. To the north are other properties and beyond is a commerical/light industrial yard consisting of a car dealership and farm shop and industrial uses. To the south are residential properties which are large detached with large gardens. To the south west is woodland and to the east is open countryside.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 2.112	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site adjoins the Clarks Land Wood AW.		**Screening Part 1 Assessment: This site is not suitable for development. it is located outside of the settlement of Shadoxhurst, and development here would be backland. The site is also part Local Wildlife Site and Ancient woodland. The Site is not available.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS10 SITE NAME: WOODLAND IN SHADOXHURST

Site Address: Courthope/Stone Woods, Shadoxhurst, Ashford	**Other Site Refs**: other09	**Current Use:** Woodland
Site Description and Adjacent Uses: This site is an area of woodland to the south of Shadoxhurst. It is surrounded by woodlands and open countryside.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The entire site is a TPO and AW designated area, with adjoining LWS adjoining the east and south boundaries.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS12 SITE NAME: LAND AT SHADOXHURST, OFF TALLY HO ROAD

Site Address: Shadoxhurst, Ashford	**Other Site Refs**: Other10	**Current Use:** Arable Use
Site Description and Adjacent Uses: The site is located to the south of Ashford and immediately to the north of the centre of the existing village of Shadoxhurst, adjoining Tally Ho Road. The site comprises relatively flat land currently under arable use as a series of open fields separated with low hedging and has occasional mature trees within the site and on the boundaries. (this site includes the submitted sites of WS17, WS19 and Ws70).		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 18.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW and TPO adjoining the western boundary of the site		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS13 SITE NAME: LAND SOUTH OF MILEE, NICKLEY WOOD ROAD

Site Address: Shadoxhurst, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Grazing, storage
Site Description and Adjacent Uses: Historically cleared woodland with some small standard trees. Adjacent land uses - Gypsy residential and woodland.		

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 1.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Gypsy/Traveller	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is within a wooded TPO, AW and LWS area.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site in a very rural location and therefore possesses a very limited access to services with most over 1.6km away.			
Site Access: ☒ The site is accessible via Nickley Wood Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ The site is within the Apsley/Burnt Oak Woods AW.	**Tree Preservation Order:** The site is within the Dering Wood TPO.	**Screening Part 2 Assessment:** Remain in survey - other	
Suitability & Achievability Assessment: The site requires assessment for suitability.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS14 SITE NAME: T.K. BANBURYS YARD

Site Address: Blindgrooms Lane, Shadoxhurst, Ashford, TN26 1HN	**Other Site Refs**: Click here to enter text.	**Current Use:** Commercial
Site Description and Adjacent Uses: Site currently consists of Office, workshop, and area of hardstanding. The site is located on the outskirts of the village of Shadoxhurst. It is accessed from a narrow track road off of Tally Ho Road, called Blindgrooms Lane. the northern area of the site is woodland protected by TPO. There is one residential dwelling opposite the site and a disused employment site adjacent.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.44	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Half of the site is designated TPO, whilst there is an AW in very close proximity to the south of the site (within 100m).</td><td colspan="2">Screening Part 1 Assessment: This site lies outside of the built up area in Shadoxhurst and would be an unsustainable and harmful form of development that would be detrimental to the environment in general and visual amenity of the area. The northern area of the site is classified as woodland which is protected by TPO and is within a flood zone. The site is bounded by woodland, and one dwelling on the opposite side of the lane from the site, the character and appearance of thesite and its surroundings is of rural countryside.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.			
Click here to enter text.	Deliverability & Developability Timeframe:			
	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS15 SITE NAME: HAZELDENE LODGE, HAMSTREET ROAD

Site Address: Hamstreet Road, Shadoxhurst, Ashford TN26 1NN	Other Site Refs: Click here to enter text.	Current Use: Residential and curtilage
Site Description and Adjacent Uses: The site is a narrow piece of land predominantly consisting of woodland. Adjacent land uses - 2 storey detached dwellings, bungalows in a ribbon development along the main road.		
Available: ☒	Land Use: Mixed	Submission Details: Site Submission 2013
Site Area (ha): 2.96	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is mainly TPO, AW and LWS designated.</td><td colspan="2">Screening Part 1 Assessment: This site is not suitable for development. Most of the site is not joined to any built development, and the site is not close to any services or large villages. It is an unsustainable location for development. The majority of the site is protected as it is ancient woodland protected by TPO and a designated Local wildlife site.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS16 SITE NAME: MONKS FIELD, BLINDGROOMS LANE

Site Address:	Other Site Refs:	Current Use:
Shadoxhurst, Ashford TN26 1HN	Click here to enter text.	Agriculture

Site Description and Adjacent Uses:
The site is currently used as an arable field with some Scouting activities and is bounded by woodland and hedges/fences to neighbouring fields. There are no existing structures, although a barn used to stand near the entrance to the site. It was burnt down some years ago. Adjacent land uses - agricultural land and woodland, a transport undertaking's yard and a single residence.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 20.234	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are two parcels of AW within the site, whilst there is a TPO adjacent and two larger AWs adjoining the site.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

The site is on the outskirts of Shadoxhurst, just behind a row of built-up development. It has access to services, with most being around 800m-1.6km away.

<table>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via Blindgrooms Lane</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The most western tip of the site is within a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
There are two AWs within the site, and two adjoining.</td><td>Tree Preservation Order: The Stumpy Lodge TPO is adjacent to the site.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site lies just outside of Shadoxhurst and would be unsustainable and harmful form of development that would be detrimental to the environment in general and visual amenity of the area. It does not</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

adjoin any housing development and the character of the area is open countryside. This site is not suitable for development.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS17 SITE NAME: FIELD NORTH OF WOODCHURCH ROAD, SHADOXHURST

Site Address: Adjacent to Park Farm Close, Shadoxhurst TN26 1LE	**Other Site Refs**: Click here to enter text.	**Current Use:** Field
Site Description and Adjacent Uses: This site is a green gap in the built form which fronts onto the Woodchurch Road that runs through the village. The site is flat, grassed field at present but has been used for animal grazing in the past as there are unused feed trays on the field. There is an existing farm gated access point in the centre of the southern boundary on the road. There are 4 large oak trees along this boundary in addition to other mature trees and high hedges. On the eastern edge the site joins the rear gardens of a cul-de-sac of 2 storey detached houses, 'Park Farm Close'. On the western boundary there are 4 properties separating the site from a local needs housing development 'Farley Close'. However, this boundary has little screening and the property adjacent has windows overlooking the site. Opposite the site on the other side of Woodchurch Road there is a row of terraced two storey houses 'Moreton Terrace', which are set back from the road and have hedges to screen them.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The southern boundary of the site is bordered by a collection of TPOs. There is a parcel of AW/TPO in close proximity to the NW of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located in the centre of the built-up area and although it possesses access to shops, a play area and green open space, it is not near to a GP Surgery or Primary School.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Woodchurch Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
The Great Dynes Wood AW is approximately 150m to the NW of the site.</td><td>Tree Preservation Order: The southern boundary of the site is bordered by a collection of TPOs.</td><td colspan="2">Screening Part 2 Assessment:
Planning permission granted</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Planning permission granted and development complete.</td><td colspan="2">Developable Area (ha): 1
Density Calculation (dph): 25
Expected Yield: 12</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS18 SITE NAME: CRIOL BARN FIELD

Site Address: Bethersden Road, Shadoxhurst, Ashford TN26 1LL	**Other Site Refs**: Click here to enter text.	**Current Use:** Field

Site Description and Adjacent Uses:
Presently the field is used for grazing. There are no buildings on the site being offered for consideration. There is a stable block adjacent to the site. There are 3 adjacent plots of land; one has residential properties on it, another is a derelict brown field site (a former garage) and the other is agricultural.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.72	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO/AW in close proximity (less than 200m) to the NE of the site, whilst there is also a TPO/AW/LWS site within 350m to the SW.

Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:
The site is on the outskirts of a rural built-up area and therefore possesses limited access to services. Although it has access to shops, service such as a GP Surgery and a Primary School are over 1.6km away.

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Bethersden Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site within 200m north.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There is a LB adjacent to the NW of the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
Great Dynes Wood AW and Colebran Wood AW are in close proximity to the site.</td><td>Tree Preservation Order: Colebran Wood TPO and Little Criol Wood TPO are in close proximity to the site.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is not within the main village centre in Shadoxhurst and is not suitable for development.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS19 SITE NAME: LAND NORTH OF FARLEY CLOSE

Site Address: Shadoxhurst, Ashford TN26 1NB	**Other Site Refs**: Click here to enter text.	**Current Use:** Unmanaged grassland	
Site Description and Adjacent Uses: Unmanaged grassland, well contained in the wider landscape with an existing access to Woodchurch Road via an existing residential development (Farley Close). Adjacent land uses - North and East: Green Field; South: Farley Close residential street; West: Findon Farm/residence			
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 1.05	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW/TPO in very close proximity to the NW of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is just on the outskirts of a rural built-up area and therefore possesses limited access to services. Although the site has access to local shops, services such as a Primary School and a GP Surgery are over 1.6km away.			
Site Access: ☒ The site is accessible through the Farley Close.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB: ☐** Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area: ☐** Click here to enter text.	**Listed Buildings:** The Kings Head LB is in close proximity to the SW of the site.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ The Great Dynes AW is just north of the site	**Tree Preservation Order:** Little Criol Wood TPO is just north of the site	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

This site is within the main village centre in Shadoxhurst, and has no environmental constraints. It has housing development on 3 boundaries and development here would not adversely effect neighbouring properties.

Developable Area (ha): 1.05
Density Calculation (dph): 25
Expected Yield: 10

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS20 SITE NAME: LAND AT SHADOXHURST - BEHIND TALLY HO ROAD

Site Address:	**Other Site Refs**:	**Current Use:**
Shadoxhurst, Ashford	Other12	Fields

Site Description and Adjacent Uses:
The site lies behind the residential dwellings on Tally Ho Road. part of the site has been submitted under WS22 reference.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 16.187	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW/TPO less than 100m SE of the site. There is also a LWS and another area of AW in close proximity to the south.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.			
Click here to enter text.	Deliverability & Developability Timeframe:			
	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS21 SITE NAME: LAND REAR OF KINGS HEAD PH

Site Address: Woodchurch Road, Shadoxhurst, Ashford TN26 1LQ	Other Site Refs: Click here to enter text.	Current Use: Field, Vacant land
Site Description and Adjacent Uses: The site lies behind the Kings head Public House in Shadoxhurst. It is flat open grassland sometimes used for grazing. It is separated from the pH by fields and an access roas to new 4 house development in Maytree Place. The site spreads in a southern direction and joins housing in Nairne Close. it is bounded by hedges. Adjacent land uses - Kings Head Public House, Nairne Close, housing either side Woodchurch Road, open counrtyside to the SE.		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2014
Site Area (ha): 1.2	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing/Mixed/Leisure

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site does not contain any ecological designations, but is in close proximity to a LWS/AW/TPO to the SW and a TPO/AW to the north.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located in the main built-up area in Shadoxhurst but possesses a limited access to services as there is no school or GP Surgery within the village. There are however services such as local shops, a play area and green open space.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Woodchurch Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
There is a CA in close proximity to the south of the site.</td><td>Listed Buildings:
The King's Head LB is adjacent to the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a row of TPOs in very close proximity to the NE.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is within the Shadoxhurst main village centre, and has no environmental</td><td colspan="2">Developable Area (ha): 1.2
Density Calculation (dph): 30
Expected Yield: 25</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

constraints. It has housing development on adjoining boundaries and development here would not adversely affect the landscape or neighbouring properties. The site proposal contains a community hub/local centre. Further detailed site assessment required.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS22 SITE NAME: SHADOXHURST - BEHIND TALLY HO ROAD (LAND SOUTH OF BLINDGROOMS LANE)

Site Address:	**Other Site Refs**:	**Current Use:**
Shadoxhurst, Ashford	Click here to enter text.	Agricultural

Site Description and Adjacent Uses:
This site is a large area of open counrtyside and agricultural land between Shadoxhurst and Stubbs Cross. On the southern boundary it joins the sports and recreation field and Hornash Lane. On the west it joins on to the residential development of Molloy Road and the gardens of a number of properties along Tally Ho Road. To the north of the site it is bounded by Blindgrooms lane, which is a narrow track eastwards from Tally Ho road to Hornash Lane. Beyond this track is open countryside. To the east is open countrside and pockets of woodland.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 17.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is an AW/TPO less than 100m SE of the site. There is also a LWS and another area of AW in close proximity to the south.</td><td colspan="2">Screening Part 1 Assessment: The site is open countryside and very rural in character. With the exception of the Molloy Road development, there is very limited housing in this location, but the site does join this area. The access from Blindgrooms lane would be difficult for such a large development, as it is a narrow track. A large area of the site is within flood zone and it is bounded by Ancient woodland.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS23 SITE NAME: HORNASH LANE (LAND TO THE EAST OF HAYWAIN HOUSE)

Site Address:	Other Site Refs:	Current Use:
Shadoxhurst, Ashford TN26 1HU	Click here to enter text.	Open field

Site Description and Adjacent Uses:
This site is currently an open field for agriculture or grazing. It is located on Hornash Lane, and has three areas of woodland on its boundaries, to the north, east and south. To the east of the site is one residential property of Haywain House, and to the south there are a few residential properties on the opposite side of the road. These properties are all very large detached properties with large curtilage.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 6	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site adjoins two AWs, whilst it is opposite to a LWS/AW on the other side of the Hornash Lane.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

The site is on the outer edge of the rural built-up area and therefore possesses very limited access to services.

Site Access: ☒ The site is accessible via Hornash Lane		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ The Apsley and Parsons Grove AWs adjoin the site.	**Tree Preservation Order:** The Stumpy Lodge TPO is in very close proximity to the site.	**Screening Part 2 Assessment:** Filtered at Part 2	
Suitability & Achievability Assessment: This site is not suitable for development as it is open countryside and very rural in character. There is very limited housing in this location on that side of Hornash Lane. A large area of the site is within flood zone		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text. **Deliverability & Developability Timeframe:**	

and it is bounded by Ancient woodland. Development in this location would have a detrimental effect on the landscape.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS33 SITE NAME: LAND ADJACENT TO BETHERSDEN ROAD AND WOODCHURCH ROAD

Site Address: Shadoxhurst, Ashford TN26 1LR	**Other Site Refs**: Click here to enter text.	**Current Use:** Arable land
Site Description and Adjacent Uses: The site is faily level and lies adjacent to the village boundary of Shadoxhurst, flanking the former Shadoxhurst garage premises to the south-eastern corner. The land forms a broadly north to south plot and is relatively linear in shape. It adjoins Handcocks Farm buildings at the north-eastern point. The Bethersden Road flanks the north/north eastern boundary and arable land and woodland form the western boundary. The southern edge of the land adjoins the Woodchurch Road. There are two key features that cross through the northern half of the land, which are a stream and a Roman Road. The adjacent land uses are as follows: Two highways bordering the site along the south and north/east boundaries, and a derelict garage.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 21	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site adjoins a LWS/AW on the western boundary, whilst the southern boundary of the site is opposite a LWS/AW and TPO.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Although the site is just on the outskirts of the built-up village area it does not possess good access to services such as local shops, a Primary School and a GP Surgery (all more than 1.6km away).</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Bethersden Road and Woodchurch Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an area of archaeological importance running through the site.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
A flood zone 2 and 3 run through the north of the site.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
The site adjoins Colebran Wood AW to the west and Roughet AW to the north.</td><td>Tree Preservation Order: The Colebran Wood TPO is opposite the south of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey for housing</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: 1000
This is a very large site on the outskirts of the village. The site extends into the open countryside. There may be some potential on part of the site that fronts Woodchurch Road. This site requires a more detailed assessment.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS36 SITE NAME: HOUSING AROUND NAIRNE CLOSE

Site Address:	Other Site Refs:	Current Use:
Shadoxhurst, Ashford	Click here to enter text.	Residential

Site Description and Adjacent Uses:
The site contains a mix of terraced, semi-detached Airey properties, bungalows and two garage courts. Shadoxhurst Garage, now derelict is located directly adjacent to the north of the site, with additional residential housing further to the north. Agricultural land and open countryside surrounds the site. There is a small playpark on the site and the new development of Maytree Close and Public house is to the north.

Available: ☐	Land Use: Brownfield	Submission Details: ABC owned
Site Area (ha): 1.4	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is in close proximity to a LWS/TPO/AW to the west and further TPO/AW to the north.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table><tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr><tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr></table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS48 SITE NAME: LAND ON HAMSTREET ROAD

<table>
<tr><td colspan="2">Site Address:
Shadoxhurst, Ashford, Kent</td><td>Other Site Refs:
other13</td><td colspan="2">Current Use:
Unused garden land</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
This site is a small gap in the frontage along Ashford Road, between Hollington and The Kingdom Hall. There is a strong tree line betwen the site and the The Kingdom, and the back of the site is woodland.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
0.809</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment: The site is not in a sustainable location, it would be too small for allocated development, and impacts on Ancient Woodland and Local Wildlife would need to be considered. The site has not been re-submitted.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS49 SITE NAME: WOODSIDE, NICKLEY WOOD, SHADOXHURST

Site Address: Shadoxhurst, Ashford	**Other Site Refs**: other14	**Current Use:** Mixed industrial / residential
Site Description and Adjacent Uses: Current use mixed industrial / residential. Mobile home, Bungalow, Car breakers yard on established use certificate. Timber yard on established use certificate. Surrounded by some other residential properties and woodlands.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** 2007 submission
Site Area (ha): 1.117	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Gypsy/Traveller

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is entirely AW and LWS designated.		**Screening Part 1 Assessment: The site is mostly Ancint Woodland and Local Wildlife Site and therefore is unsuitable for development. The site has not been re-submitted.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS50 SITE NAME: MILL HOUSE, SHADOXHURST

Site Address: Church Lane, Shadoxhurst, Ashford TN26 1LY	**Other Site Refs**: Other15	**Current Use:** Garden & Dwelling
Site Description and Adjacent Uses: This site is a lawned area around a detached dwelling. To the north is detached dwellings and to the south a field, which is a LWS.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The northern boundary of the site adjoins a LWS and AW, whilst there is also a TPO within 50m north of the site.		**Screening Part 1 Assessment: The site is too small for resdiential allocation, there are constraints to the site due to its location on the edge of the built settlement and proximinty to the Local Wildlife Site and Ancient WOodland. The site has not been re-submitted.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SHADOXHURST

SITE REF : WS51 SITE NAME: JENKY FARM, CHURCH LANE, SHADOXHURST

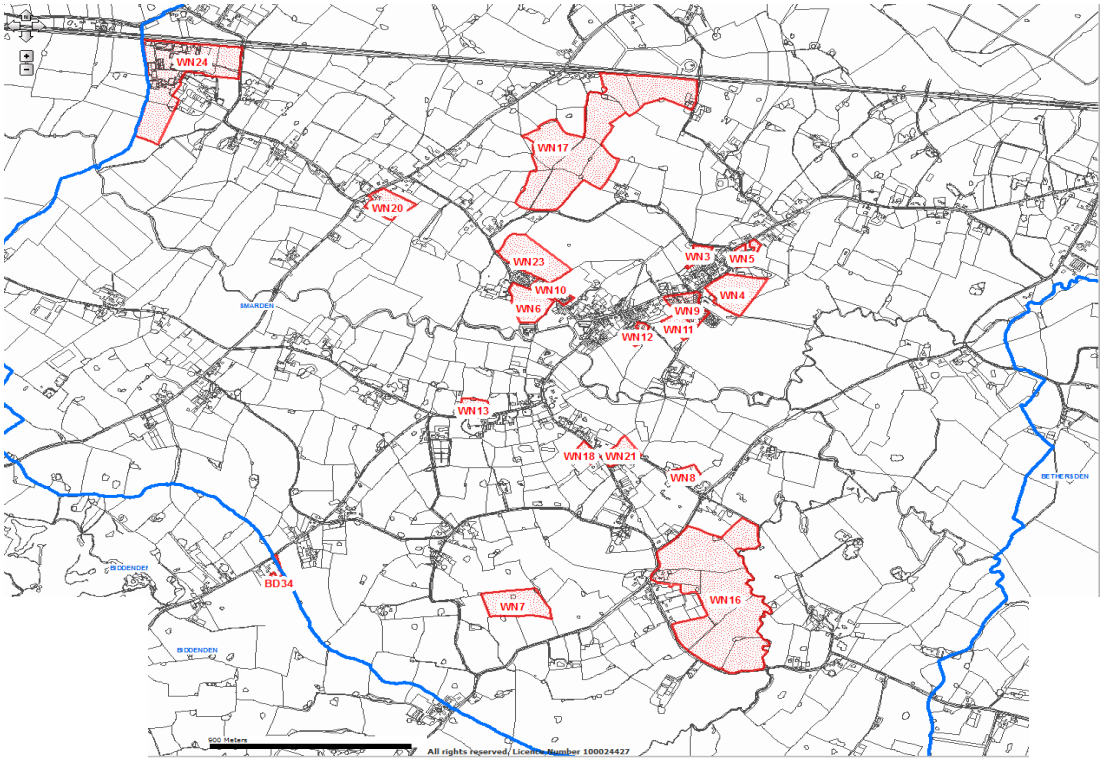
Site Address: Church Lane, Shadoxhurst, Ashford TN26 1LY	**Other Site Refs**: other16	**Current Use:** Farm and Farmland
Site Description and Adjacent Uses: Just under 50 acres of both brownfield and grazing land. This consists of redundant farm buildings, car parking, hard standing, redundant riding school , buildings and arenas etc along with land used for grazing.		

Available: ☐	**Land Use:** Mixed	**Submission Details:** 2007 submission	
Site Area (ha): 19	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The whole eastern boundary adjoins a SSSI and AW, whilst the north also adjoins a LWS.		**Screening Part 1 Assessment: This site is removed from the settlement of Shadoxhurst and is in open countryside. It is very rural in character and development here would be unsustainable. The site has not been re-submitted.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

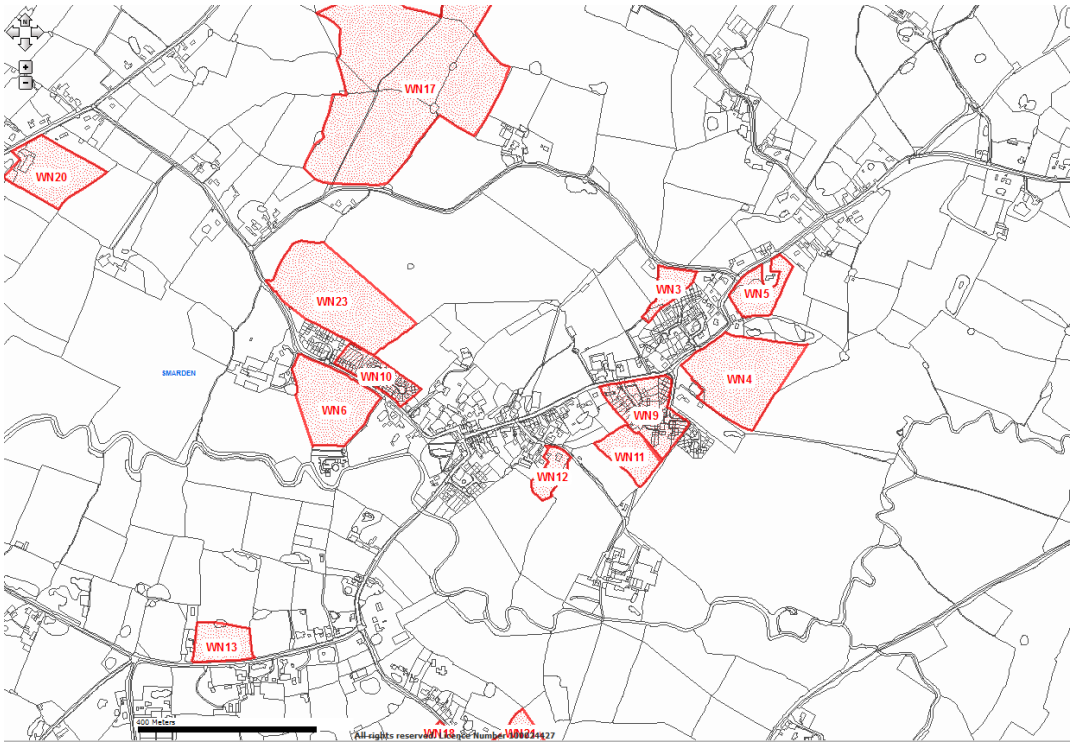
<table>
<tr><td rowspan="4">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="4">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="4">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SMARDEN



SMARDEN VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN3 SITE NAME: LAND BETWEEN BOUGHTON COTTAGE & MILLVIEW COTTAGE

Site Address: Mill Lane, Smarden TN27 8HN	**Other Site Refs**: Click here to enter text.	**Current Use:** Vacant scrubland

Site Description and Adjacent Uses:
The site is an unused field between the two residential properties of Millview to the north west, and Boughton Cottage to the east, along Mill Road. To the north is open countryside. To the west is sports field, and beyond this, open countryside. Directly adjacent and to the south and south east are dwelling houses, garages and bungalows in Glebe Close.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.614	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in close proximity to a cluster of TPOs.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is on the outskirts of Smarden and therefore possesses relatively good access to a variety of village services including a Primary School, local shops, a play area and green open space.

Site Access: ☒ The site is accessible via Mill Lane		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site adjoins a CA	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site adjoins POS
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** The Haslewood Close TPOs are in very close proximity to the south of the site.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site is on the edge current built form of development in the village. It is reasonably close to village services and has no environmental constraints. The impact on the landscape and neighbouring properties requires a more detailed assessment as the area is very rural character There may be potential for upgrade of sports pitch and access.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN4 SITE NAME: LAND ADJACENT TO SMARDEN VILLAGE HALL

Site Address: Pluckley Road, Smarden TN27 8NF	**Other Site Refs**: Click here to enter text.	**Current Use:** Farmland

Site Description and Adjacent Uses:
This site is currently under arable cultivation. There are 2 storey detached dwellings on either side; the village hall is on the southern boundary of the site; to the north is road frontage with dwellings in Glebe Close opposite. To the south of the site is open countryside and farmland.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 3.543	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a cluster of TPOs directly opposite the north of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is just on the outskirts of Smarden and therefore possesses a relatively good access to a variety of services including a primary school, local shops, POS and a play area.

Site Access: ☒ The site is accessible via The Street		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site is just outside a CA.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS less than 400m away.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** The Haslewood TPOs lie directly opposite the north of the site.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:	Developable Area (ha): 3.543 Density Calculation (dph): 13 Expected Yield: 50
Planning permission granted for 50 dwellings	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN5 SITE NAME: LAND ADJACENT TO LONG MEADOW

Site Address: Smarden	Other Site Refs: Click here to enter text.	Current Use: Field not used

Site Description and Adjacent Uses:
The mowed grassland field surrounding the residential property Long Meadow makes up this site. The site borders the Long Meadow residential property and to the: South - an adjacent field; West - 2 storey residential property; North - Pluckley Road with 4 residential properties opposite; East - an access to adjacent field, residential houses and then open countryside beyond.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 1.025	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a cluster of TPOs just to the west of the site.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

The site is just on the outskirts of Smarden and therefore possesses relatively good access to a variety of services including a Primary School, a play area, local shops and POS.

Site Access: ☒ The site is accessible via The Street		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site lies just outside a CA.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** The Haslewood Close TPOs are in very close proximity to the west of the site.	**Screening Part 2 Assessment:** Filtered at Part 2	
Suitability & Achievability Assessment: This site is on the edge of the built settlement of Smarden. The area at present is very low density as the properties around are mainly large detached houses.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

Development would be detrimental to the rural character	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN6 SITE NAME: WARE FIELD, COPPER LODGE FARM, WATER LANE

Site Address: Water Lane, Smarden TN27 8NR	**Other Site Refs**: Click here to enter text.	**Current Use:** Arable

Site Description and Adjacent Uses:
This site is an open field used for farming. To the south of the site is sewage works and cemetary with a river beyond.To the North is Water Lane, with residential properties along the other side. These consist of mainly 2 storey semi detached houses in ribbon and cul de sac form. to the West are two residential properties/farms with asscoiated land and buildings and open countryside and farmland. There is a transformer in NE corner of the site.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 2.549	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a scattering of TPOs in close proximity to the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is on the outskirts of Smarden and therefore possesses access to a variety of services including local shops, a Primary School and a play area.

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Water Lane.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
The site adjoins a CA.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The southern part of the site is within a flood zone 2.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: The Thatched House TPOs lie in close proximity (100m) to the south of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is on the edge of the built Smarden CA, close to services and therefore is</td><td colspan="2">Developable Area (ha): 2.549
Density Calculation (dph): 25
Expected Yield: 50</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
sustainable. There are constraints to the site, incuding the flood zone on the southern part. The northern area, along Water Lane has potential to mirror the development on the opposite side of the road, however the impact on the landscape and the character of the conservation area and other heritage assets would be great, and the narrow access road through the village centre in this location requires more detailed assessment	☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN7 SITE NAME: LAND TO THE SOUTH OF SMARDEN

Site Address: Smarden, Ashford TN27 8QP	**Other Site Refs**: Click here to enter text.	**Current Use:** Open land
Site Description and Adjacent Uses: Broadly rectangular parcel of land surrounded by hedgerows. Open agricultural land surrounds the site on all sides.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 3.604	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in relatively close proximity to a LWS circa 200m NW.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is in a very rural location at least 1.6km away from any settlements, and therefore services are barely accessible.

Site Access: ☒ The site is only currently accessible on foot.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site is not suitable for development due to its location. It is not close to any built development at present, and is a parcel of land in an area of open countryside and agricultrual fields. it is accessed from a narrow farm track off a rural road network. This would not be sustainable development.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN8 SITE NAME: FLEET FIELD, BUFFALO LANE

Site Address: Fleet Field, Buffalo Lane, Smarden	**Other Site Refs**: Click here to enter text.	**Current Use:** Grazing & Recreation

Site Description and Adjacent Uses:
The site is a field used for grazing with an area used as an Orchard on its eastern point. There is a pond within the site, and a number of large ponds around the site boundary. The site has road frontage on the south and east , but there is no built development adjacent to the site. Surrounded by open fields on all sides.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013 (Inf)
Site Area (ha): 0.897	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not close to any ecological designations.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in a very rural location so it would only be possible to reach services by commuting to nearby villages.

Site Access: ☒ The site is accessible via a rural lane off the Bethersden Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: The majority of the site is within a flood zone 2.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site is not in close proximity to the village of Smarden. It is very rural in nature in this location with very little built development and therefore unsustainable. The site itself contains ponds and at least 50% of the site is within flood zone 2. This is not suitable for development.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN9 SITE NAME: PROPERTIES AT CHESSENDEN LANE AND GREEN LANE

Site Address: Smarden	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential

Site Description and Adjacent Uses:
A housing estate area comprising predominantly of semi-detached bungalows and two storey brick properties. The site also contains a number of amenity areas and a garage/parking court. The centre of Smarden lies to the west of the site. The village hall lies to the east, together with a site currently being developed for 14 affordable units which is accessed through the estate in question. Areas of open countryside and agricultural land lie to the south of the site and to the north, beyond some additional residential areas.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO opposite the northern boundary of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN10 SITE NAME: PROPERTIES AROUND THE ACORNS

Site Address: Smarden	Other Site Refs: Click here to enter text.	Current Use: Residential
Site Description and Adjacent Uses: A cul-de-sac of detached and semi-detached two storey properties, with a row of semi-detached properties and a garage/parking court to the west. An additional cu-de-sac lies to the west of the site, but beyond this and to the north and southwest lie areas of open countryside and agricultural land. the additional built up areas of Smarden sit to the east of the site.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO within 200m to the east of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN11 SITE NAME: LAND SOUTH OF CHESSENDEN LANE

Site Address: Smarden, Kent TN27 8NF	**Other Site Refs**: Other22	**Current Use:** Vacant land

Site Description and Adjacent Uses:
The site is currently vacant land to the rear of the Chessenden Lane development. It is in a relatively central location so possesses access to a variety of village services. Access to the site is limited, with the site currently only accessible on foot.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 1.028	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no major ecological designations within immediate proximity to the site, but there are a scattering of TPOs to the north.		**Screening Part 1 Assessment: Site not re submitted therefore considered unavailable. The site is close to village amenities but not well related to existing built form. It may be appropriate for Local Needs Housing in the future.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN12 SITE NAME: LONGWAIT VESPER LANE, SMARDEN

Site Address: Vespar Lane, Smarden, Ashford, Kent	**Other Site Refs**: Other23	**Current Use:** Residential dwelling and associated land
Site Description and Adjacent Uses: The site is a residential dwelling site and is located just outside the village conservation area, is about 70 meters from the high street and is in close proximity to all of its amenities.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** 2007 submission
Site Area (ha): 0.599	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a solitary TPO in close proximity to the site, whilst there is a further clustering of TPOs to the north.</td><td colspan="2">Screening Part 1 Assessment: Site not re submitted therefore considered unavailable. Site extends beyond the existing built up village boundary and would not relate well to the existing form of the village.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN13 SITE NAME: BETHERSDEN ROAD/BIDDENDEN ROAD

Site Address: Smarden, Kent	**Other Site Refs**: other24	**Current Use:** Land
Site Description and Adjacent Uses: Land fronting onto Bethersden Road/Biddenden Road, Smarden.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.975	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in very close proximity to a LWS.		**Screening Part 1 Assessment: Site not re submitted therefore considered unavailable. Although Bardleden Manor, Farm and Oasts are sited opposite, the site is south of the River Beult and not part of the built up area of the village.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN16 SITE NAME: BLINK FARM

Site Address: Bethersden Road, Smarden, AShford, Kent TN27 8QR	**Other Site Refs**: other67a	**Current Use:** Arable land
Site Description and Adjacent Uses: The site is over 1km south of Smarden and comprises agricultural land.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 24.84	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a cluster of TPOs in very close proximity to the south of the site.</td><td colspan="2">Screening Part 1 Assessment: Site not re submitted therefore considered to be unavailable. Approximately one third of the site is within floodzone 2 and 3. The site is over one 1km from the village centre and is not appropriate for development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN18 SITE NAME: LAND ON BETHERSDEN ROAD, ADJACENT TO ASHDOWN COURT

Site Address: Bethersden Road, Smarden, Ashford, Kent	**Other Site Refs**: other91	**Current Use:** Vacant land
Site Description and Adjacent Uses: Although there is some ribbon development on the northern side of the road opposite this site, there is very little development on the southern side where this site lies. There is one property 'Ashdown Court', adjoining the site but this location is well outiside the built up area of the village.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.611	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not close to any major ecological designations.		**Screening Part 1 Assessment: Site not re submitted therefore considered unavailable. Site is some distance from the village and there are other sites which are available within the village.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN20 SITE NAME: LAND IN SMARDEN (ADJACENT TO THE BELL INN)

Site Address: Smarden, Kent	**Other Site Refs**: other26	**Current Use:** Field with large building
Site Description and Adjacent Uses: Site is adjacent to the Smarden Bell Inn. It is a rural location with sporadic development including many listed buildings. The Smarden Bell is grade ll listed.		

<table>
<tr><td>Available: ☐</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
2.08</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: Site not re submitted therefore considered unavailable. The site is too far removed from the village to be considered for housing development. The part of the site which fronts the highway is within floodzone 3.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMARDEN

SITE REF : WN21 SITE NAME: LAND ADJACENT TO BUFFALO AND FLEET FARM OAST

Site Address: Bethersden Road, Smarden TN27 8QF	Other Site Refs: Click here to enter text.	Current Use: Agricultural

Site Description and Adjacent Uses:
The site is currently used for agricultural purposes and is in a very rural location. Smarden is the nearest village and is approximately 800m away. Hedgerows border the submitted area but it possesses relatively good access from Bethersden Road and a rural lane. The site adjoins other agricultural land to the north, and is in an area consisting of Grade 3 land.

Available: ☒	Land Use: Greenfield	Submission Details: Informal 2013 submission
Site Area (ha): 1.2	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not close to any ecological designations.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

Due to the site's rural location it possesses a fairly limited access to services. Most village services can be fuond in Smarden, which is over 800m away.

Site Access: ☒ The site is accessible via Bethersden Road and a rural lane		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The site is in very close proximity to a flood zone 2.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

Although there is ribbon development either side of this site, it is outside the the built up area of the village and not in a sustainable location.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WEALD NORTH

SITE REF : WN23 SITE NAME: LAND AT GILES FARM

Site Address: Water Lane, Smarden, TN27 8RT	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural

Site Description and Adjacent Uses:
This site is an areal of open agricultural land on the outskirts of Smarden which is currently farmed for fruit. The land is bounded to the south west by residential development and by further agricultural land on the remaining three sides.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Reg 19 omission site
Site Area (ha): 4.34	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs 200m to the SE of the site.		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
The site is just outside of Smarden and possesses good access to services such as a local shop, play area and

Site Access: ☒ The site is accessible via Water Lane.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Within 100m	**Listed Buildings:** Within 100m	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: FZ on site boundary	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Fiiltered at part 2

Suitability & Achievability Assessment:

This site is not suitable for development as it is open countryside and very rural in character. There is very limited housing in this location on that side of Hornash Lane. A large area of the site is within flood zone and it is bounded by Ancient woodland. Development in this location would have a detrimental effect on the landscape.

Developable Area (ha): Click here to enter text.

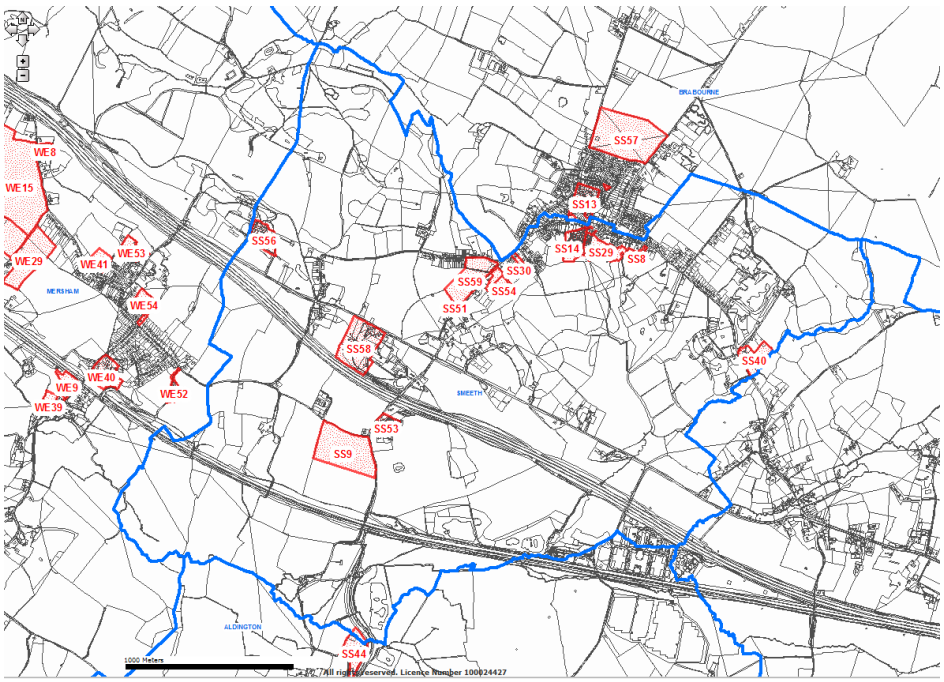
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

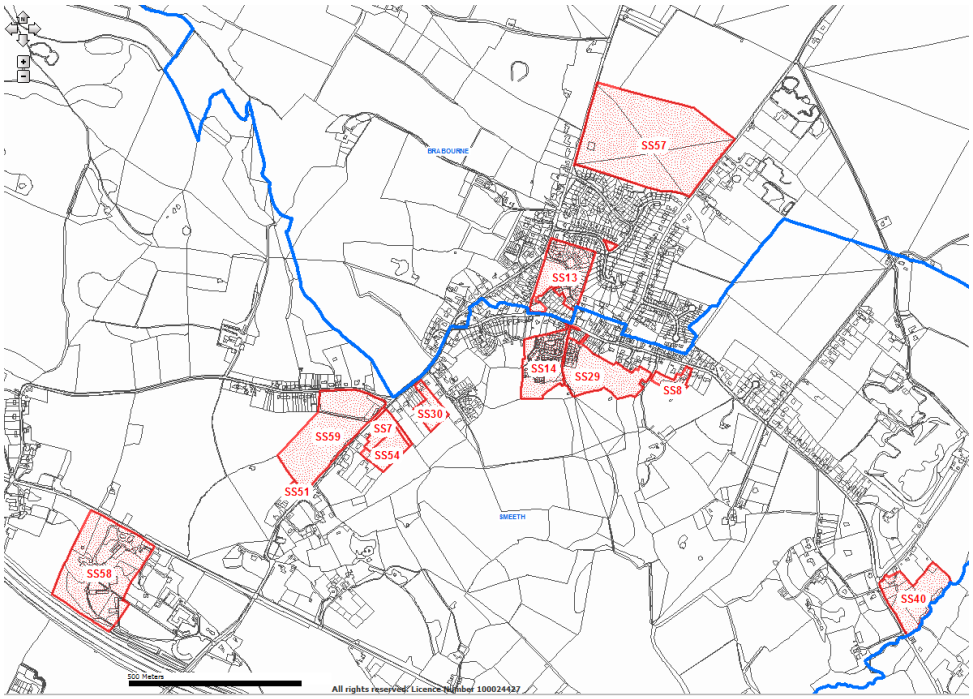
Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SMEETH PARISH



SMEETH/BRABOURNE LEES VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS7 SITE NAME: LAND AT CHURCH ROAD

Site Address: Church Road, Smeeth, Ashford, Kent, TN26 6SH	**Other Site Refs**: Click here to enter text.	**Current Use:** Grazing land
Site Description and Adjacent Uses: The site is currently grazing land on the frontage of the road. There are some residential properties adjacent to the site. There is a playing sports field opposite the site.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.81	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW located within 250m SE of the site.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is located between Smeeth and Brabourne Lees, and therefore possesses access to a variety of services including local shops, a Primary School and POS.		
Site Access: ☒ The site is accessible via Church Road		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☒ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There are a number of LBs within 400m SW of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site adjoins informal POS.

<table>
<tr><td>Woodland: ☒
The Scott's Hall Plantation AW is within 250m SE of the site.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="5">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is located on the edge of a large village of Smeeth and therefore has good access to services. It has no environmental constraints, and has access from the road. The surrounding development is very low density so the density assumption for this site has been reduced by 50% to remain in keeping with surroundings.</td><td colspan="5">Developable Area (ha): 0.81
Density Calculation (dph): 25
Expected Yield: 20</td></tr>
<tr><td colspan="5">Deliverability & Developability Timeframe:</td></tr>
<tr><td></td><td></td><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td></td><td></td><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS8 SITE NAME: OLD BUILDERS YARD, PLAIN ROAD

Site Address:	**Other Site Refs**:	**Current Use:**
Plain Road, Smeeth, Ashford, Kent, TN25 6QX	Click here to enter text.	Disused builders yard and sand quarry

Site Description and Adjacent Uses:
This site is located along Plain Road in the village of Smeeth. The site is a former builder's yard and contains a derelict building in disrepair, sheds and an area of hard standing at the front of the site, and to the rear of the building. There are mature trees around the rear of the site to the south which prevent views outwards and the remainder of the site is overgrown land. The site is situated between two detached residential properties and then wraps around the rear of two additional properties to the west. There is a small cul-de-sac opposite the site of 5 large detached properties.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a scattering of TPOs in very close proximity to the site, but there are no other major ecological designations within 400m.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is on the outer-edge of the village and therefore possesses access to a variety of services including local shops, POS and a Primary School.

Site Access: ☒ The site is accessible via Plain Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Informal POS surrounds the site.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Sunnymead TPOs are scattered just to the north of the site.	**Screening Part 2 Assessment:** Remain in Survey - Housing

Suitability & Achievability Assessment:

This site is a brownfield site in the confines of a village with good access to services and therefore a sustainable location. Redevelopment of this site for a small number of units is possible.

Developable Area (ha): 0.5
Density Calculation (dph): 25
Expected Yield: 8

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS9 SITE NAME: LAND AT THE JUNCTION BETWEEN EVEGATE MILL LANE AND BOWER ROAD

Site Address:	**Other Site Refs**:	**Current Use:**
Smeeth TN25 6SX	Click here to enter text.	Agricultural land

Site Description and Adjacent Uses:

The site is located to the west of Station Road on the south of the M20 motorway, bounded by the north by Bower Rd, east by Station Rd and west by agricultural land. There are no existing structures on site.The site lies opposite Evegate Business Park and Crafts Centre which is occupied by small businesses, craft shops and a cafe in converted farm buildings and oast. On the north side of Bower road is Wembdon business centre which is occupied by several businesses. The high speed rail line is 200m south of the site.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 8.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The Park Wood AW/TPO is 400m east of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is in a very rural location, away from the main settlement of Smeeth. Thus it possesses very limited access to services.			
Site Access: ☒ The site is accessible via Bower Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** The site is adjacent to the Evegate Manor LB	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Informal POS surrounds the site.
Woodland: ☒ Park Wood AW is circa 400m east.	**Tree Preservation Order:** Park Wood TPO is circa 400m east.	**Screening Part 2 Assessment:** Filtered at Part 2	
Suitability & Achievability Assessment: This site does not have constraints but is located outside of the settlement. Requires further assessment.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BRABOURNE

SITE REF : SS13 SITE NAME: HOUSING AT THE WARREN AND MANSE FIELD

Site Address: Housing at the Warren and Manse Field, Brabourne	**Other Site Refs**: Click here to enter text.	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: The eastern part of the site comprises of several rows of terraced and semi detached housing and a parking area. The western half is a substantial area of well kept green amenity space with several mature trees.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 0.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a collection of TPOs in close proximity to the east, north and west of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS14 SITE NAME: HOUSING AT CALLAND

Site Address: Calland, Smeeth	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing
Site Description and Adjacent Uses: The site is predominantly housing. There is an area of woodland in the north west corner that slopes significantly. There are 2 garage courts, one of which contains an electricity substation and 2 areas of surface parking. There is also an area of open amenity space that abuts the woodland to the south.		

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned	
Site Area (ha): 0.9	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no ecological designations in close proximity to the site.		**Screening Part 1 Assessment: The remaining land is not suitable or achievable.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS29 SITE NAME: LAND REAR OF FORTESCUE PLACE, CALLAND

Site Address: Calland, Smeeth	**Other Site Refs**: Other30	**Current Use:** Agricultural
Site Description and Adjacent Uses: Pasture land with small area of coppice woodland. North - mixed two storey and single storey dwellings. East - pumping station and road. South - farmland, woodland and two storey dwelling. West - two storey and single storey residential.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2014 & 2007 submission
Site Area (ha): 2.16	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any major ecological designations but there is a TPO about 200m north and an AW to the south.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is on the outskirts of the south of the village and possesses good access to a variety of services including local shops, a Primary School and a play area.		
Site Access: ☒ The site is accessible via an access road just off of Plain Road.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site is in close proximity to POS (less than 200m)
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Downside TPO is circa 200m north.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

The western edge of this site has already been developed. The site is close to the village amenities and there are no environmental constraints on site. Impact on the neighbouring properties needs to be considered in more detail. Access to the site could also be an issue. One of the access points in Ramstone Close would require removal of a property. This close is currently a narrow cul-de-sac and traffic assessments would need to be undertaken. The topography of the land is also difficult.

Developable Area (ha): 2.16
Density Calculation (dph): 25
Expected Yield: 50

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS30 SITE NAME: MAY COTTAGE, SMEETH

<table>
<tr><td colspan="2">Site Address:
Church Road, Smeeth</td><td>Other Site Refs:
other32</td><td>Current Use:
Residential
Curtilage/paddock</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
This site includes two properties that front Church road and the residential curtlage behind these. It also includes land that then runs behind a row of neighbouring housing - a field possibly used as a paddock</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
1.5</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Click here to enter text.</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO in close proximity to the NE of the site, whilst there is AW to the SE.</td><td colspan="2">Screening Part 1 Assessment: The site would be backland development in an area that opens into the countryside. The impact on the neighbouring detached properties and the access route are constraints to this site. The site has not been submitted in 2013 and therefore is not available.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BRABOURNE

SITE REF : SS40 SITE NAME: KIMBERLEY FARM, GRANARY COURT ROAD

Site Address: Brabourne, Ashford, Kent TN25 6RE	**Other Site Refs**: Other101	**Current Use:** Disused farm buildings
Site Description and Adjacent Uses: This site is located in a rural area to the east of the village of smeeth. The land contains a farmhouse and farm buildings that are not currently in use. The site extends south and east from the house which consists of fields. There is a pond located on the eastern boundary. The surrounding area contains mainly countryside with some other farm houses and associated agricultural buildings.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Almost adjoining the site to the east there is a Coopers Wood AW.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – BRABOURNE

SITE REF : SS49 SITE NAME: EAST BARN AT PENSTOCK HALL FARM

Site Address: Canterbury Road, Brabourne, Kent.	**Other Site Refs**: Click here to enter text.	**Current Use:** Barn
Site Description and Adjacent Uses: The barn is part of Penstock Farm, and there are a series of farm buildings. The barn is in a prominient location fronting the road. It is a listed building Grade II Circa 1600, timber framed and weather boarded.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Planning Permission
Site Area (ha): 0.017	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Leisure/Other
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not particularly close to any ecological designations.		**Screening Part 1 Assessment: This site has been granted permission for change of use from an agricultural barn to a community hall/ wedding venue. Due to the location of this site, this use is suitable, but housing would not be sustainable in this location.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS51 SITE NAME: THE WOOD TURNERS, CHURCH ROAD

Site Address: Smeeth, Ashford, Kent, TN25 6SA	**Other Site Refs**: Click here to enter text.	**Current Use:** Former Rake Factory
Site Description and Adjacent Uses: The site extends to 0.1ha (0.24 acres). It is generally regular in shapeand fl at. The site comprises the former Rake Factory building andoutbuildings, which are single storey in height, and currently vacant.Rake Factory production ceased in the Summer of 2010 after 50 years in situ. There is also boundary tree planting to some areas.		

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Planning Permission	
Site Area (ha): 0.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is within the village of Smeeth and therefore possesses good access to a variety of services including a Primary School, shops and local playing fields.			
Site Access: ☒ The site is accessible via Church Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site is just outside a CA.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site possesses access to POS.
Woodland: ☒ Scott's Hall Plantation AW is 400m to the east.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	
Suitability & Achievability Assessment: Redevelopment of this site will bring back into use a site which has been vacant since 2010 and will revitalise the site's appearance. Permission has been granted for Demolition of former rake factory		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

building and erection of new building comprising approximately 180sqm of B1 office floorspace	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS53 SITE NAME: EVEGATE BUSINESS CENTRE

Site Address: Station Rd, Smeeth, Ashford TN25 6SX	**Other Site Refs**: Click here to enter text.	**Current Use:** Small business units in converted rural buildings
Site Description and Adjacent Uses: The site consists of several business units and small retail units in converted farm buildings, with parking areas around. It is surrounded on all sides by agricultural land, whilst the M20 is in very close proximity just to the north.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Employment Land Review
Site Area (ha): 1.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in close proximity to the east.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is in a rural location and other than the services contained within the site, it possesses a limited access to services such as a primary school, GP surgery and train station.		

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Station Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site circa 400m east.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
The Evegate Manor LB is adjacent to the south of the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a TPO less than 400m east of the site.</td><td colspan="2">Screening Part 2 Assessment:
Filtered - Employment</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site requires detailed assessment as to whether expansion is possible. However, the site has not been submitted for consideration.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS54 SITE NAME: ADDITIONAL LAND ON CHURCH ROAD

<table>
<tr><td colspan="2">Site Address:
Smeeth, TN25 6SA</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Garden and field</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site is currently used as a childrens play area and a field bordered by a post fence with gates.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Site Submission 2013</td></tr>
<tr><td colspan="2">Site Area (ha):
0.86</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is an AW within 200m SE of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
The site is located between Brabourne Lees and Smeeth, and therefore possesses good access to a variety of services including local shops, a Primary School and POS.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site is accessible via Church Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☒ Scott's Hall Plantation is less than 200m SE of the site.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - Housing

Suitability & Achievability Assessment:

This site has some potential for housing development as it is within the village of Smeeth, close to services. There are no environmental constraints on site. However, the site is set back from the road and development would fall as backland development. The site adjoining the road has also been submitted so they could possibly be developed together. Further assessment needed.

Developable Area (ha): 0.86
Density Calculation (dph): 25
Expected Yield: 15

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS56 SITE NAME: MERSHAM-LE-HATCH BUSINESS VILLAGE

Site Address:	Other Site Refs:	Current Use:
Hythe Road, Smeeth TN25 6NH	15/00851/AS	Business Village

Site Description and Adjacent Uses:
The site consists of a number of businesses within a listed building and is located in the historic Hatch Park. To the north, east and west the site is surrounded by further parkland, but to the south beyond the A20 and M20, there is vast agricultural land.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission	
Site Area (ha): 1.892	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a SSSI in close proximity to the east and west.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is in a rural location between Mersham and Smeeth, and although there are shops within the centre itself, village services are mainly located in Mersham around 1km away.			
Site Access: ☒ The site is accessible via the A20.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** The businesses at the site are located within a large LB	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered - Employment	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site requires detailed assessment as to whether expansion is possible. However, the site has not been submitted for consideration.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BRABOURNE

SITE REF : SS57 SITE NAME: LAND BETWEEN CANTERBURY ROAD AND LEES ROAD

Site Address:	Other Site Refs:	Current Use:
Brabourne	Click here to enter text.	Agricultural

Site Description and Adjacent Uses:
The site is located just on the outskirts of the built-up area of Brabourne and is currently vacant agricultural field bordered by mature hedgerows. Adjoining the southern boundary there is residential development, whilst on the west and east there are scattered residences. To the north of the site there are more agricultural fields. There are prominent public highways on both the western and eastern boundaries of the site, but on site access is relatively limited at the moment due to the greenfield nature of the site. Currently access into the site is only available via hedgerow gaps that allow tractors and farming machinery to get through to work the land.

Available: ☒	Land Use: Greenfield	Submission Details: Reg 19 omission site
Site Area (ha): 9.582	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a number of scattered TPOs to the south of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site adjoins the northern edge of the village and possesses access to local shops, a primary school, play area and public open space.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Lees Road and Canterbury Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is a POS within 400m south.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a number of scattered TPOs in very close proximity to the south.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Development on this edge of village location would impact on valued landscape and result in the loss of informal open space.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SMEETH

SITE REF : SS58 SITE NAME: LAND AT CALDECOTT FOUNDATION SCHOOL

Site Address: Hythe Road, Smeeth	**Other Site Refs**: Click here to enter text.	**Current Use:** Education facility
Site Description and Adjacent Uses: Land at The Caldecott Foundation site at Smeeth will become surplus to requirements during the plan period. The charity has recently reviewed its operational requirements and method of care provision, as a result it intends to relocate the offices/training facility and the residential accommodation elsewhere in the borough whilst maintaining the school on the site to the east.This is a brownfield site in a sustainable location with residential neighbours. Residential re use/redevelopment is appropriate here and should be taken into account in the local plan preparationThe extent of the site is shown edged red on the attached plan. This site is proposed in addition to other allocations.In addition to the original house (a substantial extended property now converted to the charity offices/meeting/training facilities), there are four large buildings currently /last used for residential care and fostering of children with live in staff. These buildings with the associated hardstandings, parking areas and roads are set within a landscape of mature trees which effectively screen the site, it is intended to retain the trees and develop sensitively within the existing landscape framework.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Reg 19 omission site
Site Area (ha): 5.708	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a parcel of TPO within the site and an AW circa 400m north.		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:

The site is on the A20. Local shops and a primary school are between 800m to 1.6km away, whilst there is a play area and public open space between 400 to 800m away.

Site Access: ☒ The site is accessible via the A20.		**Highway Constraints:** None known	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ The southern half of the site is within an area of archaeological potential.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Within site	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:

Part of site allocated under policy S50.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 50

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SAXON SHORE

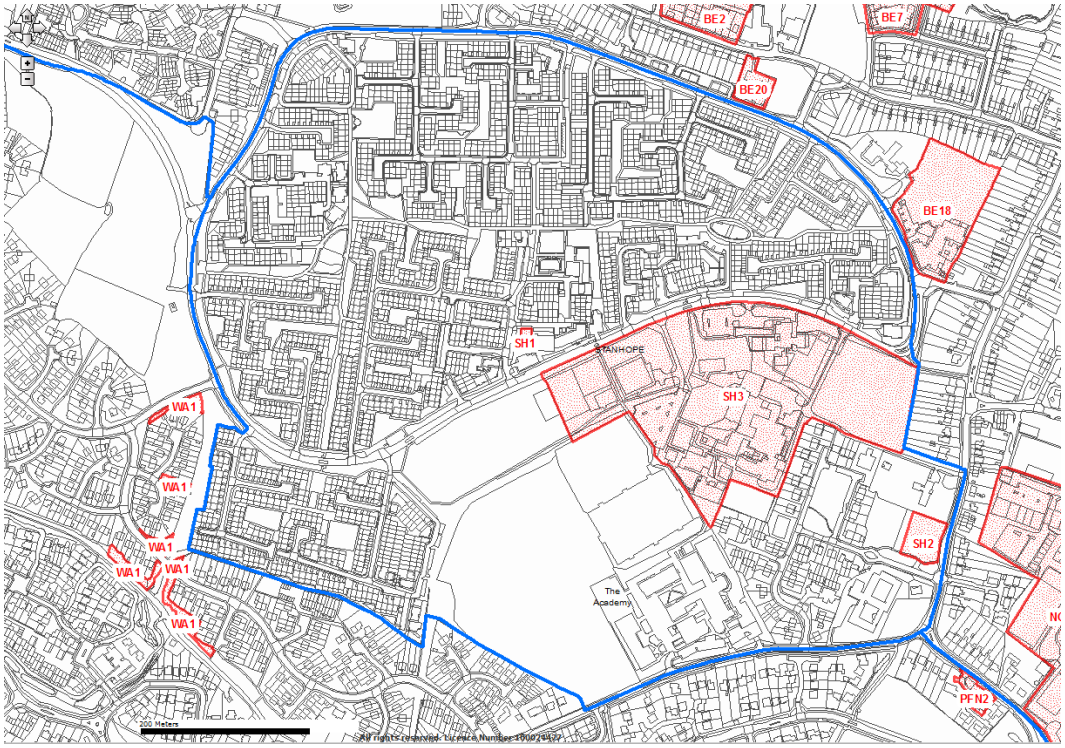
SITE REF : SS59 SITE NAME: SMEETH PLAYING FIELDS

<table>
<tr><td colspan="2">Site Address:
The Ridgeway</td><td colspan="2">Other Site Refs:
Click here to enter text.</td><td>Current Use:
Agricultural/Open space</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
This site is located in the village of Smeeth, and is an area of land which is located on both of the main entrances into the village at the junction where they meet. This site currently has 2 functions. The northern parcel of the site, which runs along The Ridgeway is currently a community facility consisting of a sports pitch, scouting hut, play area and small gravel car park, accessed from Church Road. This area is designated as open space. The southern parcel of land along Church Road is part of a larger agricultural field.</td></tr>
<tr><td colspan="2">Available: ☒</td><td colspan="2">Land Use:
Greenfield</td><td>Submission Details:
Reg 19 omission site</td></tr>
<tr><td colspan="2">Site Area (ha):
4.25</td><td colspan="2">Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are TPOs adjacent to the east of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
The site possesses good access to a variety of services such as a primary school, a play area and public open space. The local shops are between 800m and 1.6km away.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site is accessible via Church Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td colspan="2">AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Within 50m</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

<table>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site occupies an area of public open space</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are TPOs adjacent to the east of the site.</td><td colspan="2">Screening Part 2 Assessment:
Development on this site would result in the loss of open space and therefore the site is not suitable.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site occupies an area of open space. Even if this area was omitted from the site its development would create an isolated cluster that poorly relates to the existing built form.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table><tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr><tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr></table></td></tr>
</table>

STANHOPE



SITE ASSESSMENTS BY PARISH/AREA – STANHOPE

SITE REF : SH2 SITE NAME: PLAYGROUND NORTH OF THE LIMES

Site Address: The Limes, Stanhope, Ashford	**Other Site Refs**: 14/00093	**Current Use:** Housing
Site Description and Adjacent Uses: The site was previously a playground north of The Limes but has now been residentially developed. Currently there are eight dwellings at the site which neighbour the surrounding residential development.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** Planning Permission
Site Area (ha): 0.226	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is located within a large area of TPO. There is a large LWS within 400m to the east.		**Screening Part 1 Assessment: The development is now complete.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STANHOPE

SITE REF : SH1 SITE NAME: 1 STANHOPE COURT

Site Address: Stanhope, Ashford	**Other Site Refs**: 10/001196	**Current Use:** Mixed use commercial and residential building

Site Description and Adjacent Uses:
The site lies within an established area, with the building being a key landmark building within the regenerated Stanhope area. it is accessed directly from Stanhope Road, the main distributor road of the area. Gradients within the neighbourhood are level or gently gradient.Immediate neighbours within the building are ground floor retail units with residential apartments above. Other neighbouring properties are residential dwellings, comprising a mixture of renovated mid twentieth century properties and newly constructed replacement dwellings.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.34	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs in close proximity to the south of the site.		**Screening Part 1 Assessment: Move to Part 2**

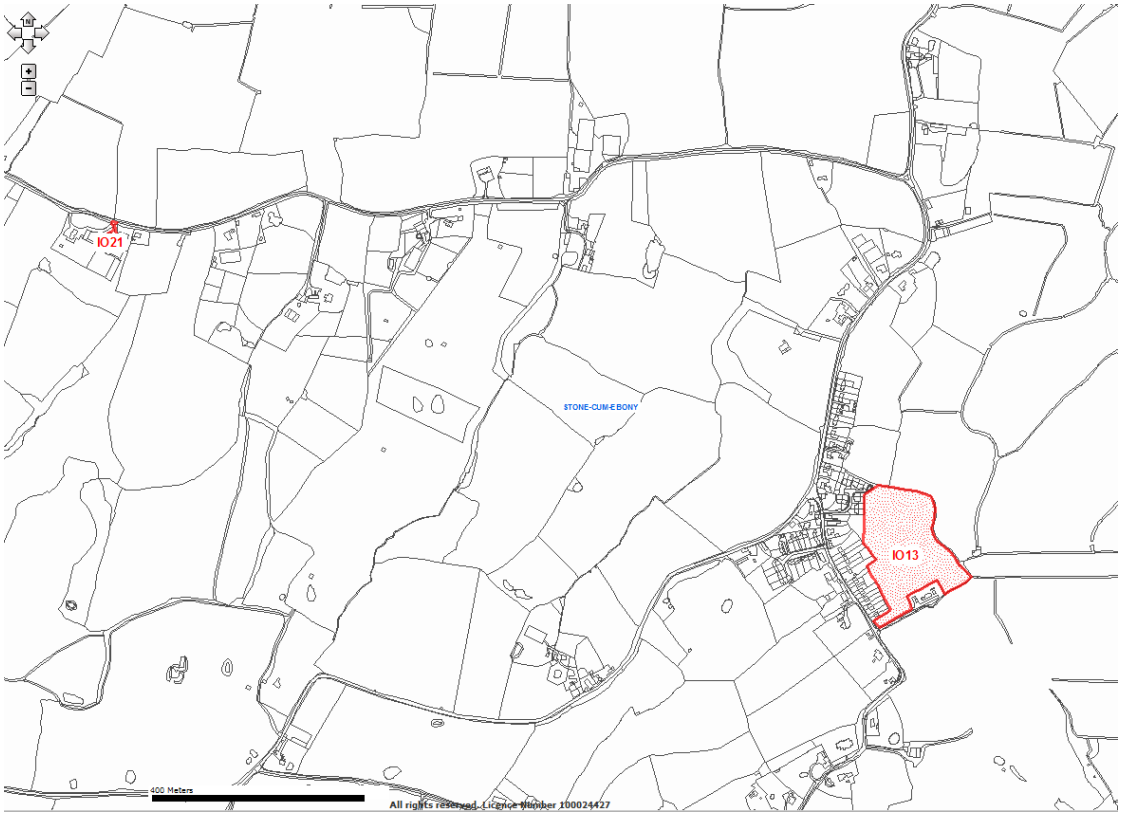
Location and Access to Services:
The site is in a heavily developed area within Ashford and therefore possesses a very good access to services such as local shops, a primary school and a GP surgery.

Site Access: ☒ The site is accessible via Otterdon Close.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ The site is adjacent to an archaeological area.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

<table>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS opposite the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a number of TPOs in close proximity to the south of the site.</td><td colspan="2">Screening Part 2 Assessment:
Extant Permission</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

3 flats approved under 10/01196/AS and Employment permission</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

STONE-CUM-EBONY



SITE ASSESSMENTS BY PARISH/AREA – STONE

SITE REF : IO13 SITE NAME: 3.7 HA AT STONE IN OXNEY

Site Address: Stone in Oxney, Kent	**Other Site Refs**: other61	**Current Use:** Vacant land
Site Description and Adjacent Uses: The land sits behind a row of housing around The Street and is currently in agricultural use. To the north, south and east there are further agricultural fields, whilst immediately to the west there is residential development.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 3.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is AW 300m to the west.		**Screening Part 1 Assessment: Site not re submitted and therefore considered to be unavailable. Not a sustainable location.**

Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STONE-CUM-EBONY

SITE REF : IO21 SITE NAME: ODIAM FARM, LOWER ROAD

Site Address: Stone, Tenterden, Kent, TN30 7JH	**Other Site Refs**: 11/00362	**Current Use:** Unused agricultural buildings
Site Description and Adjacent Uses: The site neighbours the existing Odiam Barns Self Catering Cottages, and is surrounded by agricultural fields. It is very isolated and is at least 1.6km from the nearest village.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.056	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is an AW and LWS to the south of the site.		**Screening Part 1 Assessment:** **Move to Part 2**

Location and Access to Services:

The site in a very isolated location and therefore possesses a relatively poor access to services.

Site Access: ☒ The site is accessible via Lower Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the High Weald AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site within 200m to the SW.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** The Odiam Farm LB is adjacent to the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ The site is circa 250m from the Brick Kiln Woods AW.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered - employment	

Suitability & Achievability Assessment:

Refurbishment of existing building already has planning permission.

Developable Area (ha): Click here to enter text.

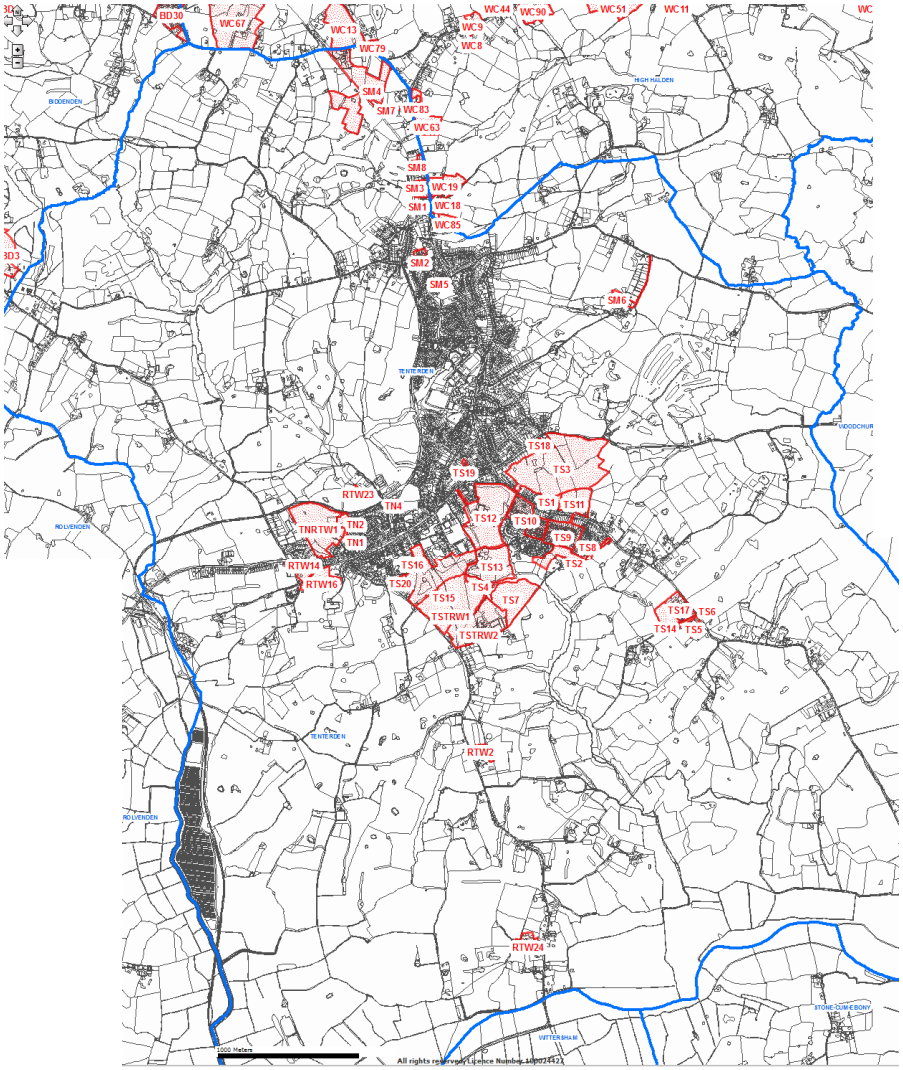
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

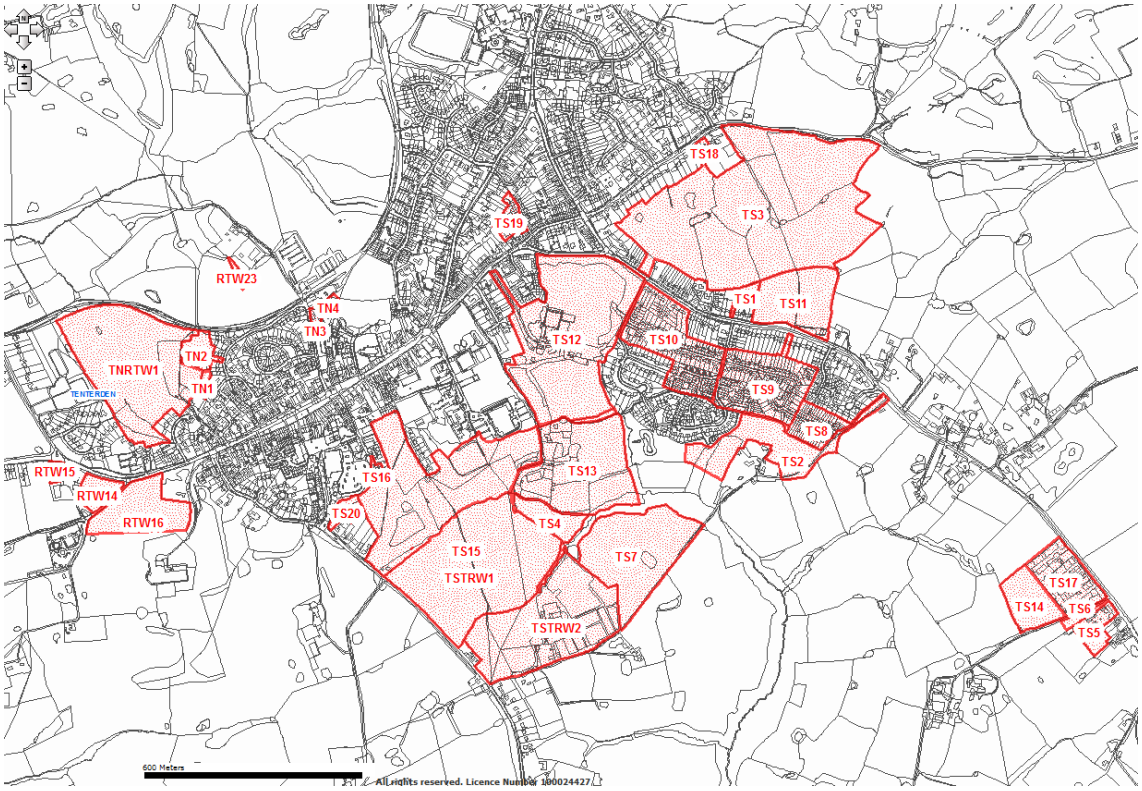
Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

TENTERDEN


BD30
WC67
WC13
WC79
WC44
WC90
WC51
WC11
WC9
WC8
SM4
SM7
WC83
WC63
SM8
SM3
WC19
SM1
WC18
WC85
SM2
SM5
SM6
TS18
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RTW23
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TS11
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TSTRW2
RTW2
RTW24
TENTERDEN
HIGH HALDEN
BIDDENDEN
SMALLHYTHE
WITTERSHAM
STONE-CUM-EBONY
1000 Metres
All rights reserved Licence Number 100024427

TENTERDEN TOWN INSET



SITE ASSESSMENTS BY PARISH/AREA – ST. MICHAELS

SITE REF : SM1 SITE NAME: ADJACENT TO BEECHWOOD FARM, ST MICHAELS

Site Address: Ashford Road, St Michaels, Tenterden, TN30 6SP	**Other Site Refs**: TENT06	**Current Use:** Vacant field

Site Description and Adjacent Uses:
The site is currently vacant field space between the Little Silver Country Hotel to the north and the Acacia House to the south. The middle of the site is divided by a row of trees down the centre. To the west and east of the site there are agricultural and open fields. To the south there is residential development, whilst to the north there a number of sporadic buildings but mainly further field space used for agricultural purposes.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site adjoins a TPO to the west. There is also an AW in relatively close proximity beyond this to the west.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
Due to the site's proximity to Tenterden, it possesses a relatively good access to services such as local shops and a primary school.

Site Access: ☒ The site is accessible via Ashford Road.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ There is an archaeological site within 300m south.	**Conservation Area:** ☐ There is a CA within circa 300m.	**Listed Buildings:** There is a LB within 100m east.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ The Great Park Wood AW is within 200m west.	**Tree Preservation Order:** There is a row of TPOs adjoining.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

This site has potential and a full assessment is required.

Developable Area (ha): 0.5
Density Calculation (dph): 25
Expected Yield: 12

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ST. MICHAELS

SITE REF : SM2 SITE NAME: HOUSING AROUND MARSHALLS LAND

Site Address:	Other Site Refs:	Current Use:
St. Michaels	Click here to enter text.	Residential

Site Description and Adjacent Uses:
A cul-de-sac of brick two storey semi-detached properties. There is a garage court at the front of the site which is in good condition and appears well used. There are residential areas of the village to the south, east and west. Immediately to the east of the garage block is a village hall and pre school. A church lies to the north of the site, which backs onto school playing fields.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 1.58	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a pair of TPOs adjoining the north of the site, whilst there are a number of TPOs surrounding the site in close proximity.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ST. MICHAELS

SITE REF : SM3 SITE NAME: LAND ADJACENT TO LONDON BEACH HOTEL

Site Address: Ashford Road, St Michaels	Other Site Refs: TENT02	Current Use: Open land that adjoins the hotel/golf club
Site Description and Adjacent Uses: A level area of grass that forms part of the entrance to the hotel / golf club. Part of the site to the north east contains an area for additional car parking. Site is also surrounded by trees / hedgerows, with a small brickwall fronting onto the A28 to the east. There is also a row of TPOs that run along the western edge of the site.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.69	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a row of TPOs within the west of the site. There is also AW within close proximity to the west.		**Screening Part 1 Assessment: Peripheral location means the site is relatively unsustainable and unsuitable for development. Site not re submitted and therefore considered to be unavailable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ST. MICHAELS

SITE REF : SM4 SITE NAME: LAND AND BUILDINGS AT HIGH CHIMNEY FARM

<table>
<tr><td>Site Address:
Biddenden Road, Tenterden</td><td>Other Site Refs:
TENT15</td><td>Current Use:
Agricultural land, farm and associated buildings</td></tr>
<tr><td colspan="3">Site Description and Adjacent Uses:
A large irregular area of land located off the A262 Biddenden Road, comprising High Chimney Farm, agricultural buildings and open countryside. Sporadic residential dwellings located to the north of the site.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
2007 submission</td></tr>
<tr><td>Site Area (ha):
10.51</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a pair of AWs adjoining the site, whilst there are also a number of others in close proximity.</td><td>Screening Part 1 Assessment: A greenfield large site that is a significant way from the main part of the settlement - not suitable for development. Development would have a major and serious impact on the character of the countryside. Site not re submitted considered to be unavailable.</td></tr>
<tr><td colspan="3">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td>Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td>Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ST. MICHAELS

SITE REF : SM5 SITE NAME: LAND REAR OF 1 & 2 HOLLY COTTAGE

Site Address: The Pavement, Tenterden	**Other Site Refs**: 10/00816	**Current Use:** Overgrown land

Site Description and Adjacent Uses:
The site, originally the rear garden of Holly Cottages on The Pavement, lies within the St. Michaels Conservation Area and currently is overgrown with self-seeded shrubs and trees.Ashford Borough Council, the owners of the small housing estate on this site's western boundary have agreed to the sale of the land between nos. 11,12 and no. 14, The Pavement which will allow vehicular access to be provided to this site by a new private access drive formed from the Pavement carriageway.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** Refused PP
Site Area (ha): 0.09	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a few TPOs within close proximity to the site, whilst there is also an AW within 150m to the south.		**Screening Part 1 Assessment: Site too small for consideration. Filtered at Part 1**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : SM6 SITE NAME: INGLEDEN PARK RIDING SCHOOL

Site Address: Ingleden Park Road, Tenterden TN30 6SL	Other Site Refs: 11/01491/AS	Current Use: Riding Centre
Site Description and Adjacent Uses: The site is an existing Riding School consisting of a large Atcost building (which is the indoor school), stabling to the south (recently demolished) and land to the west with an existing sand school. There is also an extended folly building and detached annexe to the south that has in the past been used as grooms' quarters to serve the school.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** Planning Permission
Site Area (ha): 1.147	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is completely within a TPO. Part of the north of the site is also within a LWS and AW designation.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is located is a very rural location and possesses very limited access to services.

Site Access: ☒ The site is accessible via Ingleden Park Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** The are a pair of LBs in close proximity to the south of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Part of the site is within an AW.	**Tree Preservation Order:** The site is completely within a TPO.	**Screening Part 2 Assessment:** Filtered - Employment	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : SM7 SITE NAME: ASHBURNHAM NURSERY

Site Address: Ashford Road, St Michaels TN30 6SR	**Other Site Refs**: 15/01318/AS	**Current Use:** Nursery school

Site Description and Adjacent Uses:
Site is adjacent to the main road but outside of St Michaels within countryside that forms part of an area recorded under the Biddenden & High Halden Farmlands Landscape Character Assessment Area (LCA) characterised by small intimate landscape enclosed by native hedgerows with mature hedgerow trees. The site is very well screened from the road by a mature hedge and trees to the northern boundary.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.355	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is AW in close proximity to the south, whilst there are TPOs slightly further away about 400m south.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is located circa 1km north of nearest village and therefore possesses a limited access to services.

Site Access: ☒ The site is accessible via the Ashford Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ There is AW circa 200m south of the site.	**Tree Preservation Order:** There are TPOs circa 400m south of the site.	**Screening Part 2 Assessment:** Filtered - Employment	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ST. MICHAELS

SITE REF : SM8 SITE NAME: LITTLE ORCHARDS

Site Address: Ashford Road, St Michaels, Tenterden TN30 6SP	**Other Site Refs**: 15/00185/AS	**Current Use:** Existing dwelling and garden
Site Description and Adjacent Uses: Little Orchards Bungalow is to the north of London Beach Hotel. Behind it is a solar panel array. To the south of the site are the grounds of dwelling house Longmead and an area of car parking associated with Little Silver Hotel.		
Available: ☒	**Land Use:** Mixed	**Submission Details:** Planning Permission
Site Area (ha): 0.844	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a pair of TPOs within the site. There is also an AW in close proximity.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is slightly removed from St. Michaels, so although it possesses a relatively good access to services, some may only be accessible via a commute.			
Site Access: ☒ The site is accessible via Ashford Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Shaw AW within 200m.	**Tree Preservation Order:** There are a pair of TPOs within the site.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment: Extant permission	**Developable Area (ha):** 0.844 **Density Calculation (dph):** 25 **Expected Yield:** 10			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ST. MICHAELS

SITE REF : SM9 SITE NAME: LITTLE HILL, ASHFORD ROAD, ST MICHAELS

Site Address: Ashford Road	**Other Site Refs**: 13/01452	**Current Use:** Click here to enter text.	
Site Description and Adjacent Uses: Click here to enter text.			
Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** Planning Permission	
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment:** **Click here to enter text.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: 4 units granted pp in 2013 and development now complete.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ST MICHAELS

SITE REF : WC18 SITE NAME: S EDWARDS ENGINEERING, POPE HOUSE FARM

Site Address: Ashford Road, St Michaels, TN30 6SS	**Other Site Refs**: Click here to enter text.	**Current Use:** Open storage - industrial machinery/spare parts
Site Description and Adjacent Uses: 80' x 40' metal frame building. Brick and block buildings adapted for storage and workshop. Surrounding hardstandings. Adjacent to green fields; Adjacent bungalow - Halden Fields; Adjacent 2 storey farmhouse; Adjacent 2 storey oasthouse.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.28	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO, AW and LWS within 300m south. There also two additional AWs within 300m east and west, whilst there is another TPO within 100m to the west.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just to the north of St. Michaels and therefore possesses good access to a variety of services including a primary school, play area and a local shop.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via an access off of the Ashford Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site within 200m south.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There is a LB adjacent to the west.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
There are a number of AWs 300m to the east, south and west.</td><td>Tree Preservation Order: There is a TPO within 300m south and 100m west.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is located on the edge of the settlement confines, adjoining the countryside. It is located at the rear of farm properties (which are listed buildings) and the access track is narrow. The site is too</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

small to provide more than 4 houses and its location and impact on landscpape and heritage makes it unsuitable for further consideration.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ST MICHAELS

SITE REF : WC19 SITE NAME: POPE HOUSE FARM FIELDS

Site Address: Ashford Road, Ashford.	**Other Site Refs**: TENT09	**Current Use:** Agricultural / grazing land
Site Description and Adjacent Uses: A large site fronting the A28 which falls away to the east. The site is mainly bordered by hedgerows, with the eastern part of the site opening out into the countryside. A substantial gap in the frontage to the A28.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 2.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Other uses
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO, AW and LWS within 300m south. There also two additional AWs within 300m east and west, whilst there is another TPO within 100m to the west.		**Screening Part 1 Assessment: Move to Part 2**

<table>
<tr><td colspan="4">Location and Access to Services:
The site is just to the north of St. Michaels and therefore possesses good access to a variety of services including a primary school, play area and a local shop.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via an access off of the Ashford Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site within 200m south.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There is a LB adjacent to the south.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
There are a number of AWs 300m to the east, south and west.</td><td>Tree Preservation Order: There is a TPO within 300m south and 100m west.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Other Uses</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This large site on the edge of St Michaels was submitted for community uses and not housing. It has some potential for development as it is located on the edge of</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 50</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

a settlement. A full Appraisal will be carried out to assess it suitability for development and the impact on the landscape.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TN1 SITE NAME: LEIGH GREEN SITE

Site Address: Rogersmead, Tenterden	**Other Site Refs**: TENT03	**Current Use:** Vacant field	
Site Description and Adjacent Uses: The site is located behind a number of houses that sit along Rogersmead. It is currently a vacant piece of land, but does not possess clear natural or manmade boundaries. To the south and east of the site there is residential development, whilst to the west and north there are vast open fields.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission	
Site Area (ha): 0.168	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large number of TPOs either adjoining the north or slightly beyond. There are also a significant number of TPOs in relatively close proximity to the south, whilst there is also a large LWS 400m south.		**Screening Part 1 Assessment: Site too small to be included and not re submitted therefore regarded as unavailable.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TN2 SITE NAME: LAND AT ROGERSMEAD

Site Address: Click here to enter text.	**Other Site Refs**: TENT08	**Current Use:** Tree covered piece of land
Site Description and Adjacent Uses: A small area of land adjacent to existing residential development. The site is part of a larger area of open land that adjoins the built area of Tenterden. The north and south of the site contains areas of TPO woodland, with other TPOs contained within.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 0.78	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site contains a large number of TPOs, whilst there are also quite a few TPOs in close proximity to the west and south of the site.</td><td colspan="2">Screening Part 1 Assessment: Difficult access, visual impact on the countryside and potential impact on the neighbouring occupiers due to access isues. The site is unsuitable for development. Not re submitted therefore regarded as unavailable.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TN3 SITE NAME: SPRING COTTAGE

Site Address: Station Road, Tenterden, Kent, TN30 6HE	**Other Site Refs**: 13/00728	**Current Use:** Housing
Site Description and Adjacent Uses: The site lies within the Tenterden Conservation Area, and adjoins a graveyard to the south. Immediately to the north there is the Old Dairy Brewery and beyond that the High Weald AONB, whilst to the west there is residential development. East of the site consists of some old industrial buildings, whilst beyond that there is open space.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Refused PP - granted now?
Site Area (ha): 0.112	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site adjoins a TPO to the south, whilst there are additional TPOs in relatively close proximity to the west.		**Screening Part 1 Assessment: Planning permission for 2 dwellings granted.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TN4 SITE NAME: MERCERS OF TENTERDEN

Site Address: Coombe Lane, Tenterden	**Other Site Refs**: 16/00111/AS	**Current Use:** Existing industrial buildings

Site Description and Adjacent Uses:
The site currently consists of a number of existing industrial buildings which neighbour open space immediately to the east. Immediately to the north there is the Kent & East Sussex Railway, as well as the Old Dairy Brewery. To the west there is residential development.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Planning application	
Site Area (ha): 0.14	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in close proximity to the south.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is in a good location around 200m north of the High Street and therefore possesses good access to services such as local shops and a primary school.			
Site Access: ☒ The site is accessible via an access off of Coombe Lane.		**Highway Constraints:** None known	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ In very close proximity to the High Weald AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological area within 50m south.	**Conservation Area:** ☒ The site is within a CA.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a TPO in very close proximity to the south.	**Screening Part 2 Assessment:** Remain in Survey - Housing	
Suitability & Achievability Assessment: Extant permission		**Developable Area (ha):** 0.14 **Density Calculation (dph):** 25 **Expected Yield:** 5	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS1 SITE NAME: LAND TO REAR OF 51-57 APPLEDORE ROAD

<table>
<tr><td colspan="2">Site Address:
Tenterden, TN30 7BD</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Vacant field</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site is a small parcel of land consisting of a number of trees. It is to the rear of a pair of properties and the boundary is clearly defined by a row of trees. To the north and east of the site there are a number of vacant fields, whilst to the south and west there is residential development.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use:
Greenfield</td><td>Submission Details:
Site Submission 2013</td></tr>
<tr><td colspan="2">Site Area (ha):
0.32</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are some sporadic TPOs in very close proximity to the west of the site.</td><td>Screening Part 1 Assessment: This site is too small for consideration for allocation purposes.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS2 SITE NAME: LAND AT BELGAR FARM

Site Address: Appledore Road, Tenterden	**Other Site Refs**: TENT13	**Current Use:** Informal open space
Site Description and Adjacent Uses: A large area of open land that adjoins existing residential development along its northern edge but adjoins open countryside to the south. Belgar Farm and its associated buildings also lie nearby to the south.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 3.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site contains a few TPOs. It is in very close proximity to a relatively large AW and LWS site to the south.</td><td colspan="3">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
The site is on the outer edge of residential development off of Appledore Road. Thus it possesses good access to a variety of services such as a primary school, local shops and a GP surgery.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Appledore Road.</td><td colspan="3">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
Part of the site is within the High Weald AONB.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
There is a CA in close proximity to the NW of the site.</td><td>Listed Buildings:
There are a few LBs in very close proximity to the site.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
There is POS within 600m west.</td></tr>
<tr><td>Woodland: ☒
The Usher/Ratsbury Woods AW is in very close proximity</td><td>Tree Preservation Order: There are a few TPOs within the site and in close proximity.</td><td colspan="3">Screening Part 2 Assessment:
PP Granted</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Permission granted for 100 dwellings</td><td colspan="3">Developable Area (ha): 3.4
Density Calculation (dph): 25
Expected Yield: 100</td></tr>
<tr><td colspan="3">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS3 SITE NAME: LAND AT APPLEDORE ROAD/WOODCHURCH ROAD

Site Address: Tenterden	**Other Site Refs**: TENT18	**Current Use:** Open countryside
Site Description and Adjacent Uses: A large area of open land that adjoins the built up edge of the settlement. The site slopes upwards towards a ridge at the north eastern edge of the site. The western edge of the site lies adjacent to the Conservation Area.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 11.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a few sporadic TPOs within and surrounding the west of the site. There is a large AW, LWS and TPO site adjacent to the north.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is just outside the town centre and therefore possesses a good access to a variety of services, including a GP surgery, primary school and local shops.		
Site Access: ☒ The site is accessible via Woodchurch/Appledore Road.		**Highway Constraints:** None known

Infrastructure Constraints: None known	**AONB:** ☒ The site adjoins the AONB to the east.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site adjoins a CA.	**Listed Buildings:** There is a few LBs within close proximity to the west and north of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS within 600m west.
Woodland: ☒ The Knock Wood AW lie	**Tree Preservation Order:** There are a number of TPOs within the site and in close proximity.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

The site is relatively peripheral to the town centre. Development here could have a significant impact on the existing rural character of this part of Tenterden and the AONB. Access to the site is limited with potentially a major impact on the character of Appledore Road. However, a full assessment is required of these issues.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 250

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS4 SITE NAME: HOPES GROVE - NORTH

Site Address: Smallhythe Road, Tenterden, TN30 7HD	**Other Site Refs**: Click here to enter text.	**Current Use:** Horticultural business

Site Description and Adjacent Uses:
The site is currently used for horticultural purposes and is surrounded by further agricultural fields. It is currently difficult to access via any means other than on foot, despite its proximity to the town centre.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a relatively large LWS/AW site adjoining the east of the site. There is a TPO adjacent to the NW, as well as a number of TPOs elsewhere in close proximity to the north and west.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in close proximity to the High Street and therefore possesses good access to a number of services including local shops, a primary school and a GP surgery.

Site Access: ☐ The site is only feasibly accessible on foot.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ The site is in very close proximity to the High Weald AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ There is a CA in close proximity to the north.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS in close proximity to the north.
Woodland: ☒ The Usher/Ratsbury Woods adjoin the site to the east.	**Tree Preservation Order:** There are a number of TPOs in close proximity to the west.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment: Potentially major impact on the rural character of the area including the AONB.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS5 SITE NAME: FORMER LEIGH GREEN SERVICE STATION

Site Address: Appledore Road, Tenterden	**Other Site Refs**: Click here to enter text.	**Current Use:** Open field
Site Description and Adjacent Uses: Site is located off the B2080 Appledore Road and is a level open field, which is mainly surrounded by hedgerows and trees and is adjacent to the rear of residential two storey properties fronting Appledore Road. To the north of the site is Leigh Green Industrial Estate.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 0.87	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a number of AWs in close proximity, as well as a LWS.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is relatively isolated, and therefore possesses limited access to services. Services would likely have to be accessed via a commute.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Appledore Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the High Weald AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
There are some LBs within 400m west of the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
There are a number of AWs within 400m of the site.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site is in a rural countryside location and is unsuitable for development. Adjoins an industrial estate.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS6 SITE NAME: FORSTAL FIELD

Site Address: Forstal Farm, Leigh Green, Tenterden TN30 7DF	**Other Site Refs**: Click here to enter text.	**Current Use:** Grazing

Site Description and Adjacent Uses:
The site is located outside of Tenterden and is in a relatively isolated location. It is a triangular shape and lies between a warehousing site to the north and a piece of land bordered by hedgerows to the south. To the east and west there are agricultural fields.

Available: ☒	**Land Use:** Green	**Submission Details:** Site Submission 2013
Site Area (ha): 0.24	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of AWs in close proximity to the site. There is an LWS circa 400m south.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is relatively isolated and therefore possesses limited access to services. Services would likely have to be accessed via a commute.

Site Access: ☒ The site is accessible via Appledore Road.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the High Weald AONB.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There are a pair of LBs within 400m west of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ There are a number of AWs within 400m of the site.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

Removed at screening part 2. Site is assessed to be within the countryside.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS7 SITE NAME: LAND ADJACENT TO BELCOT AND HOPES GROVE

Site Address:	Other Site Refs:	Current Use:
Click here to enter text.	TENT17	Open countryside

Site Description and Adjacent Uses: A large area of countryside to the south of Tenterden. The site is level grassland with a substantial tree boundary along the northern edge. The tree boundary is ancient woodland and a local wildlife site.			
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 6.06	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/Mixed Use	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a relatively large LWS/AW adjoining the northern boundary of the site. There are also a number of TPOs in close proximity further north.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is only located just outside of Tenterden but due to poor access routes, access to services is fairly limited.			
Site Access: ☐ The site can be reached via the Hopes Grove Nurseries development but is only accessible on foot.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site adjoins the High Weald AONB to the south.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There are some LBs in close proximity to the NE.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☒ The site is adjoined by the Usher/Ratsbury Woods AW.	**Tree Preservation Order:** There are a number of TPOs in close proximity north of the site.	**Screening Part 2 Assessment:** Filtered at Part 2
Suitability & Achievability Assessment: Potentially major impact on the rural character of the area including the AONB.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text. **Deliverability & Developability Timeframe:**	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS8 SITE NAME: HOUSING AT SHRUBCOTE

Site Address: Tenterden	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: An area of brick terraced properties set around the end of Shrubcote Close. The site includes a footopath which runs to the north-east to join with Appledore Road. The estate in which the site is located runs to the north-west. To the east and south and south west are areas of open countryside and agricultural land.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 0.114	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are TPOs adjoining the north of the site, whilst there are also additional sporadic TPOs within the residential development to the north.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS9 SITE NAME: HOUSING AROUND PRIORY WAY

Site Address: Tenterden	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: A housing area set around Shrubcote. The area contains semi-detached two storey properties around the outside of the road, with a cluster of bungalows in the centre. At the fork in the road there is a small local store. Shrubcote continues to the east. There is open agricultural land and countryside to the south of the site and additional residential areas to the west. The area of shrubland to the south-west of the site is currently being developed for a scheme of affordable housing.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 0.03	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs in close proximity to the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS10 SITE NAME: HOUSING AROUND SHRUBCOTE AND PRIORY WAY

Site Address: Shrubcote and Priory Way, Tenterden, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing estate and garage courts

Site Description and Adjacent Uses:
Consists of housing around Shrubcote, mainly semi-detached properties. The area around Priory Way contains terraced properties and two garage courts. Additional areas of the Shrubcote estate lie to the east. A former area of scrubland lies immediately to the south of the site but is currently being developed for a scheme of 22 units for rent and shared ownership and is nearly complete. A recent development also lies to the south west of the site. To the west lies open scrubland attached to a large property at the south of Tenterden and to the north is open countryside and agricultural land, across Appledore Road and the properties which line it.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC OWNED
Site Area (ha): 0.17	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a relatively large TPO practically adjoining the site, whilst there are also further TPOs to the south.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS11 SITE NAME: APPLEDORE ROAD - (SCHOOL PLAYING FIELDS)

Site Address: Tenterden	**Other Site Refs**: TENT19	**Current Use:** Football field and open land
Site Description and Adjacent Uses: A large level area of land that forms an important part of the entrance to Tenterden along the Appledore Road.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 3.36	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of sporadic TPOs in close proximity to the site. There is also an AW within 300m to the east.		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS12 SITE NAME: LAND AT HALES PLACE

Site Address: Tenterden	**Other Site Refs**: TENT20	**Current Use:** Large property and associated garden and grounds.

Site Description and Adjacent Uses:
Part of the site is orchard land. A large area of land related to Hales Place and associated land that forms a significant gap in the built up area of Tenterden. The northern part of the site is an informal collection of trees and shrubs creating a 'parkland' style setting. The southern part of the site is laid to a more formal orchard layout with fruit trees.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 12.08	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is adjoined by a TPO to the east, whilst there are a number of sporadic TPOs in close proximity to the west, south and east.		**Screening Part 1 Assessment: Not available and therefore not suitable or achievable.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS13 SITE NAME: LAND OFF SANDY LANE

Site Address: Tenterden	**Other Site Refs**: TENT23	**Current Use:** Part residential, open land and part orchard
Site Description and Adjacent Uses: Large area of open land adjoining the southern edge of Tenterden that forms part of the southern setting of Tenterden.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 submission
Site Area (ha): 6.92	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is an AW and LWS just inside the southern boundary of the site. There are TPOs adjoining the east and west</td><td colspan="2">Screening Part 1 Assessment: Not available and therefore not suitable or achievable.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td colspan="2" rowspan="2"></td><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS14 SITE NAME: LAND ADJACENT LEIGH GREEN INDUSTRIAL ESTATE

<table>
<tr><td colspan="2">Site Address:
Tenterden</td><td>Other Site Refs:
TENT28</td><td>Current Use:
Unused area of open land</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
A level, grassed area with a substantial hedge. Adjacent to the rear of established employment / commercial area.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
2007 submission</td></tr>
<tr><td colspan="2">Site Area (ha):
1.82</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is within the High Weald AONB and is in very close proximity to an AW which is less than 75m to the NW.</td><td colspan="2">Screening Part 1 Assessment: Not available and therefore not suitable or achievable.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS15 SITE NAME: TENTERDEN SOUTHERN EXTENSION POLICY TENT1A

Site Address: Land between Smallhythe Road and south of Tenterden High St.	**Other Site Refs**: TENT 12,24,25,27 &30	**Current Use:** Agricultural
Site Description and Adjacent Uses: The most northern part of the site is within the Tenterden Conservation Area and is just south of the High Street. To the north the site predominately consists of TPO designations, whilst the southern half is used agriculturally. There are a number of sporadic buildings within the northern section. To the west and east the land is used for agricultural purposes, whilst to the north is the town. South of the site there are a number of agricultural buildings within the agricultural setting.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Allocation & 2007 submission
Site Area (ha): 21.521	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/Leisure/Mixed Use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site possesses a number of TPOs, whilst it also adjoins a LWS and AW to the east.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site adjoins the centre of the town and therefore possesses a very good access to a variety of services such as a GP surgery, local shops and a primary school.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the Smallhythe Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site adjoins the High Weald AONB to the west.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The site adjoins an archaeological area to the east.</td><td>Conservation Area: ☒
In parts, the site is either within the CA or adjoining.</td><td>Listed Buildings:
There are a number of LBs in close proximity but not within.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
The site is in very close proximity to POS.</td></tr>
<tr><td>Woodland: ☒
The Usher/Ratsbury Woods AW adjoins the east of the site.</td><td>Tree Preservation Order: There are a number of TPOs within the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Extant Permission</td><td colspan="2">Developable Area (ha): 21.521
Density Calculation (dph): 25
Expected Yield: 250</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS16 SITE NAME: TOWNFIELDS, BRIDEWELL LANE

Site Address: Tenterden, TN30 6EY	**Other Site Refs**: 13/00265	**Current Use:** Housing
Site Description and Adjacent Uses: The site consists of a number of newly built dwellings at the end of Bridewell Lane. To the west is a supermarket carpark, to the north there are further residential dwellings and to the south and east is vacant land.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.239	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a large number of TPOs in very close proximity to the site.		**Screening Part 1 Assessment: Development complete**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS17 SITE NAME: LEIGH GREEN INDUSTRIAL ESTATE

Site Address: Tenterden	**Other Site Refs**: Click here to enter text.	**Current Use:** Workshops, storage and office space
Site Description and Adjacent Uses: Site occupied by small scale agricultural users as workshops, storage and office space, with sales of agricultural goods. Located approximately 20km from M20 (J9), accessed via A28 and B2080 through residential areas. Site located close to isolated residential settlements. Open land surrounds site. Flat, regular shaped site.		

<table>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Employment Land Review</td></tr>
<tr><td>Site Area (ha):
2.48</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Employment</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is an AW in close proximity to the west and east of the site.</td><td colspan="2">Screening Part 1 Assessment:
Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located in rural area and therefore possesses limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Appledore Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☒
The site is within the High Weald AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☒
There are AWs in close proximity to the west and east of the site.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered - Employment</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Potential for redevelopment or expansion - Not submitted</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN

SITE REF : TS18 SITE NAME: CARTREF, WOODCHURCH ROAD

Site Address: Tenterden, TN30 7AE	**Other Site Refs**: TENT05	**Current Use:** Dwelling and gardens
Site Description and Adjacent Uses: The site is a small parcel of land with an associated dwelling and is located on the outskirts of Tenterden. To the south and east is predominantly agricultural land, whilst to the north and west there is significant residential development.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** 2007 submission
Site Area (ha): 0.189	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is bordered by TPOs. There is a large area with AW, LWS and TPO designations in close proximity to the east of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN SOUTH

SITE REF : TS19 SITE NAME: DANEMORE

Site Address: Beachy Path	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential care home
Site Description and Adjacent Uses: Click here to enter text.		
Available: ☒	**Land Use:** Greenfielf	**Submission Details:** Planning application
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: Click here to enter text.			
Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for sheltered housing	

Suitability & Achievability Assessment: PP granted for demolition of existing 28 units and replacement with 38 units. Net gain is 10.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** 10		
		Deliverability & Developability Timeframe:		
		0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
		☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – TENTERDEN SOUTH

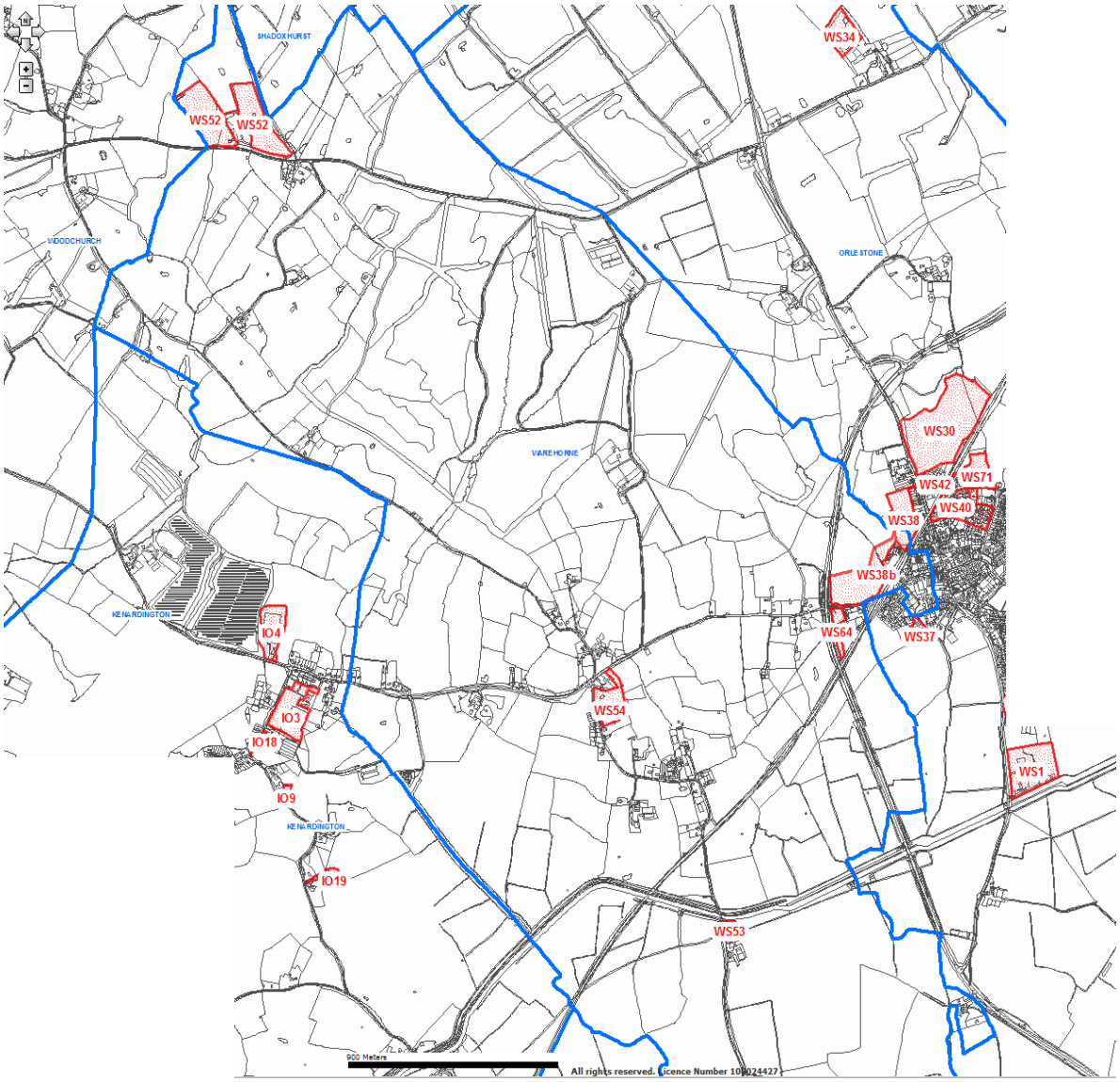
SITE REF : TS20 SITE NAME: LAND NORTH WEST OF SMALLHYTHE HOUSE

<table>
<tr><td colspan="2">Site Address:
Beachy Path, Tenterden</td><td>Other Site Refs:
Click here to enter text.</td><td>Current Use:
Housing</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Vacant land at corner of Smallhythe Road and entrance to Tesco.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
Planning permission</td></tr>
<tr><td colspan="2">Site Area (ha):
Click here to enter text.</td><td>Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Retirement apartments</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment: Move to part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Adjacent to</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
Adjacent to</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
</table>

<table>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: On boundary of site</td><td colspan="5">Screening Part 2 Assessment:
Remain in survey for sheltered housing</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

PP granted for 36 retirement living apartments.</td><td colspan="5">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 36</td></tr>
<tr><td colspan="5">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

WAREHORNE


SHADOXHURST
WS34
WS52
WS52
VIDDOCHURCH
ORLE STONE
WS30
WARE HORNE
WS42
WS71
WS40
WS38
WS38b
KENARDINGTON
IO4
WS64
WS37
IO3
WS54
IO18
WS1
IO9
KENARDINGTON
IO19
WS53
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SITE ASSESSMENTS BY PARISH/AREA – HAMSTREET

SITE REF : WS38B SITE NAME: LAND ON WAREHORNE ROAD, HAMSTREET

Site Address: North of Warehorne Road	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural Land
Site Description and Adjacent Uses: This site is located at the western edge of the village in an area of land between the railway line and the A2070. The site spreads out in the western direction into the open countryside, and can be viewed from A2070 and Warehorne Road. The railway line bounds the site along the southeastern boundary. There is a sewage works area to the north of the site, which is accessed from Warehorne Road.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Informal submission & 2007 submission
Site Area (ha): 3.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is adjoined by AW to the north, whilst there is also an AW and LWS within 300m to the west. There are some TPOs adjacent to the east.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is within the northern part of the village and therefore possesses good access to a variety of services including a Primary School, local shops, play area, PROW and railway station.		
Site Access: ☒ The site can be accessed just off the main Ashford Road.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ There is a CA within 200m east.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ The Stumbletree Wood adjoins the north of the site.	**Tree Preservation Order:** Home Farm TPO is in very close proximity to the east	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:

This site is adjacent to the urban area and in a sustainable location with goods links to services and transport. Site allocated for housing.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 50

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WAREHORNE

SITE REF : WS52 SITE NAME: LAND REAR OF SPOT BUNGALOW

Site Address: Warehorne Road, Warehorne, Ashford, Kent, TN26 2EP	**Other Site Refs**: Former ref Other 54	**Current Use:** Agricultural

Site Description and Adjacent Uses:
This site is 2 large areas of land joined by a thin strip/pathway. The site has one property within the boundary and the remainder of the site is land used for agriculture and grazing associated with nearby farm.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** Click here to enter text.
Site Area (ha): 6.9	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** AW adjacent to the site		**Screening Part 1 Assessment: Not avaiolable and therefore not suitable or achievable.**

Location and Access to Services:
GP, GOS, Village centre, Local shop, play area, primary school and railway station all greater than 1.6km away. PROW within 100m of site

Site Access: ☒ Click here to enter text.		**Highway Constraints:** The site would be likely to require 2 seperate access points as the area that joins them is very narrow.The adjoing road is a narrow rural lane.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** G II within 100m of site	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
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SITE ASSESSMENTS BY PARISH/AREA – WAREHORNE

SITE REF : WS53 SITE NAME: BRACKENLEA

Site Address: Snargate Road, Warehorne, Ashford TN26 2LS	Other Site Refs: Prev SHLAA ref: OTHER58	Current Use: Residential dwelling and associate land
Site Description and Adjacent Uses: This site is a detached dwelling with garden land. It is in a rural area alongside the Royal Military canal.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 Site Submission
Site Area (ha): Click here to enter text.	Neighbourhood Plan Designation: ☐	Proposed Site use: Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site Details: LWS within 100m of boundary		Screening Part 1 Assessment: Filtered at paert 1
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Royay military canal archaeology	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Within flood zone	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Not available and therefore not suitable or achievable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WAREHORNE

SITE REF : WS54 SITE NAME: LAND IN THE LEACON

Site Address: Church Road, Warehorne, Ashford	**Other Site Refs**: Other63	**Current Use:** Agricultural
Site Description and Adjacent Uses: Click here to enter text.		

Available: ☐	**Land Use:** 1.9	**Submission Details:** 2007 Site Submission	
Site Area (ha): 1.9	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered at part 1**	
Location and Access to Services: GP Surgery:More than 1.6km, Green Open Space:400-800m, Large Village or Town Centre:More than 1.6km, Local Centre/Shop:800m-1.6km, Play Area:400-800m, Primary School:More than 1.6km, Public Right of Way:Less than 400m, Railway Station:More than 1.6km.			
Site Access: ☒ Direct from road		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Adjacent to	**Listed Buildings:** Two adjacent to the site	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WAREHORNE

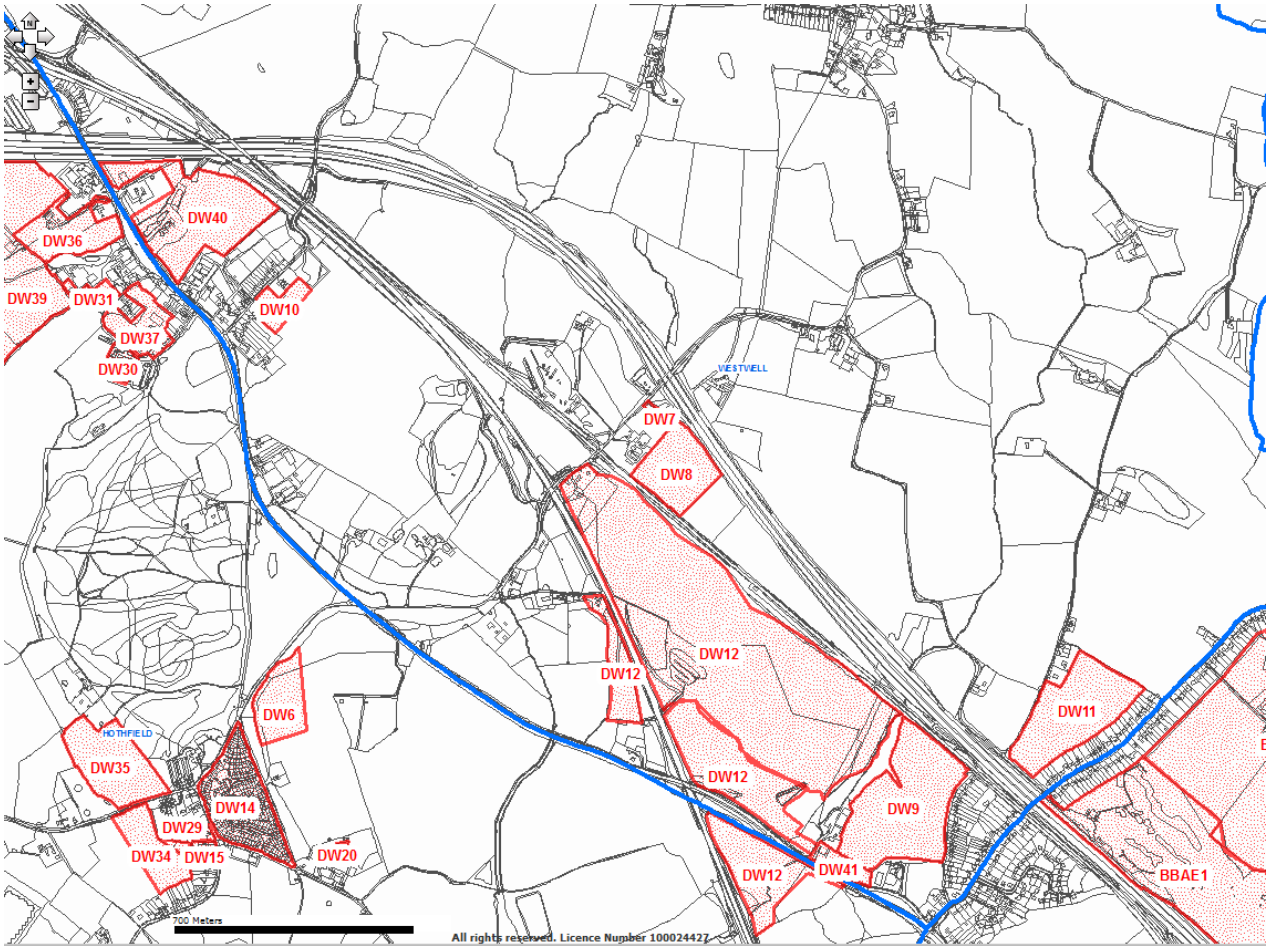
SITE REF : WS64 SITE NAME: VIADUCT TERRACE

Site Address: Hamstreet, Ashford	Other Site Refs: Other142	Current Use: Agricultural
Site Description and Adjacent Uses: This strip of land lies between a bridge for the bypass road A2070 and a small row of cottages in Viaduct terrace. It is currently used as informal open space.		
Available: ☐	Land Use: greenfield	Submission Details: Click here to enter text.
Site Area (ha): 0.6	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site Details: Click here to enter text.		Screening Part 1 Assessment: Filtered at part 1
Location and Access to Services: GP Surgery:800m-1.6km. Green Open Space:Less than 400m. Large Village or Town Centre:400-800m. Local Centre/Shop:400-800m. Play Area:800m-1.6km. Primary School:800m-1.6km. Public Right of Way:Less than 400m. Railway Station:800m-1.6km.		

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<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Access may be diifcult to achieve due to the proximity of the bridge</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
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Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
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<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Not available and therefore not suitable or achievable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
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<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
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WESTWELL


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DW36
DW39
DW31
DW10
DW37
DW30
WESTWELL
DW7
DW8
DW12
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DW6
DW11
HOTHFIELD
DW35
DW12
DW14
DW9
DW29
DW34
DW15
DW20
DW12
DW41
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SITE ASSESSMENTS BY PARISH/AREA – WESTWELL

SITE REF : DW7 SITE NAME: LAND NORTH EAST OF SUNNYBRIDGE FARM

Site Address: Watery Lane, Westwell, Ashford, KENT TN25 4JJ	**Other Site Refs**: Click here to enter text.	**Current Use:** Gypsy pitch and stables

Site Description and Adjacent Uses:
The site comprises part of an agricultural field located in the countryside. The area of land is located to the eastern side of Watery Lane and accessed by way of a narrow access track from the public highway. The access road slopes up away from the road, raising the site slightly from road level although the site is afforded some screening from the public highway by a hedgerow on the boundary with Watery Lane. The surrounding rural landscape is relatively flat allowing for long range views of the site from the south east although it is sandwiched between the M20 motorway to the north and the Ashford to Maidstone railway line, CTRL railway line and theTarmac works to the south.

Available: ☒	**Land Use:** Mixed	**Submission Details:** Formal site submission
Site Area (ha): 0.26	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Gypsy and traveller site
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Remains in survey for other uses**

Location and Access to Services:
Click here to enter text.

Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Within AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.
Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal	**Deliverability & Developability Timeframe:**

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WESTWELL

SITE REF : DW8 SITE NAME: LAND AT WATERY LANE,

Site Address: Westwell, Ashford, TN25 4JJ	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural
Site Description and Adjacent Uses: Arable field sandwiched between the M20 and the CTRL.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal site submission
Site Area (ha): 3.93	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Gypsy and Traveller

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Remain in survey for other uses**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Within AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WESTWELL

SITE REF : DW9 SITE NAME: WOODSIDE

Site Address: Westwell Lane, Westwell, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural land
Site Description and Adjacent Uses: Land in arable rotation, directly adjoining residential development to the east. The northen boundary directly abuts the railway. To the west of the site is woodland and commercial yards/buildings.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal site submission
Site Area (ha): 9.61	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Ancient woodland		**Screening Part 1 Assessment: Move to part 2**
Location and Access to Services: GP Surgery:400-800m Ashford, Green Open Space:800m-1.6km Ashford, Large Village or Town Centre:800m-1.6km Ashford, Local Centre/Shop:More than 1.6km Repton Park, Play Area:800m-1.6km Repton park, Primary School:800m-1.6km Repton Park, Public Right of Way:Less than 400m 130m from public footpath route code 0289/AW124/4, Railway Station:More than 1.6km Ashford		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Adjacent to	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text. / **Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for hosuing	

Suitability & Achievability Assessment: Site is suitable and deliverable. Allocated under policy S47.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** 75			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WESTWELL

SITE REF : DW10 SITE NAME: LAND ADJACENT TUTT HILL FARM

Site Address: Westwell Lane, Tutt Hill, Westwell	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural
Site Description and Adjacent Uses: Land between and east of ribbon residential development (two-storey, semi-detached). A listed building can be found adjoining the site to the north west.		

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal site submission
Site Area (ha): 1.231	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: GP Surgery:More than 1.6km Charing / Ashford, Green Open Space:More than 1.6km Hothfield, Large Village or Town Centre:More than 1.6km Ashford / Charing, Local Centre/Shop:800m-1.6km Hothfield, Play Area:800m-1.6km Hothfield, Primary School:More than 1.6km Ashford / Charing, Public Right of Way:Less than 400m Public footpath route code 0289/AW124/2 runs through site, Railway Station:More than 1.6km Ashford / Charing			
Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Has archaelogy potential	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Adjoins	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at part 2	
Suitability & Achievability Assessment: The site lies on the edge of a small hamlet with limited access to services and is therefore unsuitable for development at present.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WESTWELL

SITE REF : DW11 SITE NAME: LAND WEST SANDYHURST LANE (BEHIND KINGSLAND)

Site Address: Westwell Lane, Westwell, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural
Site Description and Adjacent Uses: Land adjacent established ribbon development to the south. It is bounded to the north by Kingsland Lane and to the west by the M20 and Westwell Lane. The site directly abuts AONB on its northwestern boundary. It is on the opposing side of Sandyhurst Lane to the Ashford Golf Club.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal site submission
Site Area (ha): 6.79	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Remains in survey for other uses**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Although this site is located within close proximity of the golf club and the Sandyhurst Lane sports association. This does seem an isolated location for sports pitches. Further assessment would therefore be needed at sustainability appraisal stage to assess suitability, in addition further assessment would be needed to assess need/requirement for sports pitches.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WESTWELL

SITE REF : DW12 SITE NAME: BEECHBROOK

Site Address: Maidstone Road, Ashford	**Other Site Refs**: Former CTRL construction site.Prev SHLAA Ref: US04, US41, US32	**Current Use:** Agricultural
Site Description and Adjacent Uses: Large proposed development site located to the northwest of the Ashford urban area. It was formerly the construction site for the CTRL rail site and it is now in agricultural use. The site is bounded to the north by the CTRL and to the south by the A20. The site is detached from the exisitng residential development of the urban area.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal site submission
Site Area (ha): 51.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Ancient Woodland. The site is on the opposing side of the CTRL to the AONB. The southwestern part of the site is adjacent to the Hothfield Lake and Potters Corner Woodland LWS.		**Screening Part 1 Assessment: Move to part 2**
Location and Access to Services: GP Surgery:More than 1.6km Ashford, Green Open Space:More than 1.6km Repton Park, Large Village or Town Centre:More than 1.6km Ashford, Local Centre/Shop:More than 1.6km Repton Park, Play Area:More than 1.6km Repton Park, Primary School:More than 1.6km Repton Park, Public Right of Way:Less than 400m Public footpath 0289/AW124/4 runs through the site, Railway Station:More than 1.6km Ashford		
Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☒ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☒ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

Development of this area would create a new settlement - strategic options considered at Sustainability Appraisal stage shows that this site is unsuitable for development in the plan period.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 1000

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – WESTWELL

SITE REF : DW40 SITE NAME: LAND AT OAKOVER NURSERIES

Site Address:	Other Site Refs:	Current Use:
A20	Click here to enter text.	Agricultural

Site Description and Adjacent Uses:
The site is located off the A20 at Tutt Hill. The site is bounded by the A20 in the east, the M20 to the north and the Ashford – Maidstone railway line forms the north eastern boundary of the site. and the rear of properties that front onto Westwell Lane. The site is secluded from the A20, is relatively self contained and is currently in the ownership of Oakover Nurseries.

Available: ☒	**Land Use:** Housing	**Submission Details:** Click here to enter text.
Site Area (ha): 8.77	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
Click here to enter text.

Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Within 100m	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Archaeological potential	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Within 50m	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey for housing	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: 75
Remain in survey for Housing	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – HOTHFIELD

SITE REF : DW41 SITE NAME: LAND WEST OF WOODSIDE, A20

Site Address: A20	Other Site Refs: Click here to enter text.	Current Use: Agricultural
Site Description and Adjacent Uses: Surrounded by ahricultural land and adjacent to A20		
Available: ☒	Land Use: Greenfield	Submission Details: Desktop survey
Site Area (ha): 1	Neighbourhood Plan Designation: ☐	Proposed Site use: Hosuing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Across A20 from LWS and ancient woodland		Screening Part 1 Assessment: Move to part 2
Location and Access to Services: The site is located on the outskirts of Ashford and with good transport links to the town centre.		

Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Adjacent	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:

This site is adjacent to DW9 and both sites are allocated for housing under policy S47. For clarity the yield has been recorded under DW9.

Developable Area (ha): Click here to enter text.

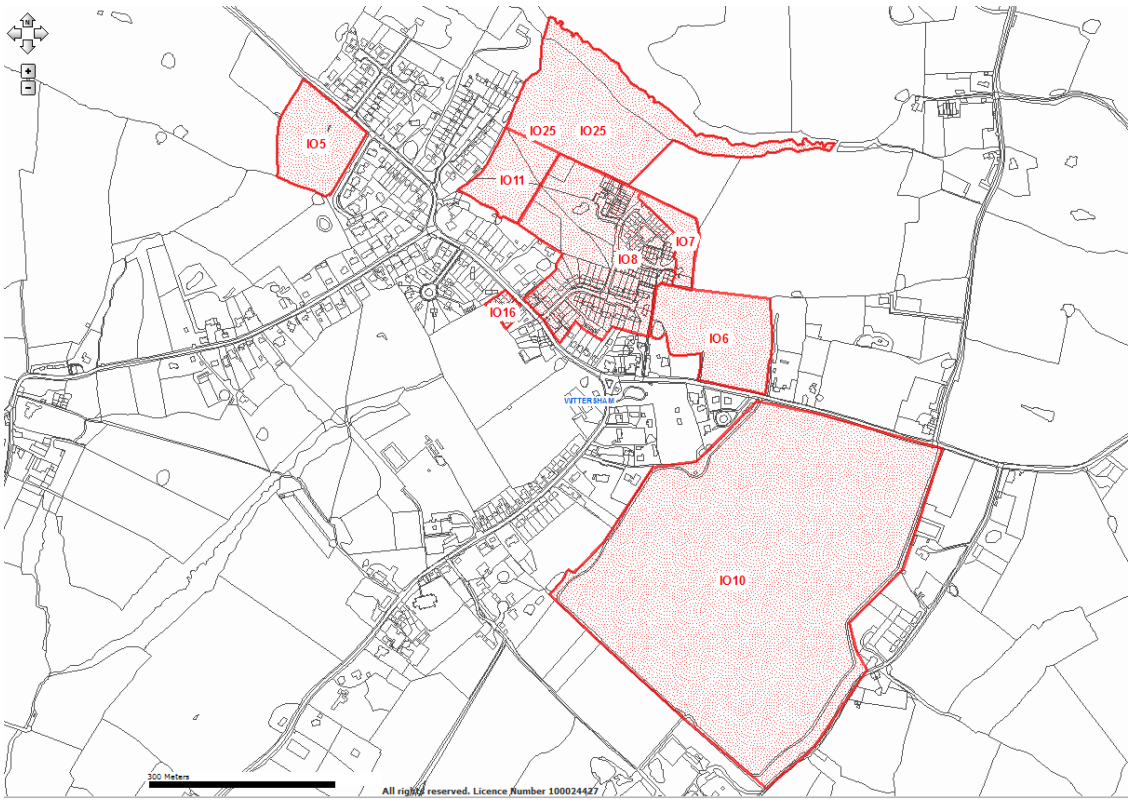
Density Calculation (dph): Click here to enter text.

Expected Yield: See DW9

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

WITTERSHAM


IO5
IO25
IO25
IO11
IO7
IO8
IO16
IO6
WITTERSHAM
IO10
300 Meters
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SITE ASSESSMENTS BY PARISH/AREA – WITTERSHAM

SITE REF : IO5 SITE NAME: LAND AT LLOYDS FARM, WITTERSHAM

Site Address: Lloyds Farm Wittersham, Kent	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural
Site Description and Adjacent Uses: Field, no structures or buildings		
Available: ☒	**Land Use:** greenfield	**Submission Details:** Site submission 2013
Site Area (ha): 1.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: GP Surgery:More than 1.6km Tenterden Green Open Space:400-800m playing fields Large Village or Town Centre:Less than 400m Wittersham Local Centre/Shop:More than 1.6km Tenterden and Appledore Play Area:Less than 400m 3 public open spaces nearby Primary School:800m-1.6km School in village next to church Public Right of Way:Less than 400m network of footpaths Railway Station:More than 1.6km Appledore		
Site Access: ☒ Click here to enter text.		**Highway Constraints:** Farm gate from public road and existing road from housing estate (not owned by submitter)

Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** ***Site adjoins existing housing on the north western edge of the village. Land is within AONB, as is all of Wittersham, development here would result in a loss of undeveloped countryside and would be harmful to the landscape. However, there is sufficient land for landscaping to be provided along the boundary with the adjoining field. In view of its location opposite existing residential development, it would not have the appearance of being outside the village.***	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	
Suitability & Achievability Assessment: This site is located on the edge of a settlement, quite far from the serices offered. Development of this site would have a detrimental impact on the rural		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

setting and character of this key entrance of the village.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WITTERSHAM

SITE REF : IO6 SITE NAME: LAND NORTH OF STOCKS ROAD

Site Address: Stocks Road, Wittersham	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural
Site Description and Adjacent Uses: Field adjoining the edge of the settlement.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site submission 2013
Site Area (ha): 2.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: GP Surgery:More than 1.6km Tenterden Green Open Space:Less than 400m 3 public open spaces in village Large Village or Town Centre:Less than 400m adjoins the village of Wittersham Local Centre/Shop:800m-1.6km Shops in Tenterden, farmers market weekly in village Play Area:Less than 400m playing fields Primary School:800m-1.6km Wittersham School next to church Public Right of Way:Less than 400m adjoining footpath Railway Station:More than 1.6km Appledore		

Site Access: ☒ Site is adjacent to highway		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** ***Limited impact on built character. Would affect the openness of this part of Wittersham***	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Within site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

Site adjoins the edge of the settlement but is rural in character. It is within the AONB as is the whole village and adjoins the Conservation Area. Any development would need to respect these constraints. TPOs on site are located on the boundaries.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WITTERSHAM

SITE REF : IO7 SITE NAME: JUBILEE FIELDS

Site Address: Land adjoining North East boundary of Jubille Fields, Wittersham	**Other Site Refs**: Click here to enter text.	**Current Use:** amenity land adjoining housing estate.
Site Description and Adjacent Uses: Click here to enter text.		

Available: ☒	**Land Use:** Greenfield	**Submission Details:** ABC Owned
Site Area (ha): 0.55	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:

GP Surgery:More than 1.6km Tenterden Green Open Space:Less than 400m 3 green open spaces nearby Large Village or Town Centre:Less than 400m Wittersham village Local Centre/Shop:More than 1.6km no shops in Wittersham but there is a weekly market Play Area:Less than 400m 3 playing fields nearby, site itself is available for informal play Primary School:800m-1.6km Wittersham Primary School Public Right of Way:Less than 400m footpath network nearby Railway Station:More than 1.6km Appledore

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Within site	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

This site is located on the edge of a sustainable settlement and is ABC owned. However, access cannot be obtained through the existing local road network and therefore the site is not achievable.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WITTERSHAM

SITE REF : IO8 SITE NAME: HOUSING AT FORGE MEADS AND WOODLAND VIEW

Site Address: Wittersham	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing, Play area, open space, field.
Site Description and Adjacent Uses: Housing and grass buffer between housing and agricultural land.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** ABC owned
Site Area (ha): 5.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered part 1**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Not Available or Achieveable. The site is not suitable for further development.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WITTERSHAM

SITE REF : IO10 SITE NAME: STOCKS ROAD

Site Address: Wittersham	**Other Site Refs**: Prev SHLAA ref: OTHER34	**Current Use:** Agricultural	
Site Description and Adjacent Uses: Road frontage onto Stocks Lane and Budd's Lane. West side adjoins farmland and also some residential gardens.			
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 Site Submission	
Site Area (ha): 22.498	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Ancient woodland <200m from site		**Screening Part 1 Assessment: Filtered part 1**	
Location and Access to Services: GP Surgery:More than 1.6km Green Open Space: 0m Large Village or Town Centre: Local Centre/Shop:400-800m Play Area: 0m Primary School:800m-1.6km Public Right of Way: 0m Railway Station:More than 1.6km			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Within High Weals AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Adjacent to site	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Adjacent to site

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Within 10m of site	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Not available and therefore ot suitable or achievable	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WITTERSHAM

SITE REF : IO11 SITE NAME: LAND AT WOODLAND VIEW

Site Address: Wittersham	**Other Site Refs**: Prev SHLAA ref: IO11	**Current Use:** Agricultural
Site Description and Adjacent Uses: Click here to enter text.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** 2007 Site Submission
Site Area (ha): 1.200	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment:** **Move to part 2**

Location and Access to Services:

GP Surgery:More than 1.6km Green Open Space: 0m Large Village or Town Centre: .1.6km Local Centre/Shop:400-800m Play Area: 200-400m Primary School:800m-1.6km Public Right of Way: <200m Railway Station:More than 1.6km

<table>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒ Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐ Click here to enter text.</td><td>Conservation Area: ☐ Adjacent to site</td><td>Listed Buildings: Adjacent to</td><td>Overall Heritage Summary: Click here to enter text.</td></tr>
<tr><td>Flood Risk: Click here to enter text.</td><td>Drainage: Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space: Click here to enter text.</td></tr>
<tr><td>Woodland: ☐ Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Ramain in survey for housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site forms part of larger site IO25 which has been allocated for housing.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: See IO25</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – WITTERSHAM

SITE REF : IO16 SITE NAME: SWEATMAN'S GARAGE

<table>
<tr><td colspan="2">Site Address:
Poplar Road, Wittersham</td><td colspan="2">Other Site Refs:
10/00250/AS</td><td>Current Use:
Click here to enter text.</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
Site already developed</td></tr>
<tr><td colspan="2">Available: ☐</td><td colspan="2">Land Use: Click here to enter text.</td><td>Submission Details:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Area (ha):
0.177</td><td colspan="2">Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Click here to enter text.</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment:
Filtered at Part 1</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Adjacent to site</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="3">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Development complete	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ISLE OF OXNEY

SITE REF : IO25 SITE NAME: LAND ADJ TO POPLAR FARM

Site Address:	Other Site Refs:	Current Use:
Click here to enter text.	Click here to enter text.	Agricultural

Site Description and Adjacent Uses:
This site is located on the northern edge of the settlement, to the east of Lloyds Green Cul-de-sac and north and west of Woodland View (a close of Local Needs housing accessed off the larger Forge Meads Cul-de-sac). There is also a large open amenity space and play area accessed from Woodland View which the site borders on its north and west boundaries. This boundary is currently defined by established hedgerow/trees. The site is currently a large field, with mature tree and hedgerow borders on most sides. Along the northern boundary of the site is a large area Ancient Woodland, which is protected by TPO and a designated Local Wildlife Site. To the east of the northern parcel of the site is open countryside – agricultural fields, and at this point there is no mature planted boundary.

Available: ☒	Land Use: Greenfield	Submission Details: Local Plan Reg 19 Omission Site
Site Area (ha): 5.858	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Contains LWS, TPO and AW.		Screening Part 1 Assessment: Move to part 2

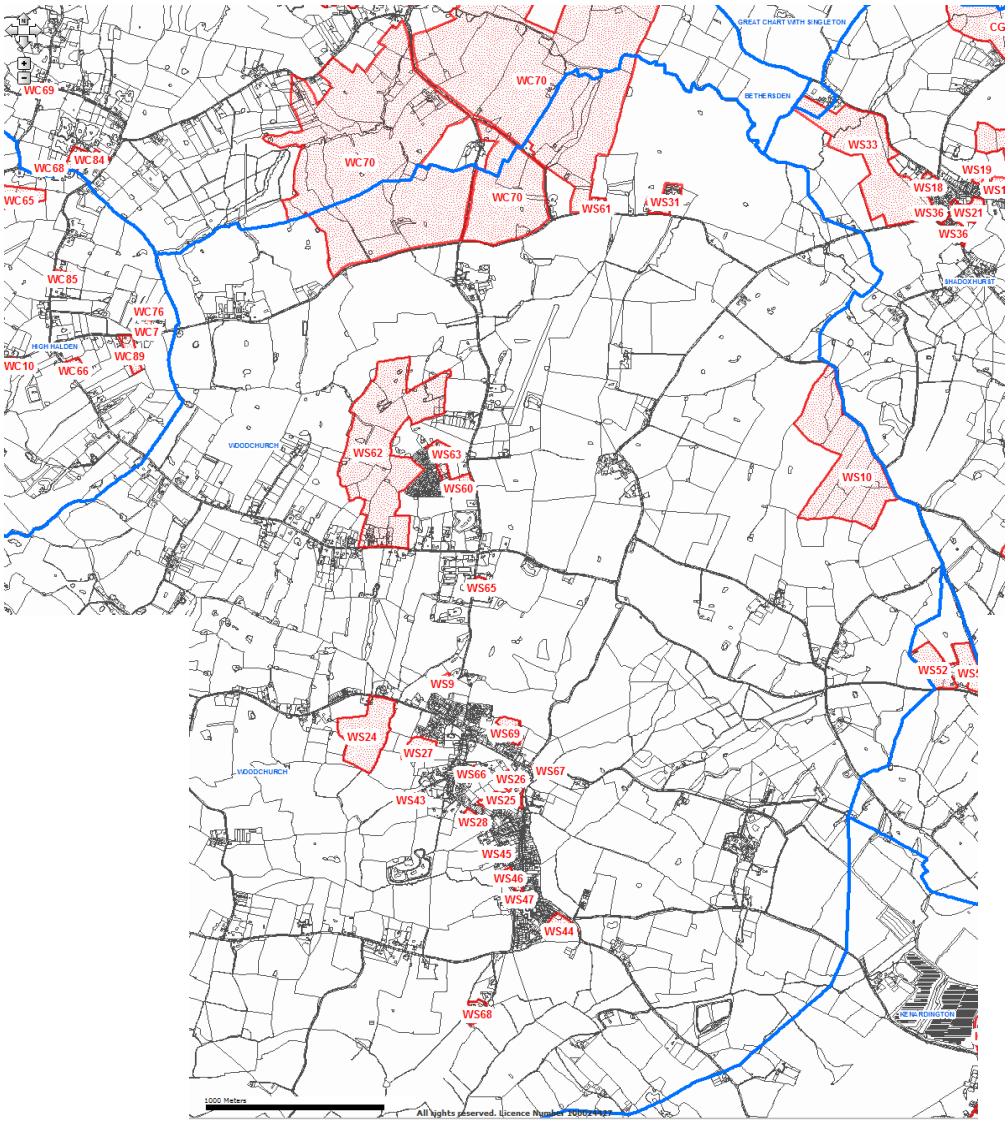
Location and Access to Services:

GP Surgery:More than 1.6km Green Open Space: 0m Large Village or Town Centre: .1.6km Local Centre/Shop:400-800m Play Area: 200-400m Primary School:800m-1.6km Public Right of Way: <200m Railway Station:More than 1.6km

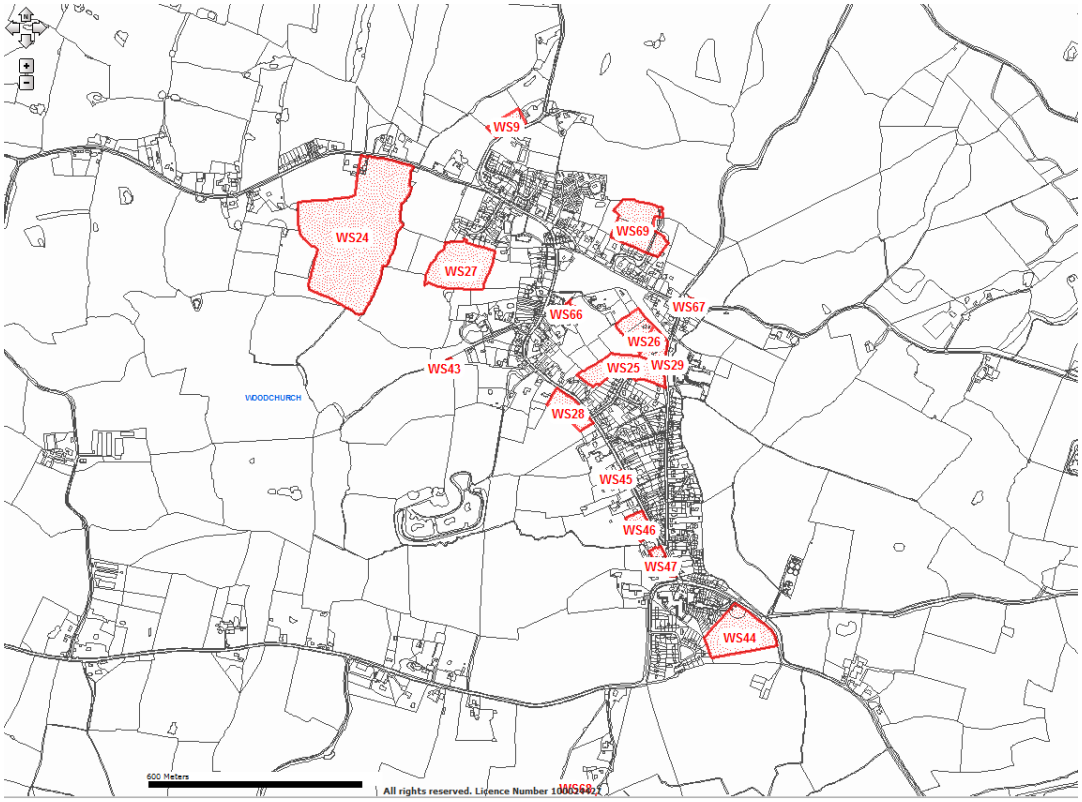
<table>
<tr><td colspan="2">Site Access: ☐ The site is accessible on foot but does not currently have defined vehicle access.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒ The site is within the High Weald AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings: There is a LB adjacent to the SW corner of the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space: The site adjoins POS.</td></tr>
<tr><td>Woodland: ☒
There is AW within the north of the site.</td><td>Tree Preservation Order: There is a large area of TPO within the north of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey for housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site is available, deliverable and suitable and therefore remains in survey for housing.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 40</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

WOODCHURCH


GREAT CHART WITH SINGLETON
BETHERSDEN
HIGH HALDEN
WOODCHURCH
SHADOXHURST
KENNINGTON
WC69
WC84
WC68
WC65
WC85
WC76
WC7
WC89
WC10
WC66
WC70
WC70
WC70
WS61
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WOODCHURCH VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS9 SITE NAME: LAND ADJACENT TO SUNNY MEAD FARM

Site Address: Bethersden Road, Woodchurch.	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural

Site Description and Adjacent Uses:
This site is located on the northern edge of the village. The site is flat area, adjacent to the road with exisitng access onto the road. On site is a 12' x 12' field shelter. To the north east is a farm and associated buildings. To the east is open land that joins the woodchuch windmill. To the south is the village and mainly 2 storey dwellings, and to the west is open countryside.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** 2013 Informal Site Submission
Site Area (ha): 0.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Proceed to part 2**

Location and Access to Services:
Within 400m of: Open space; village centre; local shop; play area; primary school; PROW. Less than 800m from GP. More than 1.6km from Ashford international.

Site Access: ☒ Direct access from highway		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Less than 90m from post medieval windmill.	**Conservation Area:** ☒ Adjacent to	**Listed Buildings:** Within 100m of site	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered part 2	

Suitability & Achievability Assessment:

This site has no environmental constraints, and is within reasonable distance to the village services. However, it does not join the current built form of the housing in the village and the area at present contains very little built development as it is close to the conservation are and the windmill. This site requires further assessment.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WEALD EAST

SITE REF : WS24 SITE NAME: SUSAN'S HILL

Site Address: Woodchurch (land east of Woodchurch village life museum.	**Other Site Refs**: former SHLAA ref WOOD06	**Current Use:** Agriculture

Site Description and Adjacent Uses:

This is a large site (currently used as a grazing paddock) located at the north entrance of the village. It is located adjacent to Susan's Hill road and on lower ground, with the site sloping steeply upwards towards Rectory Close. On the northern part of the site is a small local museum.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal 2013 Submission
Site Area (ha): 9.18	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Adjacent to ancient woodland on southern boundary		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:

Less than 400m to public footpaths. Less than 800m to: open space; village centre; local shop; play area; primary school. More than 1.6km to nearest railway station

Site Access: ☒ Direct from highway		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** ***The surrounding housing development is minimal as the site is located away from the village. There is a small amount of ribbon development to the north west but this site is very large. Development here would not be in keeping with the built character of this area and would have a detrimental impact on a key entrance into the village and would impact on views up towards the church. It is a very large site and development here would have a detrimental impact on the landscape..***

<table>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Brickwall Farmhouse with Grade II listing located across the road to the North of the site</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site is far removed from the main settlement.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS25 SITE NAME: LAND NORTH OF 22 LOWER ROAD

Site Address:	**Other Site Refs**:	**Current Use:**
Lower Road, Woodchurch TN26 3SG	Former SHELAA ref WOOD14	Agricultural land

Site Description and Adjacent Uses:
This site is a piece of ground which makes up a larger area of private open space (grassland). It is located immediately west of Lower road. The site slopes up towards the settlement centre and is bounded to the south by housing development in Kirkwood and Front road (linear and cul-de-sac) which is predominantly 2 storey detached housing.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal 2013
Site Area (ha): 1.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Ancient woodland and wildlife site within 500m of the boundary. Barn Wood AW and Hunt's Wood, Kennardington LWS		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
Less than 400m to: Green open space; village centre; local shopping centre; play area and; public right of way. Less than 800m to: GP surgery and primary school. More than 1.6km to railway station.

Site Access: ☒ Click here to enter text.	**Highway Constraints:** Click here to enter text.

<table>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
The site forms part of the areas of open land that form the central part of the village which are a key part of the character of Woodchurch. There is development to the south of this area and when travelling north along the road the character changes from development on both sides of the road to more sporadic development to the east and open land to the westDevelopment here would have a significant impact upon the landscape setting and conservation area. this open area forms part of the character of Woodchurch – issue of precedence if this is permitted. Views of the village centre/green through the site..</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey for housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This is located in the centre of a large village and is therefore in a sustainable location. It has no environmental constraints. However, it forms part of a</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 31</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

larger area of open space within the conservation area. This is an area that contributes to the character of the CA and needs further assessment for its suitability.	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS26 SITE NAME: LAND TO THE WEST OF LOWER ROAD, ADJACENT TO THE GREEN

Site Address: Lower Woodchurch Road, Woodchurch	**Other Site Refs**: Former SHLAA ref WOOD01 Also site WS29	**Current Use:** Agricultural
Site Description and Adjacent Uses: These 2 sites are parcels of land that make up a larger area of open space (grassland) in the centre of the village. It is located immediately adjacent to Lower road on its eastern edge. WS26 is the larger site, and WS29 is approximately half of the WS26 site - the eastern side adjoining Lower Road.To the north of the site is the village green, with some housing development beyond. To the east is a large area of open space/fields with housing beyond thats situated on Front Road.To the south is a paddock and additional open space, with again housing beyond.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal 2013 Site submission
Site Area (ha): 0.25	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**

<table>
<tr><td colspan="4">Location and Access to Services:
Less than 400m from: Green open space; village centre; local shop; play area; PROW. Less than 800m to GP surgery and primary school. More than 1.6km to railway station/.</td></tr>
<tr><td colspan="2">Site Access: ☒ Direct from highway.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
The site forms part of the areas of open land that from the central part of the village which are key part of the character of Woodchurch. There is development to the south of this area and when travelling north along the road the character changes from development on both sides of the road to more sporadic development to the east and open land to the west. Development here would have a significant impact upon the landscapes setting – the open area forms part of the character of Woodchurch. There are important views of the village centre/green through the site.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Within 200m</td><td>Conservation Area: ☒
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Adjacent to site</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey for housing</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. **Expected Yield:** 2
The sites are not well related to existing development as they do not adjoin any dwellings. Development could impact significantly on the open area of land in the centre of the village that creates an important part of the character of the conservation area.However, the sites are located close to villlage services and there are no environmental constraints on these sites. A more detailed assessment is needed for suitability	**Deliverability & Developability Timeframe:** 0-5 Year: ☐ 6-10 Year: ☐ 11-15 Year: ☐ 16+ Year: ☒

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS27 SITE NAME: LAND OFF RECTORY CLOSE

Site Address:	Other Site Refs:	Current Use:
Rectory Close, Woodchurch	Former SHLAA ref WOOD12	Agricultural

Site Description and Adjacent Uses:

This site is located to the south of Rectory Close which consists of large deatched dwellings with the proposed access between properties 11 and 12. The site grassland and it sits on a prominent crest at the north of the village. The site is bounded on most sides by a mature line of trees. It is bounded by open countryside of south, west and east.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal 2013 Submission	
Site Area (ha): 2.04	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: Less than 400m to village centre and PROW. Less than 800m to: green open space; local shop; play area; primary school. Less than 1.6km to GP surgery. More than 1.6km to railway station/			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** ***Development adjacent is relatively recent and is mainly large detached properties. Development of a similar style would not have an imapct on built character, but would impact on the existing properties. Development of this site would intrude into open countryside and impact upon the setting of current properties. The site being developed would impact on distant views of the church from Brook Street and encroach into the countryside.***	
Archaeology/ Scheduled Monument: ☒ Within 100m	**Conservation Area:** ☐ Within 50m	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Within 10m of site	**Screening Part 2 Assessment:** Move to part 3
Suitability & Achievability Assessment: Filtered part 3. Site does not have access - which is currently in a differend ownership. Not achievable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** 40	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS28A SITE NAME: LAND BETWEEN 82-120 FRONT ROAD

Site Address: Front Road, Woodchuch	**Other Site Refs**: Former SHLAA ref WOOD07	**Current Use:** Agricultural
Site Description and Adjacent Uses: Click here to enter text.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Allocation and PP refused
Site Area (ha): 0.6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment:** **Move to part 2**

Location and Access to Services:
Click here to enter text.

Site Access: ☒ Click here to enter text.

Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.

AONB: ☐
Click here to enter text.

Overall Landscape and Visual Impact Summary:
Click here to enter text.

Archaeology/ Scheduled Monument: ☐
Click here to enter text.

Conservation Area: ☒
Adjacent to

Listed Buildings:
Within 100m

Overall Heritage Summary:
Click here to enter text.

Flood Risk:
Click here to enter text.

Drainage:
Click here to enter text.

Green Corridor: ☐

Public Open Space:
Click here to enter text.

Woodland: ☐
Click here to enter text.

Tree Preservation Order: Click here to enter text.

Screening Part 2 Assessment:
Remain in survey for housing

Suitability & Achievability Assessment:

Site is allocated for development - detailed assessment required for impact on CA and countryside.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 8

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS28B SITE NAME: LARGER AREA OF LAND BETWEEN 82 AND 120 FRONT ROAD

Site Address: Front Road, Woodchuch	**Other Site Refs**: Click here to enter text.	**Current Use:** Agriculture

Site Description and Adjacent Uses:
This site is located along the western edge of Front Road and is currently used as a grazing paddock. The site is located on a plateau, with the rear of the site sloping down towards Brook Street. When viewed from Brook Street the site is not visible. The site is a gap in the frontage of Front Road, with housing on its northern and south east boundaries, mainly large detached properties. To the south is open counstryside.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2014
Site Area (ha): 1.52	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a solitary TPO circa 100m to the east.		**Screening Part 1 Assessment: Larger area of WS28a. Development of the whole site would not be in keeping with the surrounding built form along this road frontage. Impacts on the surrounding countryside and conservation area setting would be detrimental.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at part 2	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS29 SITE NAME: LOWER ROAD SITE 2

Site Address: Lower Road, Woodchurch	**Other Site Refs**: Former SHLAA ref WOOD02	**Current Use:** Agriculture

Site Description and Adjacent Uses:
Land that makes up a larger area of open space (grassland) in the centre of the village. It is located immediately adjacent to Lower road on its eastern edge. WS26 is the larger site, and WS29 is approximately half of the WS26 site - the eastern side adjoining Lower Road.To the north of the site is the village green, with some housing development beyond. To the east is a large area of open space/fields with housing beyond thats situated on Front Road.To the south is a paddock and additional open space, with again housing beyond.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** See WS26 - joint submission
Site Area (ha): 0.537	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
Less than 400m from: Green open space; village centre; local shop; play area; PROW. Less than 800m to GP surgery and primary school. More than 1.6km to railway station/.

Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: 2
This is located in the centre of a large village and is therefore in a sustainable location. It has no environmental constraints. However, it forms part of a larger area of open space within the conservation area. This is an area that contributes to the character of the CA and needs further assessment for its suitability.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS31 SITE NAME: HARLAKENDEN FARM BUILDINGS

Site Address:	Other Site Refs:	Current Use:
Plurenden Road, Woodchurch, Ashford TN26 3TP	Click here to enter text.	Redundant farm yard and buildings

Site Description and Adjacent Uses:

The site is principally the existing redundant farm yard andbuildings at Harlakenden and also includes the existing housingstock that would have supported the site when it operated as afarm. The site is substantial and comprises manylarge concrete and steel portal frame buildings. There are also numerous smaller timber structures located on the edges of the site. The entire site has been laid to concrete for hygiene and cleaning purposes at the time.There is housing on the site, and the surrounding areas is mainly open countryside.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** 2013 Informal Site Submission	
Site Area (ha): 2.280	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Ancient woodland, LWS, NNR within 500m of site		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: Less than 400m to PROW. More than 1.6km from GP, Green open space, village centre, shop, play area, primary school, railway station.			
Site Access: ☒ Click here to enter text.		**Highway Constraints:** No constraints known. Access to the site is within the same ownership. Also the site adjoins/fronts the highway along the southern boundary.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ ROMAN ROAD across northern part of the site	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Along south east border	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered part 2	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is not suitable for housing development due to its isolated countryside location. Housing development in this area would have a detrimental impact on the landscape. However, reuse of the existing farm buildings for commercial uses needs to be assessed in greater detail.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS43 SITE NAME: TOWNLAND GREEN

Site Address: Woodchurch	Other Site Refs: Prev SHLAA ref: WOOD02	Current Use: Agriculture
Site Description and Adjacent Uses: The land is currently unused but was formerly garden land adjoining a dwelling (demolished) which was sited at the south-western end of the plot. The land has a vehicular right of way/access to the site past Townland Cottages. The site does not join any existing built development and is within open countryside.		
Available: ☒	Land Use: Greenfield	Submission Details: Click here to enter text.
Site Area (ha): 0.096	Neighbourhood Plan Designation: ☐	Proposed Site use: Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site Details: Click here to enter text.		Screening Part 1 Assessment: Filtered part 1

Location and Access to Services:

Less than 400m to PROW, More than 1.6kn to: GP, green open space, village centre, shop, play area, priary school, railway station.

Site Access: ☒ Track access past Townland cottages		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Not available and therefore not suitable or achievable

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS44 SITE NAME: LAND IN WOODCHURCH RD

Site Address: Adjacent to Bridge Close, Woodchurch	**Other Site Refs**: Previous SHLAA ref: WOOD03	**Current Use:** Agriculture
Site Description and Adjacent Uses: This site is located to the south east of the new local needs housing estate (Bridge Close). It is located on a prominent route into the village from Hamstreet direction and is surrounded by open countryside on three sides. This area of Woodchurch is flat in nature and is the lowest point of the village (the village rises northwards).		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Informal 2014 Submission and 2007 Site Submission
Site Area (ha): 1.85	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**
Location and Access to Services: Less than 400m to PROW and village centre. Less than 800m to GP, green open space, local shop, play area, primary school. More than 1.6km from rail station.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text. / **Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for housing.	

Suitability & Achievability Assessment: This site is allocated for development.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** 30			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS45 SITE NAME: LAND AT 126 FRONT ROAD

Site Address: Woodchurch, Ashford, Kent	**Other Site Refs**: Click here to enter text.	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: Click here to enter text.		

Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** 2007 Site Submission
Site Area (ha): 0.043	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Removed at part 1**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Not available therefore not suitable or achievable.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WEALD SOUTH

SITE REF : WS46 SITE NAME: LAND ON FRONT ROAD.

Site Address: North of Surgery	**Other Site Refs**: .WOOD13A 11/01153	**Current Use:** Agricultural

Site Description and Adjacent Uses:
This site is currently a well kept paddock. The surrounding development is mainly linear in style and the site is a gap in the frontage.

Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** Click here to enter text.
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Availability unknown.**

Location and Access to Services:
Within village of Woodchurch

Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.

Suitability & Achievability Assessment: Availability unknown, therefore not suitable or achievable.	**Developable Area (ha):** . **Density Calculation (dph):** . **Expected Yield:** . **Deliverability & Developability Timeframe:**			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS47 SITE NAME: CLICK HERE TO ENTER TEXT.

Site Address: Stonebridgelands - land south of GP Surgery	**Other Site Refs**: SHLAA WOOD13B, 11/01153	**Current Use:** Garden
Site Description and Adjacent Uses: This site is currently the garden associated with the listed property 'Stone Bridge Lands'. The site is flat. It is surrounded by a number of tall trees are largely conifers.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Click here to enter text.
Site Area (ha): 0.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment:** **Filtered part 1**

<table>
<tr><td colspan="4">Location and Access to Services:
Less than 800m to shop. Less than 1.6km to primary school.</td></tr>
<tr><td colspan="2">Site Access: ☒ Access onto the site can be directly achieved off of Front Road.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
The site is the residential curtilage of the listed property Stonebridgelands, the ground lies to the front of the property and therefore development could impact on this listed property. Other surrounding development is mainly large detached properties. The area is low lying and is part of the entrance to the village. Development would have detrimental impact on the landscape setting and character this important entrance to the village.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Adjacent to listed building</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Not available and therefore not suitable or achievable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS60 SITE NAME: GLADWELL FARM

Site Address: Bethersden Road, Woodchurch, Ashford TN26 3PZ	**Other Site Refs**: Other 130	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: At present part of the land is used as a haulage yard and associated parking areas, the rest comprising of workshops and open fields.		
Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** Click here to enter text.
Site Area (ha): 2.230	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered at part 1**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text. / **Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Not available and therefore not suitable or achievable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS61 SITE NAME: MAYSHAVES

Site Address: Woodchurch, Ashford TN26 3PT	**Other Site Refs**: Prev SHLAA ref: OTHER131	**Current Use:** Residential garden
Site Description and Adjacent Uses: Site comprises of a farmhouse and several outbuildings with a pond and fields. it has two access roads.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Click here to enter text.
Site Area (ha): 3.230	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Ancient woodland immediately adjacent to the western boundary. Local wildlife site adjacent.</td><td colspan="2">Screening Part 1 Assessment: Filtered part 1</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Najority of site of artchaeological importance</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Farmhouse within site</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Not available and therefore not suitable or achievable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS62 SITE NAME: KING FARM

Site Address: Redbrook Street, Woodchurch, Ashford TN26 3QR	**Other Site Refs**: Prev SHLAA ref: OTHER132	**Current Use:** Agricultural
Site Description and Adjacent Uses: Of the 100 acres, 50% is let under informal grazing licences for grazing sheep and cattle and the remaining 50% is mainly a grass crop to produce hay. The land is currently included in the Stewardship Scheme with the Rural Payments Agency. the current use of the land is therefore mainly agricultural. King Farm also includes some farm buildings, used mainly for storage of farm machinery and tractors. Some buildings have B1 permission for light industrial use.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Click here to enter text.
Site Area (ha): 40.0	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Wildlife site. Adjacent to ancient woodland.		**Screening Part 1 Assessment: Filtered at part 1**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** TPO's bordering east of site.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Not available and therefore not suitable or achievable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS63 SITE NAME: LAND NEXT TO SHIRKOAK CARAVAN PARK

Site Address: Opposite West Lodge, Bethersden Road, Woodchurch, Ashford	**Other Site Refs**: Prev SHLAA ref: OTHER133	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: This site lies to the NE of Shirkoak caravan park. The site has 2 mobile homes on the land. The land is a residential curtilage, with some large trees. The dewlling of West Lodge is to the east of the site.		

Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** Click here to enter text.	
Site Area (ha): 1.355	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Within 100m of boundary		**Screening Part 1 Assessment: Filtered part 1**	
Location and Access to Services: More than 1.6km from all services.			
Site Access: ☒ direct from highway		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Adjacent to western boundary of site	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Not available and therefore not suitable or achievable.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WOODCHURCH

SITE REF : WS69 SITE NAME: CLICK HERE TO ENTER TEXT.

Site Address: Bournes Field (Land to the north of Bournes Place)	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural
Site Description and Adjacent Uses: Field used for grazing and hay making and adjacent to Bournes Barn, converted to residential use in 2004/5. Application no 03/01353/AS. Adjacent land uses - South - Bournes Place cul de sac of detached and link detached dwellings; West - small paddock (Hendon Lodge) within a view of Six Bells Park; North - Agricultural land (Arable); East - Agricultural land (Arable), Bournes Barn (residential conversion), Place Barn garden & Paddock (residential conversion)		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Click here to enter text.
Site Area (ha): 1.62	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**
Location and Access to Services: Less than 400m to open space, village shop, local centre, play area, primary school, PROW. More than 1.6km to railway stateion.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ South edge of land is adjacent to the boundary of village conservation area	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at part 2	

Suitability & Achievability Assessment:

Filtered at part 2. Private Access road to the site creates achievability issues. The site alos extends into the countryside beyond the current built form.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

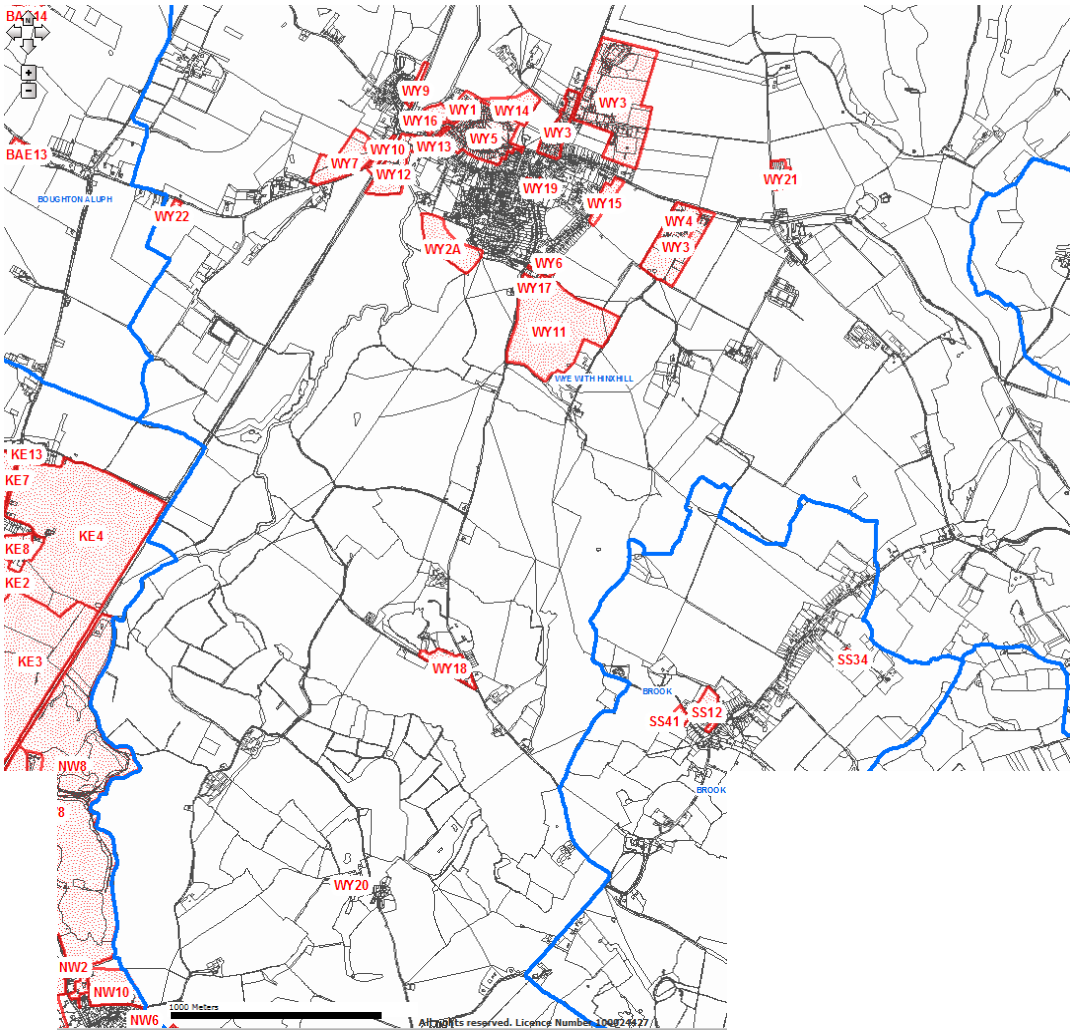
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

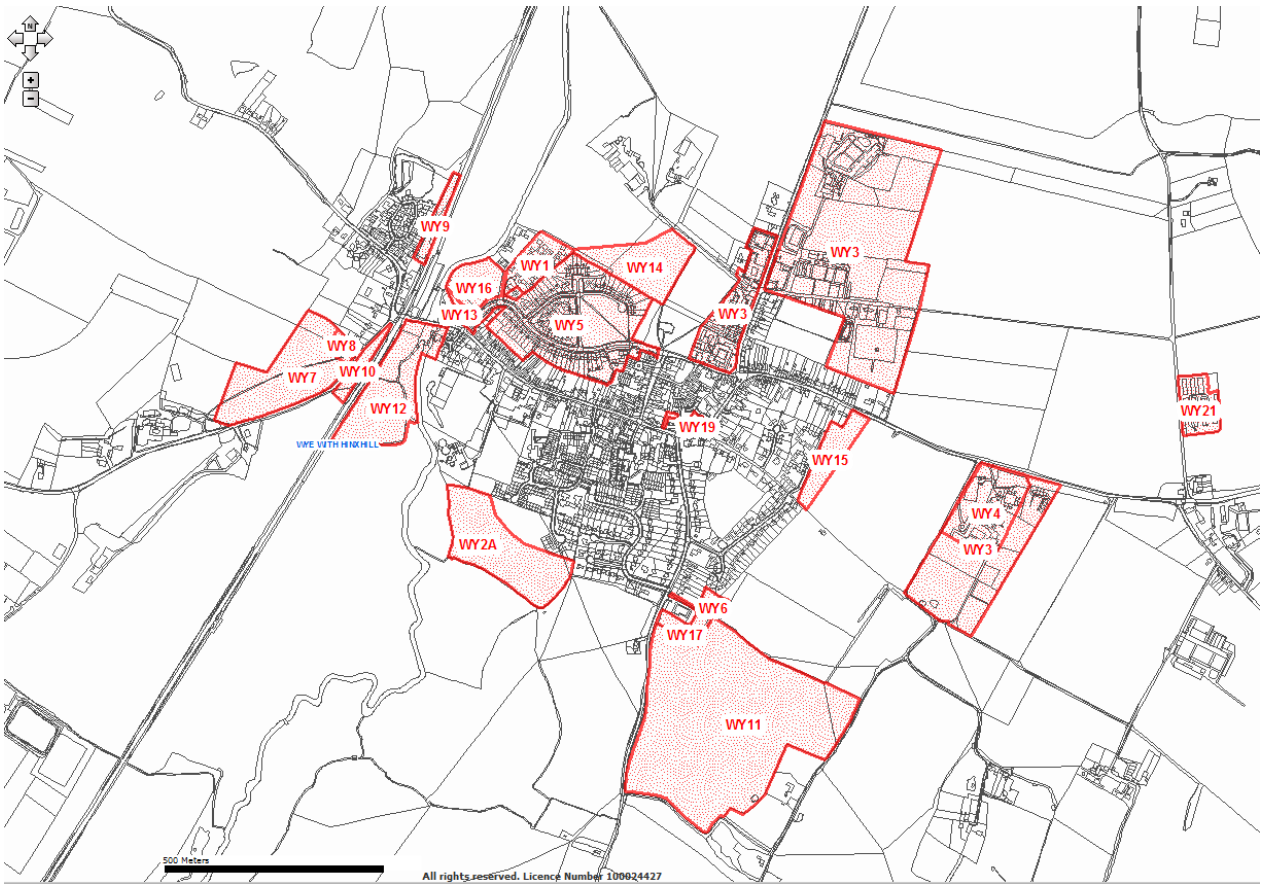
0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

VOLUME III

WYE WITH HINXHILL



WYE WITH HINXHILL VILLAGE INSET



SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY2A SITE NAME: LUCKLEY FIELD

Site Address: Land rear of Long's Acre	**Other Site Refs**: Former SHLAA ref WYE06 and WYE016B	**Current Use:** Agriculture
Site Description and Adjacent Uses: Site slopes down to south west. Trees partially screen the western boundary and several trees line the ditch on the south western boundary.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal Site Submission and Allocation
Site Area (ha): 4.610	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Adjoins Great Stour LWS</td><td colspan="2">Screening Part 1 Assessment: Move to part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ Access available from Longs Acre</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Developing this site would result in a significant extension of the built form of the village into open countryside. The site forms part of the wider area of open countryside that is clearly visible from its surroundings.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
West of site</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Not suitable on landscape impact terms.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY2B SITE NAME: LUCKLEY FIELD

Site Address: Land rear of Long's Acre	**Other Site Refs**: Click here to enter text.	**Current Use:** Agriculture	
Site Description and Adjacent Uses: Site slopes down to south west. Trees partially screen the western boundary and several trees line the ditch on the south western boundary.			
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal Site Submission and Allocation	
Site Area (ha): 4.610	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: The site is on the edgeof Wye and therefore has good access to services.			
Site Access: ☒ Access available from Longs Acre		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** ***Smaller site than WY2A and development would not project as much into the surrounding landscape***	
Archaeology/ Scheduled Monument: ☒ Western corner of site	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:

Permission granted for 25 dwellings under 14/00195/AS. No units delivered as yet.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 25

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY3 SITE NAME: LAND AT OCCUPATION ROAD AND OLANTIGH ROAD

Site Address:	**Other Site Refs**:	**Current Use:**
Land at Occupation Road and Olantigh Road	Former SHLAA ref WYE08	Former Wye College

Site Description and Adjacent Uses:

Site split between three locations. A) West of Olantigh Rd, B) North and South of Occupation Road, C) South of Coldharbour Lane. Predominently vacant site, former Wye Campus of Imperial College London - educational use, ADAS office buildings now vacant Class B1 (a), and horticultural buildings and glasshouses now used for agribusiness. Site includes 4 residential dwellings on Occupation Road, adjoining a range of small business units. Separate land area at Withersdane in also included which was mainly former halls of residence but also contains 9 houses.

<table>
<tr><td>Available: ☒</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Formal SS & Allocation</td></tr>
<tr><td>Site Area (ha):
25.0</td><td>Neighbourhood Plan Designation:
☒</td><td colspan="2">Proposed Site use: Mixed</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ Direct access from highway</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Medieval College of St. Gregory and St. Martin at Wye. Archaeology</td><td>Conservation Area: ☒
A) party within the CA</td><td>Listed Buildings:
A) Former college buildings</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: B, C, and northern edge of site A</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Neighbourhood plan allocation for housing</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 50</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY4 SITE NAME: HOUSING ESTATE AT LITTLE CHEQUERS

Site Address: Wye	**Other Site Refs**: Former SHLAA ref WYE15	**Current Use:** Residential institutions

Site Description and Adjacent Uses:
The site contains a mix of bungalows, flats and Luckley House, a sheltered housing unit. There are several garage courts and surface parking area and a rectangular shaped area of green land located in the south western corner of the site. Also included within the site is a thin strip of land which forms part of the access road from Bridge Street to the sewage works. Lady J Thornhill Primary School and playing field lies adjacent to the west of the site, beyond which lies a sewage works and a large recreational ground with play area. The settlement of Wye surrounds the site to the north and east and open countryside/agricultural land lies below the site to the south. The Great Stour is located to the west of the site.

Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 4.2	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filter part 1**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.	**Highway Constraints:** Click here to enter text.

<table>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
The site lies within a Kent Special Landscape Area and within the North Downs AONB. The rectangular shaped parcel of land to the south west of the site is a designated Nature Conservation Area. The northern strip of the site falls within the Wye Conservation Area to the north. There is a row of listed buildings within close proximity of the site, located along Bridge Street to the north.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Not available or achievable. The saite is not suitable for further development.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td></td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY5 SITE NAME: HOUSING ESTATE AT CHURCHFIELD WAY AND ABBOTS WALK

<table>
<tr><td>Site Address:
WYE</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Residential and open space</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
This site forms part of a housing estate and contains a mix of two storey brick semi detached peoperties, bungalows and flats. There is also a large area of green amenity space with several mature trees in the centre of the site, allotment gardens to the rear of no 32 Churchfield Way and a garage court/surface car park in the south eastern corner. A small parcel of land which abuts the allotment gardens has been sold for developement. The settlement of Wye surrounds the site to the south and to the north lies agricultural/open countryside with a few scattered buildings. The Great Stour river runs alongside the railway line located to the west of the site.</td></tr>
<tr><td>Available: ☐</td><td>Land Use: Click here to enter text.</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td>Site Area (ha):
1.8</td><td>Neighbourhood Plan Designation:
☒</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment: Filtered part 1</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ Churchill Way, Abbots Walk and The Forstal provide excellent access in and around the site.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
In part</td><td>Conservation Area: ☒
Part of site in CA</td><td>Listed Buildings:
Adjacent to Lister Buildings</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Yes
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Not available and therefore not suitable or achievable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY6 SITE NAME: 65 OXENTURN ROAD

Site Address: Click here to enter text.	**Other Site Refs**: Former SHLAA ref WYE01	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: Access strip is well used public footpath between surgery and housing development. This is a small enclosed site which is flat and screened by trees to the east and south.		
Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** 2007 Site Submission
Site Area (ha): 0.310	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Finding a suitable access into this site would be a challenge.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Cul-de-sac development to the north with ribbon residential development to the west. Open countryside to the east and south. Development on this site is likely to have an adverse impact on existing resident. The site is small but it forms part of a wider area of open land that adjoins the settlement. The site is within the AONB and is clearly visible. Development on this site would have an adverse impact on the landscape..</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Not available and therefore not suitable or achievable.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY7 SITE NAME: COBWEBS

Site Address:	Other Site Refs:	Current Use:
Harville Road	Former SHLAA ref WYE02 anf WYE02A	Agricultural

Site Description and Adjacent Uses:
Flat site abutting Harville Road to the south. No natural boundaries, and several mature trees present. Eastern end of the site is screened by tall trees along Harville Road. The North Downs Way public footpath crosses the middle of the site.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 Site Submission
Site Area (ha): 3.500	Neighbourhood Plan Designation: ☒	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		Screening Part 1 Assessment: Filtered part 1

Location and Access to Services:
Click here to enter text.

<table>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Within 100m of AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Existing built form to the north east is sporadic and low density. Surrounding area to the east, west and south is open countryside in character. Spring Grove School to the west is listed buildingSite has no natural boundaries - development would be exposed to long views particularly from the north and north west (North Downs). The site forms an important gap between the school buildings and the residential development and is semi-rural in character. Site also marks an attractive entrance to the village..</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
Adjacent to CA</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
South of site in flood zone 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Not available and therefor enot suitable or achievable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY8 SITE NAME: SAME AS WY7

Site Address: Click here to enter text.	**Other Site Refs**: Former SHLAA ref WYE02B	**Current Use:** Click here to enter text.	
Site Description and Adjacent Uses: Same as WY7. Check with Carly			
Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** 2007 Site Submission	
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered part 1**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Within 100m	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Not available and therefore not suitable or achievable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY9 SITE NAME: FORMER OIL DEPOT

Site Address: Bramble Lane, Wye, Ashford	**Other Site Refs**: Former SHLAA ref WYE05	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: The former oil depot to the west of the site is currently being developed for residential purposes. This site is bounded to the east by the existing Ashford-Canterbury line.		

Available: ☐	**Land Use:** Brownfield	**Submission Details:** 2007 Site Submission
Site Area (ha): 1.21	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered part 1**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Not available and therefore not suitable or achievable.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY10 SITE NAME: RAMS FIELD

Site Address: Rams Field	**Other Site Refs**: Former SHLAA ref WYE07	**Current Use:** Agricultural
Site Description and Adjacent Uses: Flat narrow site bordered by road and raised railway embankment to the east. Close boardered fence forms southern boundary. No natural landscape features on site.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 Site Submission
Site Area (ha): 0.470	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** No		**Screening Part 1 Assessment: Filtered part 1**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Adjacent to AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Part of site lies within the flood zone	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Not deliverable or developable
Suitability & Achievability Assessment: Not available and therefore not suitable or achievable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY11 SITE NAME: OXENTURN ROAD

Site Address: Oxenturn Road	**Other Site Refs**: Former SHLAA ref WYE09	**Current Use:** Agricultural;
Site Description and Adjacent Uses: Extensive, flat open site with trees lined along norther boundary. There are no natural features on the site. The site sits within the wider landscape.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 Site Submission
Site Area (ha): 15.346	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered part 1**

<table>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ Available onto Oxenturn Road</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
This site is large and forms a significant part of the landscape setting of the village when approaching from the south. The marjority of the site enjoys long ranging views over the countryside and lies within the AONB.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Within the site</td><td>Overall Heritage Summary:
This site is surrounded by open countryside to the east west and south. To the north lies a surgery and low density residential development which is largely ribbon in character.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Not available and therefore nor suitable or achievable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY12 SITE NAME: CLICK HERE TO ENTER TEXT.

Site Address: Mill House	**Other Site Refs**: Former SHLAA ref WYE10	**Current Use:** Agricultural
Site Description and Adjacent Uses: Flat site adjoining river to the east and adjoining the railway to the west. There are no distinguishing features on site. Mature trees line river and abut bridge to north.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 Site Submission
Site Area (ha): 3.714	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Great Stour Ashford to Fordwich LWS		**Screening Part 1 Assessment: The site is considered unsuitable as a result of adverse impact on setting of Wye and river. Also potential impact on an area of archaeological importance and site suffers from flooding issues. This site is not available as it was not resubmitted as part of the 'call for sites 2013 process.**
Location and Access to Services: Click here to enter text.		
Site Access: ☒ Possibly onto Bridge Street		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary: Filtered part 1***	
Archaeology/ Scheduled Monument: ☒ Click here to enter text.	**Conservation Area:** ☒ Click here to enter text.	**Listed Buildings:** Yes	**Overall Heritage Summary:** Development would impact on Wye Bridge and Wye Mill which are Listed Buildings.
Flood Risk: Yes	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Not available and therefore not suitable or achievable.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY13 SITE NAME: LAND BEHIND TICKLED TROUT PUBLIC HOUSE

Site Address: Bridge Street, Wye, Ashford	**Other Site Refs**: Former SHLAA ref WYE11	**Current Use:** Agricultural
Site Description and Adjacent Uses: Click here to enter text.		

<table>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
2007 Site Submission</td></tr>
<tr><td>Site Area (ha):
0.619</td><td>Neighbourhood Plan Designation:
☒</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Local wildlife site</td><td colspan="2">Screening Part 1 Assessment:
Filtered part 1</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Area of Archaeological importance</td><td>Conservation Area: ☒
Click here to enter text.</td><td>Listed Buildings:
Adjacent to</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Yes</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
This site is within the floodplain, any residential development here would impact on the setting of the river. This site is not available as it was not resubmitted as part of the 'call for sites 2013' process.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Not available and therefore not suitable or achievable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY14 SITE NAME: WYE COURT FARM

Site Address: Harville Road	**Other Site Refs**: Former SHLA|A ref WYE12	**Current Use:** Agricultural
Site Description and Adjacent Uses: Field slopes down to north west. No landscaped boundary.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 Site Submission
Site Area (ha): 1.88	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered part 1**
Location and Access to Services: Click here to enter text.		
Site Access: ☒ Access possibly onto Abbotts Walk		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** ***Site is clearly visible from the surrounding countryside. Site also offers clear and attractive views of the church, a key landmark.***

<table>
<tr><td>Archaeology/ Scheduled Monument: ☒
Area of Archaeological importance</td><td>Conservation Area: ☒
Adjacent to</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Site is surrounded by open countrytiside to the north, west and east. To the south lies sporadic and low density row of houses at Abbotts Walk. The church, to the south of the site, is the clear and distinctive building in the area, clearly visible from the surrounding countryside.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Not available and therefore not suitable or achievable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY15 SITE NAME: LAND TO THE REAR OF JARMANS FIELD

<table>
<tr><td colspan="2">Site Address:
Land to the rear of Jarmans Field</td><td>Other Site Refs:
Former SHLAA ref WYE13</td><td>Current Use:
Agricultural</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
Flat site, with no landscape or other boundary features at eastern edge.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Greenfield</td><td>Submission Details:
2007 Site Submission</td></tr>
<tr><td colspan="2">Site Area (ha):
1.220</td><td>Neighbourhood Plan Designation:
☒</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td>Screening Part 1 Assessment: Filtered part 1</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☒ Access possible onto Jarman's Field</td><td>Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Northern part of the site is relatively enclosed. However, development of this site would further encroach into the countryside and would be clearly visible from the surrounding area and there is no natural boundary. Built form to the west and north is low density, sporadic and largely ribbon in character. To the rear west of the site lies a cul-de-sac. To the east is open countryside. Development on this site could result in back-land development and impact on existing residents.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Not available and therefore not suitable or achievable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY16 SITE NAME: SITE TO THE EAST OF TICKLED TROUT PH

Site Address: Site to the east of Tickled Trout PH	**Other Site Refs**: Former SHLAA ref WYE17	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: Extensive, low lying open field abutting river and steep bank up to Churchfield Way.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 Site Submission	
Site Area (ha): 1.096	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Local Wildlife Site		**Screening Part 1 Assessment: Filtered part 1**	
Location and Access to Services: Click here to enter text.			
Site Access: ☒ Possibly from Churchfield Way		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** ***No built development present on this side of the road. Site enjoys wide ranging views over the countryside. Site is greenfield and is part of a wider area of open space that forms a key part of the village setting adjacent to the riverside. Site is entirely within the AONB.***	
Archaeology/ Scheduled Monument: ☒ Area of Archaeological importance	**Conservation Area:** ☒ Click here to enter text.	**Listed Buildings:** The Tickled Trout is close to the southern bounary, Listed Building.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Majority of site within flood zones	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.
Not available and therefore not suitable or achievable.	**Deliverability & Developability Timeframe:**

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY17 SITE NAME: LAND ADJOINING THE SURGERY

Site Address: Oxenturn Road	**Other Site Refs**: Former SHLAA ref WUE18	**Current Use:** Pasture
Site Description and Adjacent Uses: Flat open site with no landscaped boundary to south or east.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 Site Submission
Site Area (ha): 0.490	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered part 1**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Access possible from Oxenturn Road		**Highway Constraints:** Click here to enter text.

<table>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☒
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
This site is surronded by open countryside to the east west and south. To the north lies a surgery and low density residential development which is largely ribbon in character. Site is small yet forms an attractive part of the landscape setting of the village when approaching from the south. Site is clearly visible from the wider countryside and forms part of the AONB.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Not available and therefore not suitable or achievable.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY18 SITE NAME: NACCOLT

Site Address: Brook	**Other Site Refs**: Former SHLAA ref Other 106	**Current Use:** Garden and paddock	
Site Description and Adjacent Uses: Click here to enter text.			
Available: ☒	**Land Use:** Click here to enter text.	**Submission Details:** 2007 Site Submission	
Site Area (ha): 1.214	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Part of the site designated as local wildlife site		**Screening Part 1 Assessment: Proceed to part 2**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Adjacent to AONB	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Click here to enter text.	**Conservation Area:** ☒ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.

Suitability & Achievability Assessment: Extant permission	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** 8

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY19 SITE NAME: WOLFSON HOUSE

Site Address: Upper Bridge Street, Wye	**Other Site Refs**: 11/01483	**Current Use:** Vacant student accomodation

Site Description and Adjacent Uses:
The site lies within the village conservation area and adjacent to listed buildings. There are mature trees within and adjacent to the site. This was a block of student bed sits used by the college. It is a two storey building being a ragstone wall with the grounds laid to lawn and a Yew hedge along Vicarage Gardens. It is on raised ground so quite a dominant building on a corner plot.

Available: ☐	**Land Use:** Sui generis or C3	**Submission Details:** Planning Permission
Site Area (ha): 0.179	**Neighbourhood Plan Designation:** ☒	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment:** Click here to enter text.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☒ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Click here to enter text.	**Listed Buildings:** Adjacent to site	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remains in survey for housing	

Suitability & Achievability Assessment:

Conversion of redundant student halls of residence to six self-contained flats (extension of time on application 08/01739/AS) Permit through planning application 11/01483/AS remain in survey for housing.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 6

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WYE

SITE REF : WY20 SITE NAME: GOODCHEAP FARM

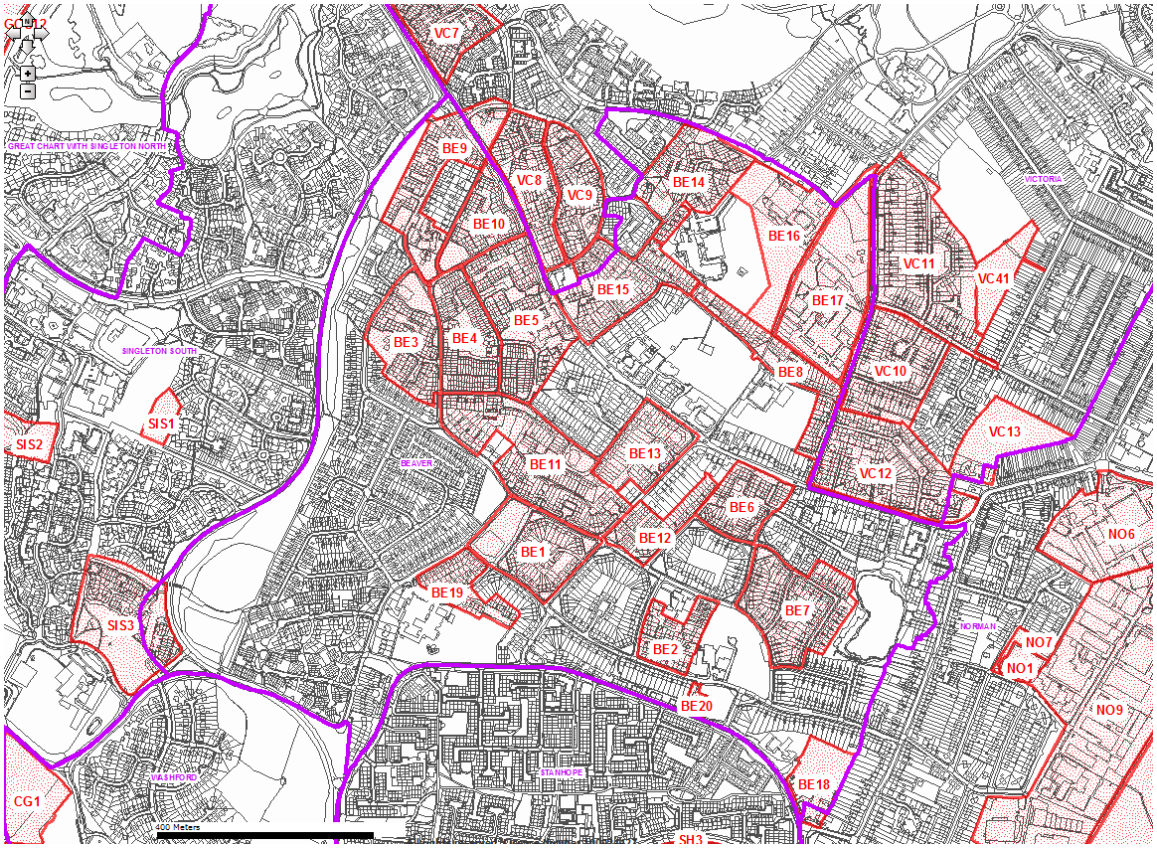
Site Address: Goodcheap Lane, Wye	**Other Site Refs**: 11/01242	**Current Use:** Disused Agricultural Buildings
Site Description and Adjacent Uses: Site lies between Willesborough and Hinxhill on a back route to Wye. It is an area of open farmland with scattered dwellings and farm buildings. The landscape character area is Hinxhill North farmlands. The buildings are one side of the lane with dwellings on the other side - the farmyard is the road.		
Available: ☒	**Land Use:** Agricultural	**Submission Details:** Planning Permission
Site Area (ha): 0.179	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Ancient woodland within 100m		**Screening Part 1 Assessment: Completed**

Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

<table>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Change of use from agricultural to storage (B8) granted. Development now complete</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table><tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr><tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr></table></td></tr>
</table>

BEAVER



SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE1 SITE NAME: HOUSING BETWEEN ST.ANNES RD AND CRYOL RD

Site Address: Land at the rear of 58 to 72, Cryol Road, Ashford, Kent	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing and open space
Site Description and Adjacent Uses: The site is a central area of green space mostly surrounded by semi detahced housing and formed in the central point behind the rear gardens. There is a children's play area and an area of green amenity space located to the west of the site. The site is predominantly surrounded by residential development of similar shape and size.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 2.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There a few TPOs in close proximity to the site.		**Screening Part 1 Assessment: Not available for further development**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE2 SITE NAME: HOUSING AT WATERMEAD CLOSE

<table>
<tr><td colspan="2">Site Address:
Watermead Close, South Ashford</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Housing estate</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
This is a small housing estate which contains a number of semi-detached properties and terraced housing. The Simons Ave garage court is located in the centre of the site, and the Cryol Road garage court in the north eastern area of the site. The site lies adjacent to the Church of St Francis Assisi and at the south east lies a health centre and nursery.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td colspan="2">Site Area (ha):
1.3</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a small cluster of TPOs in very close proximity to the north of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE3 SITE NAME: HOUSING EAST OF CLEVES WAY AND WEST OF BEAVER LANE

Site Address: Beaver, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing and green amenity space

Site Description and Adjacent Uses:

The site contains a mix of semi detached and terraced properties and three storey blocks of flats. There are several areas of green amenity space located throughout the site including a large triangular area with surface parking to the north. To the centre of the site there is a garage block comprising of 22 garages in two blocks, and a parking court for 15 spaces. An area in the south west corner also contains an area of surface parking.

Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned	
Site Area (ha): 2.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no ecological designations within very close proximity to the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE4 SITE NAME: HOUSING BETWEEN BEAVER LANE AND CROWNFIELD ROAD

Site Address: Beaver, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing and green amenity space
Site Description and Adjacent Uses: The site is predominantly two and three storey blocks of flats surrounding an area of green amenity space.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 2.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/Tourist Facilities
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no ecological designations within very close proximity to the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints:	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE5 SITE NAME: HOUSING BETWEEN CROWNFIELD ROAD AND BROOKFIELD ROAD

Site Address: Beaver, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Blocks of flats, Local centre, Garage blocks
Site Description and Adjacent Uses: The site is predominantly blocks of flats but also inlcudes garage blocks and surface parking areas. The Brookfield shops/local centre and some green amenity space are also part of this site.		

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned	
Site Area (ha): 3.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/Employment	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in very close proximity to any ecological designations.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE6 SITE NAME: HOUSING AT ARCON CLOSE

Site Address: Beaver, South Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing	
Site Description and Adjacent Uses: The site contains a mix of flats, bungalows, and semi detached properties, and parking areas.			
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned	
Site Area (ha): 1.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a small number of TPOs in close proximity to the south of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE7 SITE NAME: HOUSING BETWEEN WOOLREEDS ROAD AND ESSETFORD ROAD

Site Address: Beaver, South Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing
Site Description and Adjacent Uses: The site consists of housing - predominantly semi detached properties. There are 2 triangular verges on the north and west edge of the site, and a block of garages to the north east. To the east of the site lies a large pond but the surrounding area is mainly residential.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 3.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a few TPOs in close proximity to the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE8 SITE NAME: HOUSING AT NOAKES MEADOW AND WEST OF JEMMETT ROAD

Site Address: Beaver, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing and garage areas

Site Description and Adjacent Uses:
The site comprises a mix of semi detached and terraced housing around St Simon Primary School. The site also includes some areas for parking and garages. The site is surrounded by the school playing fields and other green space.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 1.7	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs in close proximity to the north of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE9 SITE NAME: HOUSING AT BEAVER LANE AND WATERCRESS LANE

Site Address: Beaver, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing, garage blocks and parking areas.
Site Description and Adjacent Uses: This site is a built up area of housing that includes terraced housing and a 3 storey block of flats. There are garage courts and parking areas within the site and some areas of green open space.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 3.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** In close proximity to the west of the site, there is a large LWS.		**Screening Part 1 Assessment:** **Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE10 SITE NAME: HOUSING BETWEEN WATERCRESS AND CROSS STILE

<table>
<tr><td colspan="2">Site Address:
Beaver, Ashford</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Housing</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
This site is mainly housing that is terraced or bungalows and flats. There are 2 areas of amenity space within the site and some areas of amenity space and garage/parking.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td colspan="2">Site Area (ha):
1.8</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a LWS within 300m NW of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE11 SITE NAME: HOUSING BETWEEN BEAVER LANE AND MAYPITS

Site Address: Housing between Beaver Lane and Maypits	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing
Site Description and Adjacent Uses: This site is a mixture of housing which includes apartments and 2 storey houses with a garage court, several parking courts and some small areas of informal green space.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 4.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in close proximity to a small number of TPOs.		**Screening Part 1 Assessment:** **Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE12 SITE NAME: HOUSING AT DEAN'S WALK

<table>
<tr><td colspan="2">Site Address:
Beaver, Ashford</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Housing and garages</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site is an area of housing, built up which consists of 2 storey semi detached houses and apartments. Elm place garages are located on the south west of the site.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td colspan="2">Site Area (ha):
1.3</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO within the site, as well as at least three that lie adjacent.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE13 SITE NAME: HOUSING BETWEEN BEAVER LANE AND FLAXPOND ROAD

Site Address: Beaver, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing
Site Description and Adjacent Uses: The site is an area of housing consisting of apartments, terraced and semi detached housing, which is bound by Flaxpond Road to the west and Brookfield Road to the North. Beaver Lane garages are situated in the southern corner of the site.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 1.9	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a small cluster of TPOs in close proximity to the south of the site.		**Screening Part 1 Assessment:** **Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE14 SITE NAME: HOUSING AT OAK TREE ROAD AND HARPER ROAD

Site Address: Beaver, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and green amenity space
Site Description and Adjacent Uses: The site covers an area of council housing in which Oak Tree Road cul-de-sac runs centrally through the site. It comprises a mix of six detached dwellings to the south and semi-detached and terraced housing with three four-storey blocks of flats located to the west of the site. Harper Road garage court is located to the west of the site and Oak Tree Road garages to the east. There are several small areas of green amenity space located around the flat blocks. The site is surrounded by residential development to the west and to the north. Directly south and south east of the site ies Oak Tree Primary School and playing fields. Further north, beyond the row of flat blocks, lies Watercressfield with Victoria Park further north east.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 2.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO adjoining the north of the site, whilst there is a NNR in close proximity further north.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE15 SITE NAME: HOUSING BETWEEN ARLINGTON AND ALLEN FIELD

Site Address: Beaver, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing, garage court and amenity space
Site Description and Adjacent Uses: The site is bound by Brookfield Road to the west, Arlington to the North and Allen Field to the South. The site is a mix of terraced and semi-detached properties. There is an area of surface parking next to an electricity substation situated to the west of the site, below which lies a triangular shaped amenity space. To the east of the site lies the noakes meadow garage court.		

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned	
Site Area (ha): 2.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no ecological designations in very close proximity to the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE16 SITE NAME: FORMER ASHFORD SOUTH PRIMARY SCHOOL

Site Address: Jemmett Road, Ashford, Kent, TN23 4QE	**Other Site Refs**: US158 Policy U6A	**Current Use:** Vacant school properties

Site Description and Adjacent Uses:
A large flat site, within the urban area. Made up of school buildings and related playing fields. The site is landlocked as it is to the west of the K college site that is looking to relocate. There are a number of mature trees on the site and a pedestrian/cycleway eastern boundary that is well used.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Allocation
Site Area (ha): 2.79	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a few TPOs within the site, as well as adjoining the north. Beyond that there is a NNR.

Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:
As the site is located just south of Victoria Park in Ashford, it possesses a relatively good access to services such as a primary school and local shops.

Site Access: ☒ The site is accessible via Jemmett Road.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site is in close proximity to a number of POS'.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are a few TPOs within and adjoining the site.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

Site is existing allocation and available for development in years 6-10 after its temporary use for primary school has expired and K College site redevelopment is complete

Developable Area (ha): 2.79
Density Calculation (dph): 35
Expected Yield: 110

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE17 SITE NAME: K COLLEGE, JEMMETT ROAD (POLICY U6B)

Site Address:	Other Site Refs:	Current Use:
Jemmett Road, South Ashford	US154 11/00405	College and vacant land

Site Description and Adjacent Uses:
Most of the southern half of the site accommodates the college buildings and a significant amount of hard standing and car parking. The northern half of the site tapers into the former Ashford South Primary School access road and is largely overgrown scrub with a number of trees, although it was once occupied by buildings in educational use.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Allocation & planning permission	
Site Area (ha): 3.82	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a scattering of TPOs within the site. There are further TPOs to the west, as well as a NNR to the north.		**Screening Part 1 Assessment: Move to Part 2**	

Location and Access to Services:
The site is in urban Ashford and therefore possesses a good access to a variety of services such as a GP surgery, a primary school and local shops.

Site Access: ☒ The site is accessible via Jemmett Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There are a number of POS' in close proximity to the site.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are a number of TPOs within the site, as well as in close proximity to the west.	**Screening Part 2 Assessment:** Remain in Survey - Housing

Suitability & Achievability Assessment:

Site is existing allocation U6B and will be renewed. New college site is under construction and therefore development of this is expected within 5 years.

Developable Area (ha): 3.82
Density Calculation (dph): 35
Expected Yield: 160

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE18 SITE NAME: FARROW COURT

Site Address:	Other Site Refs:	Current Use:
Stanhope Road, Stanhope, Ashford, Kent	13/00357	Eldercare Centre

Site Description and Adjacent Uses:

The existing building is organised in 4 wings and has both single storey andtwo storey elements. There are a number of trees on the site, most are along the boundaries with the existing residential properties, though a large mature oak tree is near the frontage of the site.The site which is roughly rectangular, borders onto the rear gardens ofproperties in Kingsnorth Road and St Stephens Walk. There is a change in land levels of approximately 3.5m across the site, rising northwards.There is a footpath that runs from Kingsnorth Road through the site, though this is owned by ABC and is not a public footpath. A gas governor is located in the south east corner of the site.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Planning permission	
Site Area (ha): 1.231	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a small scattering of TPOs adjacent to the west of the site. There are also more TPOs further south.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is within urban Ashford and therefore possesses good access to a variety of services such as a primary school, local shops and a GP surgery.			
Site Access: ☒ The site is accessible via Stanhope Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site close to the east of the site.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS within 200m north of the site.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a small scattering of TPOs adjacent to the west of the site.	**Screening Part 2 Assessment:** Remain in survey - housing	
Suitability & Achievability Assessment: Under construction - 12 units remaining April 2016		**Developable Area (ha):** 1.231 **Density Calculation (dph):** 35 **Expected Yield:** 12	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE19 SITE NAME: HOPEWELL PRIMARY SCHOOL, ST STEPHENS WALK

Site Address: St. Stephens Walk, Beaver, Ashford	**Other Site Refs**: 10/00715	**Current Use:** Former School now cleared
Site Description and Adjacent Uses: The school buildings have been demolished and the site cleared except for the existing vegetation comprising of a number of trees and a native hedgerow that surrounds the main boundaries of the site along with a 2.4m high metal palisade fence.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning permission
Site Area (ha): 1.09	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a solitary TPO within 200m of the site.		**Screening Part 1 Assessment: Development complete**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BEAVER

SITE REF : BE20 SITE NAME: ASHFORD TRAINING CENTRE

Site Address: St Stephens Walk, Stanhope TN23 5BD	**Other Site Refs**: 09/00102	**Current Use:** Day Centre

Site Description and Adjacent Uses:
The facilities provide a training, support and day activities for people with learning disabilities. The Centre was built in 1962, is single storey with a flat roof and has an internal floor space of approximately 1080m2 within the one extended building. The remainder of the 0.47ha site includes a car park and a small outbuilding to the west of the centre, and an open landscaped area to the east. Some 27 trees of varying size and species line the boundaries of the site. The land itself is relatively flat with some localised modelling varying the contours across the site.

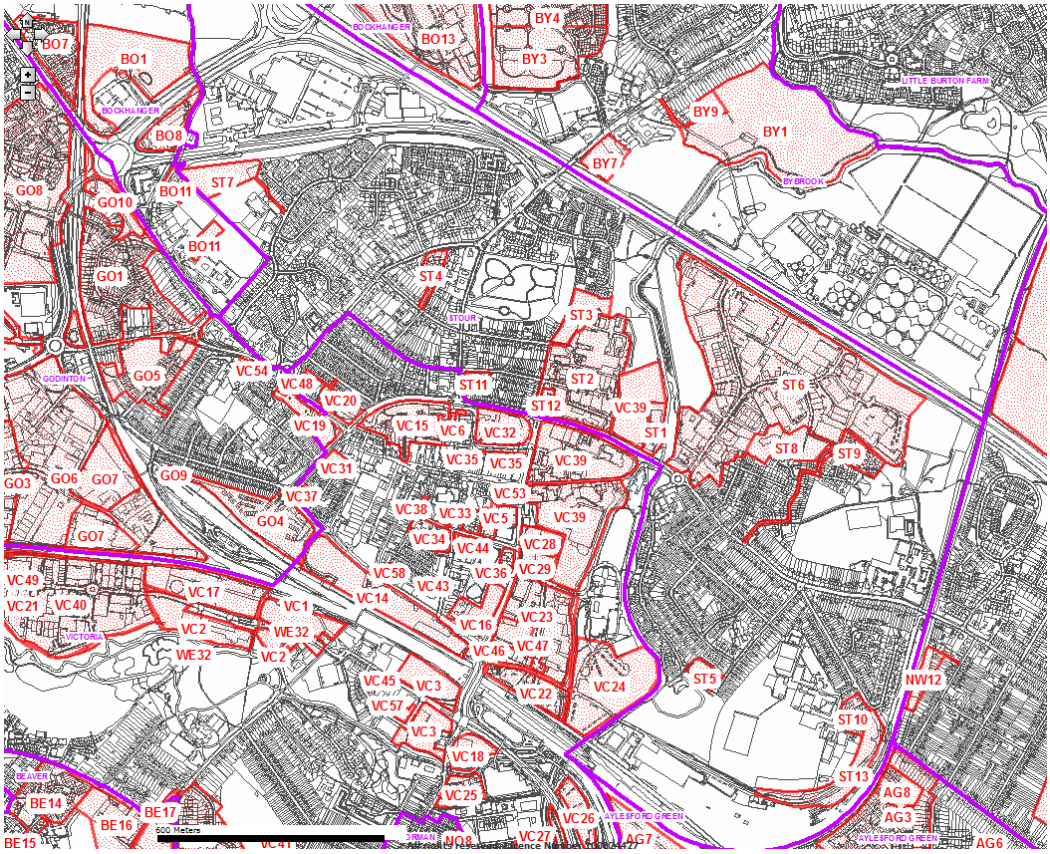
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.47	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a few TPOs within 200m east and north of the site.		**Screening Part 1 Assessment: Development complete**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.			
Click here to enter text.	Deliverability & Developability Timeframe:			
	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

STOUR



SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST1 SITE NAME: RIVERSIDE BUSINESS PARK

Site Address:	Other Site Refs:	Current Use:
Mace Lane, Ashford TN24 8PE	TC11	Employment site

Site Description and Adjacent Uses:
Currently an employment site that contains a number of large older industrial buildings which are divided into 8 units and located along the eastern edge of the site. Relatively flat land next to the green corridor and river. Located on the north side of Mace Lane immediately to the west of the River Stour and opposite the junction with East Hill. Site is bordered on three sides by mature trees.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Other
Site Area (ha): 0.588	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site adjoins a LWS and a NNR to the east.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is just outside the town centre and possesses good access to services such as local shops and a GP surgery.

Site Access: ☒ The site is accessible via Mace Lane.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ There is a CA in very close proximity.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The site is within a floodzone 2 and 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered - employment	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Site unlikely to be suitable for development, primarily given the flooding issues present.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST2 SITE NAME: MACE LANE INDUSTRIAL ESTATE

Site Address: Click here to enter text.	Other Site Refs: TC14	Current Use: Click here to enter text.
Site Description and Adjacent Uses:		
Available: ☐	Land Use: Click here to enter text.	Submission Details: Employment Land Review
Site Area (ha): 2.517	Neighbourhood Plan Designation: ☐	Proposed Site use: Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site Details: Click here to enter text.		Screening Part 1 Assessment: Move to Part 2
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		Highway Constraints: Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	

Suitability & Achievability Assessment:

Several workshops are currently in active use, but there could be potential for redevelopment. Full assessment needed.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST2 SITE NAME: MACE LANE INDUSTRIAL ESTATE

Site Address: Ashford	**Other Site Refs**: TC14	**Current Use:** Empty office, car park and small workshops

Site Description and Adjacent Uses:
A site containing an empty 4 storey office building with associated car parking, an additional 2 storey car park, small scale workshops and commercial buildings fronting Mace Lane. Site slopes from the north towards the river corridor and is located on the edge of the town centre. There are TPOs along the eastern edge of the site which are situated within the green corridor. The western part of the site faces directly opposite 3 storey terraced houses. Northern part of the site is a high point in the Town Centre.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Employment Land Review
Site Area (ha): 2.517	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is adjoined by TPOs to the east, whilst there is a NNR and LWS also in very close proximity to the east.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is located within the town centre and therefore possesses very good access to a variety of services.

Site Access: ☒ The site is accessible via Mace Lane.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an area of archaeological potential within the west of the site.	**Conservation Area:** ☒ The site is in very close proximity to a CA to the south.	**Listed Buildings:** There are LBs in close proximity to the south of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: There is a flood zone 2 and 3 within very close proximity to the east of the site.	**Drainage:** Click here to enter text.	**Green Corridor:** ☒	**Public Open Space:** There is POS in very close proximity to the NW.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are TPOs adjoining the eastern boundary to the site.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT

Suitability & Achievability Assessment: Several workshops are currently in active use, but there could be potential for redevelopment. Full assessment needed.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST3 SITE NAME: LOWER QUEENS ROAD

Site Address: Lower Queens Road, Ashford	**Other Site Refs**: US30 & 38 & 75	**Current Use:** Car Park and Woodland

Site Description and Adjacent Uses:
The site is at the eastern end of Lower Queens Road, and adjacent to the Invicta Press Works to the south. Existing residential development lies to the north and the green corridor to the east. The northern part of the site is unmanaged woodland and the southern part is car park.

Available: ☒	**Land Use:** Mixed	**Submission Details:** Allocation
Site Area (ha): 4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a LWS and NNR within 100m to the east. There also a few TPOs in close proximity to the north.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just outside the Ashford town centre and therefore possesses a relatively good access to a variety of services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Lower Queens Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeological site aligning the west of the site.</td><td>Conservation Area: ☐
There is a CA in close proximity to the west of the site.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
There are floodzones 2 and 3 less than 100m east.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
POS adjoins the site to the west.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a few TPOs in close proximity to the north of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - housing</td></tr>
<tr><td colspan="2" rowspan="2"></td><td colspan="2">Developable Area (ha): 4
Density Calculation (dph): 35
Expected Yield: 40</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

Suitability & Achievability Assessment:	0-5 Year	6-10 Year	11-15 Year	16+ Year
There are plans to undertake highway assessments and engage developers within 3 years.	☐	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST4 SITE NAME: ASSOCIATE HOUSE

Site Address: Queens Road, Ashford, Kent	**Other Site Refs**: US161 & 12/00895	**Current Use:** Housing
Site Description and Adjacent Uses: This site is within a predominantly residential area and previously consisted of a single edwardian dwelling and associated grounds for use as an adult education centre. The site was redeveloped and nine dwellings are now situated at the site.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Allocation & PP
Site Area (ha): 0.553	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is bordered by a number of TPOs to the east and the north.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST5 SITE NAME: PIPER COX, MABLEDON AVENUE

Site Address: Hythe Road, Ashford	**Other Site Refs**: US162	**Current Use:** Commercial Premises

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site is a commercial building, workshops and office with hardstanding car park areas. The site is used by Piper Cox Joinery. The surrounding uses are all residential - mainly 2-3 storey semi detached and terraced housing.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Allocation</td></tr>
<tr><td>Site Area (ha):
0.46</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a NNR and LWS in very close proximity to the west of the site.</td><td colspan="2">Screening Part 1 Assessment:
Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within a built-up area and therefore possesses good access to services such as a primary school, local shops and a railway station.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Mabledone Avenue.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
About half of the site is within both a floodzone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS adjoining the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 3</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): 0.46 Density Calculation (dph): 30 Expected Yield: 16
This site is allocated for redevelopment, subject to relocation of the current employment use. The site has flooding constraints which need to be resolved. The availability of the site is unknown and therefore the site is removed from assessment on achievability grounds	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST6 SITE NAME: HENWOOD INDUSTRIAL ESTATE (WHOLE SITE)

Site Address:	Other Site Refs:	Current Use:
North of Wallis Rd and Gordon Rd, Ashford.	US17 05/0786	Vacant land, residential properties, school fields

Site Description and Adjacent Uses:
Site is mixed and made up of vacant land adjacent to employment site, residential properties, school fields, play area, allotments and woodland (Joeys wood).Designated open spaces in BLP 2000. The open areas of the are mainly flat and open. The southern area of the site is residential housing consisted of mainly 2 storey dwellings. The eastern edge of this site has already been allocated as part of U15 in the Urban sites DPD.

Available: ☐	Land Use: Mixed	Submission Details: Employment Land Review
Site Area (ha): 6	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Adjoining the west of the site there is a NNR, whilst further west there is a LWS and TPOs.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located within the town centre and therefore possesses very good access to a variety of services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Wallis Road and Gordon Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is a site of archaeological potential adjacent to the south.</td><td>Conservation Area: ☐
There is a CA in very close proximity to the west.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The SW part of the site is in a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are some TPOs in close proximity to the west.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - EMPLOYMENT</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

An identified strategic employment location.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST6 SITE NAME: HENWOOD EMPLOYMENT PARK (WHOLE SITE)

Site Address: Click here to enter text.	**Other Site Refs**: US17 05/0786	**Current Use:** Vacant land, residential properties, school fields

Site Description and Adjacent Uses:
Site is mixed and made up of vacant land adjacent to employment site, residential properties, school fields, play area, allotments and woodland (Joeys wood). Designated open spaces in BLP 2000. The open areas of the are mainly flat and open. The southern area of the site is residential housing consisted of mainly 2 storey dwellings. The eastern edge of this site has already been allocated as part of U15 in the Urban sites DPD.

Available: ☒	**Land Use:** Mixed	**Submission Details:** Employment Land Review
Site Area (ha): 6	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/Employment

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a NNR and LWS adjoining the west of the site.	**Screening Part 1 Assessment: An identified strategic employment location. (See suitability and achievability assessment)**

Location and Access to Services:
The site is located just outside the town centre and therefore possesses good access to a variety of services including a railway station, primary school, local shops and a GP surgery.

Site Access: ☒ The site is accessible via Henwood Road.	**Highway Constraints:** None known

Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site adjacent to the south of the site.	**Conservation Area:** ☐ There is a CA in very close proximity to the SW of the site.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS in close proximity.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 3	

Suitability & Achievability Assessment:

Partly an identified commercial area therefore this part not suitable for residential development. There are some open areas on the site but these consist of recreational areas and school fields, play areas. The woodland on the eastern boundary would not be able to be developed and is protected by TPO.

Developable Area (ha): 6

Density Calculation (dph): Click here to enter text.

Expected Yield: 50

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST7 SITE NAME: LAND NORTH OF ST.TERESA'S PRIMARY SCHOOL

<table>
<tr><td>Site Address:
Quantock Drive, Ashford</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Allotments</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
This is a well-used allotment site that incorporates car parking and slopes down slightly to the east. The site is accessed from a gated tree-lined narrow road off Quantock Drive, which lies between St Teresa's School to the west and residential dwellings to the east. The majority of the site is screened by trees / hedgerows.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Other</td></tr>
<tr><td>Site Area (ha):
1.27</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a large area of TPO about 200m to the SE of the site.</td><td colspan="2">Screening Part 1 Assessment: Not suitable for development, due to loss of allotment. Site has not been submitted but is ABC owned.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST8 SITE NAME: LAND AT HENWOOD INDUSTRIAL ESTATE

Site Address: Kennard Way, Ashford	**Other Site Refs**: US61	**Current Use:** Vacant industrial buildings
Site Description and Adjacent Uses: Large building/warehouse on Henwood Industrial estate and adjoining other commercial premises and the open space to the west, including green corridor.		

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013
Site Area (ha): 1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a NNR and LWS within 300m west of the site. There are some TPOs within 300m east.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within the Ashford urban area and therefore possesses a good access to a number of services including a railway station, primary school, GP surgery and local shops.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via the Kennard Way.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
There is an archaeological site in very close proximity to the south of the site.</td><td>Conservation Area: ☐
There is a CA in close proximity to the west.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are some TPOs within 300m to the east of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is currently allocated as part of the Henwood Industrial Estate. However, recent</td><td colspan="2">Developable Area (ha): 1
Density Calculation (dph): 35
Expected Yield: 25</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

changes and additions to the surrounding residential areas and the location of this site on the edge of the town centre provides an opportunity for the use of this land as residential to be explored further. Full Assessment required.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST9 SITE NAME: LAND NORTH OF GORDON CLOSE

Site Address: Hythe Road, Ashford	**Other Site Refs**: 06/00076	**Current Use:** Housing
Site Description and Adjacent Uses: The land is located to the north-east of the Gordon Close development which was built in the 1990's by Wimpey Homes. Further to the north-east are playing fields and, ultimately, the M20 motorway. To the north and west of the site is the Henwood Industrial Estate with large footprint commercial buildings surrounded by a degree of mature vegetation. To the west of the site is a parcel of derelict land formerly occupied by Mid Kent Water. To the east of the application site is undeveloped land and the south-eastern portion of this has the benefit of planning permission to form the off-site "open space" associated with the development.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 1.12	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a number of TPOs in close proximity to the east and SE of the site.</td><td colspan="3">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="3">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="3">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="3">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="3">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td colspan="2"></td><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST10 SITE NAME: THE NORTH SCHOOL

Site Address: Essella Road, Stour, Ashford	**Other Site Refs**: US20 09/01473 14/00735/AS	**Current Use:** School buildings/ car park

Site Description and Adjacent Uses:
The site is located adjacent to the entrance of the North School and is currently under construction. It is within a built-up residential area and is neighboured by this type of development to the north and east. To the south there are school fields, whilst directly to the west there are the North School buildings.

Available: ☒	**Land Use:** Mixed	**Submission Details:** Planning permission Outline
Site Area (ha): 0.63	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no major ecological designations within close proximity to the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
As the site is within urban Ashford, it possesses good access to services such as local shops, schools and a GP surgery.

Site Access: ☒ The site is accessible via Essella Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: There is a floodzone 2 in close proximity to the west of the site.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

Site is under construction, 8 dwellings delivered.

Developable Area (ha): 0.63
Density Calculation (dph): 35
Expected Yield: 17

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST11 SITE NAME: SITE OF FORMER ASHDOWN COURT

Site Address:	Other Site Refs:	Current Use:
North Street, Ashford	12/01454	Vacant site

Site Description and Adjacent Uses:

Ashdown Court, was previously a three/four storey building located in a triangular plot of land 0.23 hectares in area located off North Street and Hardinge Road and close to the junction between Somerset Road and North Street. It has now been redeveloped as 25 affordable flats.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Planning Permission	
Site Area (ha): 0.23	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a scattering of TPOs within close proximity to the north and east of the site.		**Screening Part 1 Assessment:** **The development is now complete.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:**	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Extant Permission	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** 0	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST12 SITE NAME: CROWN BUILDING

Site Address: 34-36 Wellesley Road, Ashford, Kent, TN24 8EF	**Other Site Refs**: 13/00844	**Current Use:** Residential
Site Description and Adjacent Uses: The site was previously a three/four storey 1960's office building located off Wellesley Road/Mace Lane situated north-east of Ashford town centre. The building had been vacant for some time and has now been replaced by a new residential development.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no major ecological designations within close proximity.		**Screening Part 1 Assessment: The development is now complete.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – STOUR

SITE REF : ST13 SITE NAME: LAND TO THE SOUTH OF THE NORTH SCHOOL

Site Address: Essella Road, Willesborough	**Other Site Refs**: US39	**Current Use:** Railway buildings and open land alongside railway
Site Description and Adjacent Uses: The site consists of railway buildings and open land alongside railway with an electricity substation.A flat area of land that is primarily used as an access to railway buildings on the site (carriage wash) but was previously vacant and underused. The site adjoins school playing fields to the north and the railway which runs along the southern and eastern boundaries.		

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Other	
Site Area (ha): 2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no major ecological designations within close proximity to the site.		**Screening Part 1 Assessment:** **The site is unusual in shape and runs alongside the railway. It also falls within the HS1 safeguarding zone. There are buildings on the site currently used for railway maintenance purposes and access to them as well as an electricity sub station. It is unlikely that it will become available and it is not suitable for residential development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

The site is unusual in shape and runs alongside the railway. It also falls within the HS1 safeguarding zone. There are buildings on the site currently used for railway maintenance purposes and access to them as well as an electricity sub station. It is unlikely that it will become available and it is not suitable for residential development

Developable Area (ha): Click here to enter text.

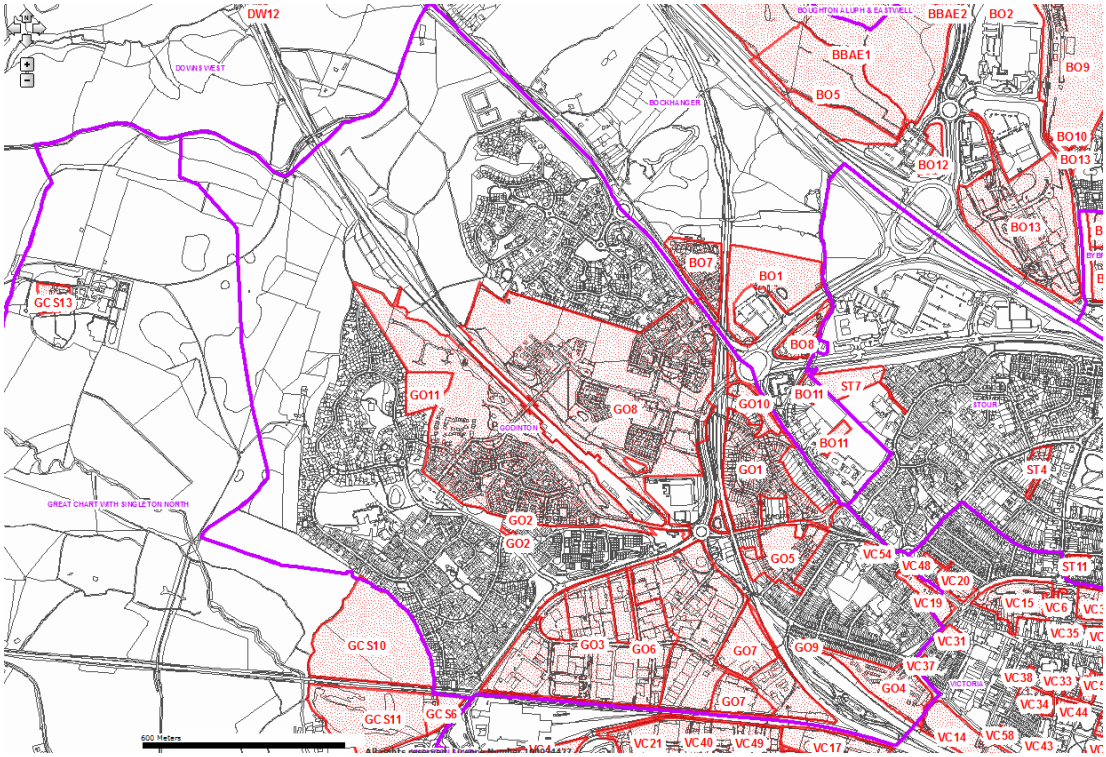
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

GODINTON



SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : G01 SITE NAME: RESIDENTIAL HOUSING ESTATE EAST OF MAIDSTONE ROAD

Site Address: Click here to enter text.	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and allotments
Site Description and Adjacent Uses: A council estate area containing semi-detached dwellings with large gardens. There is a small playground area to the south east and the site encompasses land around the roundabout to the north and the junction with Chart Road. There are a number of garage courts and informal parking areas around the site. In the south western corner is an area of allotments. To the west is the railway and immediately to the east are the detached and semi-detached properties along Maidstone Road.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 7.15	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs in close proximity to the west, as well as to the east and south.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : GO2 SITE NAME: AMENITY SPACE AT LOUDON WAY/CEDAR CLOSE

Site Address: Godinton Park, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Grass and trees
Site Description and Adjacent Uses: The site is split into three areas, 2 areas of grass/trees forming amenity land around properties in East Lodge Road and Cedar Close and fronting the highway at Loudon Way. The other area is a narrow strip of trees to the north of Cedar Close. The land has a large ditch running along its length. The site is located on the edge of a residential housing estate comprising privately owned dwellings. Immediately to the north is the Rowcroft and Templer Barracks site which is identified in the Local Plan as a suitable mix of residential and commercial development and which is currently in the process of being developed.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** ABC Owned
Site Area (ha): 0.177	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The northern parcel of the site is completely with a TPO designated area, whilst the southern parcels are in very close proximity.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : GO3 SITE NAME: LAND AT BRUNSWICK ROAD INDUSTRIAL ESTATE

Site Address: Godinton, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Industrial Units

Site Description and Adjacent Uses:
This site is mostly developed with large industrial units. A waste reclamation centre is located to the south west of the site and there is a small area of undeveloped waste land forming part of this. A council depot also forms part of the south western section of the site and a bus depot operated by Stagecoach is located centrally within the site. Residential development lies to the north and west of the site. The wider industrial area lies to the east and the railway and freight depot lies immediately to the south.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 12.94	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO adjacent to the north of the site, whilst there are also a number of TPOs scattered within the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : GO5 SITE NAME: FORMER ASHFORD HOSPITAL, KINGS AVE

Site Address: Godinton, Ashford	Other Site Refs: US35 11/01328	Current Use: Former hospital site and buildings now vacant

Site Description and Adjacent Uses:
A site within an established residential area including redundant hospital buildings and a large area of open ground with significant trees. Many of the trees are protected by a TPO. The land slopes gently up from south to north and the northern part of the site forms an embankment where it adjoins Chart Road. Much of the site is screened by residential properties which adjoin the site.

Available: ☒	Land Use: Brownfield	Submission Details: Allocation & planning permission
Site Area (ha): 2.904	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are quite a few TPOs within the site.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

The site is in urban Ashford and therefore possesses a relatively good access to services such as a primary school and local shops.

Site Access: ☒ The site is accessible via Kings Avenue.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There is a LB within 100m NE of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS within 150m of the site.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are a number of TPOs within the site.	**Screening Part 2 Assessment:** Extant permission	

Suitability & Achievability Assessment:

Development almost complete. Only 3 units remaining.

Developable Area (ha): 2.904

Density Calculation (dph): 35

Expected Yield: 28

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : GO6 SITE NAME: COBBS WOOD INDUSTRIAL ESTATE

<table>
<tr><td>Site Address:
Northern part of Cobbs Wood Industrial Estate</td><td>Other Site Refs:
US19</td><td colspan="2">Current Use:
Industrial estate</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
A busy well established employment/commercial area. Mix of old and new employment buildings. Some of the older sites would benefit from being redeveloped. Not suitable for residential development, unattractive environment.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Employment Land Review</td></tr>
<tr><td>Site Area (ha):
12.37</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Employment</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a few sporadic TPOs within the site, whilst there also some additional around the northern perimeter. There is a LWS adjoining/adjacent to the west. There is also a NNR in close proximity to the south.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located in urban Ashford and therefore possesses good access to a variety of services including local shops and a primary school.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Brunswick Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There are a number of POS' in close proximity.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are TPOs within the site and bordering the north.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	

Suitability & Achievability Assessment:

The site is a busy industrial/commercial estate it is not an appropiriate location for housing but redevelopment of some of the older sites for business uses would be appropriate.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : GO7 SITE NAME: LAND AT THE CORNER OF CARLTON RD AND BRUNSWICK RD, COBBS WOOD INDUSTRIAL ESTATE (FORMER RIMMEL SITE)

Site Address:	Other Site Refs:	Current Use:
Cobbs Wood Industrial Estate, Godinton	US36, US47	Former employment premises now demolished, vacant

Site Description and Adjacent Uses:
Reasonably level site bounded on NE by an aucostic barrier alongside the High Speed One railway line. The southeastern boundary adjoins the industrial site at Brunswick Road. The southern and western boundaries adjoin Brunswick Road and Carlton Road respectively. The site could accommodate housing or industrial premises or a mix. Any residential development should have access from Carlton Road which would reduce the need to travel through the adjoining industrial estate in order to gain access into the site. The entire site si within the HS1 safeguarding area.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Other
Site Area (ha): 3.842	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are TPOs in close proximity to the north, and a LWS and NNR within 300m to the south.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is within urban Ashford and therefore possesses a good access to a variety of services such as local shops and a primary school.

Site Access: ☒ The site is accessible via Brunswick and Carlton Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There are various POS' in close proximity.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are a number of TPOs within 100m north of the site.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT

Suitability & Achievability Assessment:

Site is vacant and available for development. It could be suited to commercial or residential development or a mixed development

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : GO8 SITE NAME: FORMER ROWCROFT AND TEMPLER BARRACKS

Site Address: Templer Way, Ashford, Kent	**Other Site Refs**: US01 02/01565 outline and others	**Current Use:** Click here to enter text.

Site Description and Adjacent Uses:

A large residential development is currently under construction at the site. This development will neighbour already existing residential areas to the north, west and south of the site, whilst to the east there is the A20 and A28.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** LP 2000 Allocation & Planning Permission
Site Area (ha): 49.265	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site contains a number of TPOs, whilst TPO also surrounds the site to the west, north and south. There is also an AW to the west of the site, and LWS to the north.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is just on the urban Ashford periphery, and therefore possesses good access to services such as a primary school and local shops.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed from the Templer Way.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings: There is a large LB within the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space: There is POS within close proximity to the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: The site contains a number of TPOs and adjoins a few larger ones.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site is under construction. Extant is deliverable.</td><td colspan="2">Developable Area (ha): 49.265
Density Calculation (dph): 35
Expected Yield: 394</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : GO9 SITE NAME: REAR OF 189 AND 209 GODINTON ROAD

Site Address: Ashford, Kent	**Other Site Refs**: 10/01251	**Current Use:** Storage unit plots
Site Description and Adjacent Uses: The site is a triangular shape and is located behind a row of terraced housing on the Godinton Road. It is a small plot of land with a concrete base that possesses a few small storage units. It is right next to a railway line to the south and west, whilst to the east and north there is residential development.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.048	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs in relatively close proximity to the NW.		**Screening Part 1 Assessment: Site is located in the Town Centre, adjacent to proposed new development. Availability is unknown**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : GO10 SITE NAME: LAND AT CORNER OF MAIDSTONE ROAD AND TEMPLER WAY

Site Address: Godinton, Ashford	**Other Site Refs**: US77	**Current Use:** Informal open space

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
Broad grass verge which separates houses fronting Maidstone Road from the traffic on Maidstone Road and provides a pleasant open green space in an urban evironment. It is irregulary shaped with one very narrow section.</td></tr>
<tr><td>Available: ☐</td><td colspan="2">Land Use:
Greenfield</td><td>Submission Details:
Other</td></tr>
<tr><td>Site Area (ha):
0.087</td><td colspan="2">Neighbourhood Plan Designation:
☐</td><td>Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are TPOs in close proximity to the west. There is also a large LWS to the north, as well as further TPO to the east and south.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – GODINTON

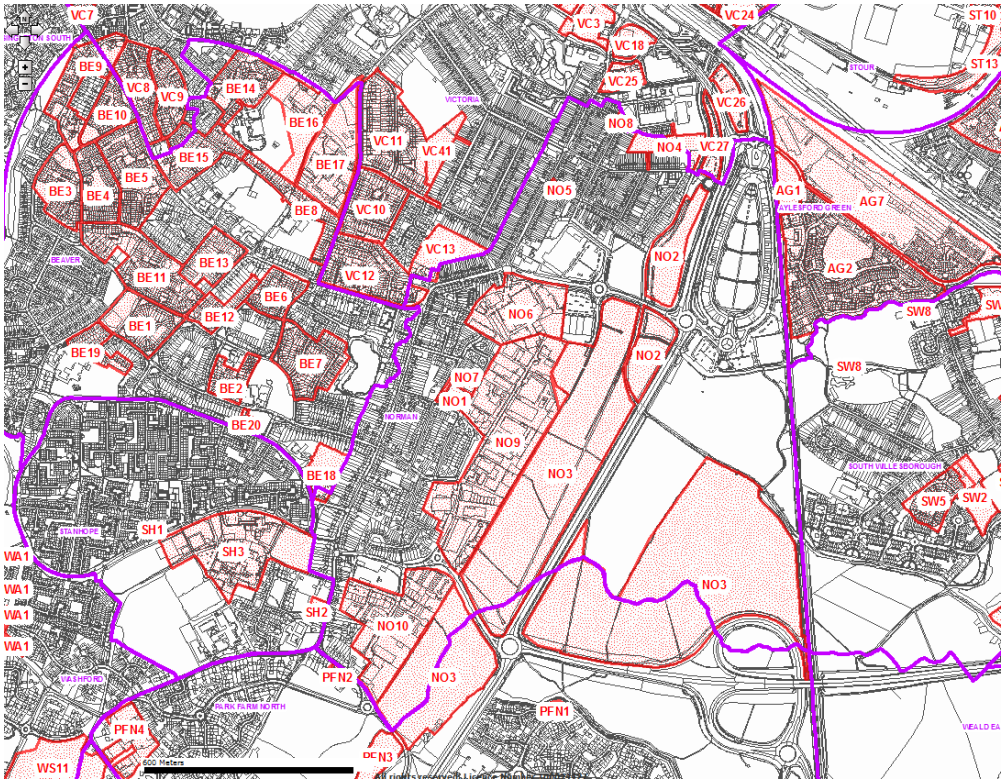
SITE REF : GO11 SITE NAME: LAND EAST OF SWEETBAY CRESCENT

Site Address: Godinton, Ashford	Other Site Refs: US51	Current Use: Woodland
Site Description and Adjacent Uses: Area of dense woodland left by the Godinton Park development but adjacent to the Barracks site.		
Available: ☐	Land Use: Greenfield	Submission Details: Other
Site Area (ha): 1.308	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is completely made up of AW and TPO designations.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.
Location and Access to Services: Click here to enter text.		

<table>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

NORMAN



SITE ASSESSMENTS BY PARISH/AREA – NORMAN

SITE REF : NO1 SITE NAME: LAND AT FORMER CONCORDE HOUSE

Site Address: Rigden Road and Austin Road, Ashford TN23 6JR	**Other Site Refs**: 14/01515/AS	**Current Use:** Vacant employment site
Site Description and Adjacent Uses: This site is a disused employment site that is now an area of overgrown hard standing with a large metal security fencing around the perimeter. There are some mature trees around the boundary of the site. To the north, adjoining the site is a children's play area and associated open space, and beyond that a residential area containing 2 storey terraced housing. To the south and west are residential areas consisting of terraced and semi detached properties. To the east of the site is an industrial site, with various warehousing and associated uses for B1/8.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2014 & Planning permission
Site Area (ha): 0.403	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a LWS within 300m to the east of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located within urban Ashford and therefore possesses good access to services such as a GP surgery, local shops and a primary school.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaelogical area practically adjacent to the west of the site.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS within 200m west.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Extant Permission</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site has potential for redevelopment as it is now a derelict site, located within the</td><td colspan="2">Developable Area (ha): 0.403
Density Calculation (dph): 35
Expected Yield: 14</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

built urban area of Ashford. The site was formerly in business use, but adjoins both other business uses and residential buildings. Site now has Permission	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – NORMAN

SITE REF : NO2 SITE NAME: ROMNEY MARSH

Site Address: Romney Marsh Road, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Open marsh land used for grazing
Site Description and Adjacent Uses: The site is divided into two distinct parcels either side of the Norman Road. The northern pacel is not contained within the South Willesborough Dykes Local Wildlife site, but the southern area is. However, both sites are contained within floodzone 2 and 3.The adjoining uses of both parcels together include: north: car park and retail east: retail south and west: housing and marsh land.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 4.733	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use/Tourist/Leisure
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The southern half of the site is completely within a LWS. There is a TPO within 300m west of the site.		**Screening Part 1 Assessment: Move to Part 2**

<table>
<tr><td colspan="4">Location and Access to Services:
The site is adjacent to the Ashford Outlet Centre, and therefore possesses good access to services such as shops and a railway station.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Torrington Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is a large archaeological area within 150m south of the site.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Both parts of the site are within flood zone 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a few TPOs within 300m west of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remains in survey for Other Uses</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The southern part of the site is wholy within the Willesborough Dykes Local Wildlife Site and is therefore not suitable for development. However, the northern part of the site would need to be looked into further</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

as part of the full Sustainability Appraisal process. A full flood risk assessment would need to be undertaken in addition to the proposals for petrol station and hotel.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – NORMAN

SITE REF : NO3 SITE NAME: ASHFORD CANAL DISTRICT

Site Address: Land at junction of Romney Marsh Road and South of Norman Road, Ashford, Kent	**Other Site Refs**: Click here to enter text.	**Current Use:** Open grazing land
Site Description and Adjacent Uses: A Large area of level open land bordered by the south eastern edge of built development at Ashford and land to the west and east of the A2042 and A2070.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 52.302	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The entire site is a LWS. There is also an area of TPO within 250m west of the bottom of the site.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: The site is within close proximity to the Ashford Outlet Centre and therefore possesses good access to services such as local shops and a railway station.		

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Norman Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The site lies adjacent to a large archaeological area to the east. There is also further sites to the west and closely to the south.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The site is within floodzones 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
There is POS nearby to the east and west.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a patch of TPOs within 250m west of the bottom of the site.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site not suitable. Within Ashford Green Corridor Designation</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – NORMAN

SITE REF : NO4 SITE NAME: CONEYBEARE

Site Address: Torrington Road, South Ashford	**Other Site Refs**: TC08 & US92	**Current Use:** Former Allotments	
Site Description and Adjacent Uses: A large site of former allotments which are now overgrown and no longer used. Mixture of uses consisting of residential, industrial units and allotment gardens. Relatively flat site on the edge of the Town Centre, marking the transition from southern Ashford to the Town Centre. East Stour River runs along the eastern side of the site.			
Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2014 & ABC owned	
Site Area (ha): 1.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a NNR and a LWS in close proximity to the north.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is in urban Ashford and therefore possesses good access to services such as a railway station, local shops and a GP surgery.			
Site Access: ☒ The site is accessible via Torrington Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site within 200m west.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There are at least two LBs in close proximity to the east and west.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Site is completely within a floodzone 2 and partly within a zone 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

This site is well located within the urban area of Ashford, close to the International Station. The site is also currently unused. However, the site is located directly in the floodzone and therefore a full flood risk assessment would be needed.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – NORMAN

SITE REF : NO5 SITE NAME: 105 BEAVER ROAD

Site Address:	Other Site Refs:	Current Use:
Ashford, TN23 7SF	10/01180	MOT Garage, currently vacant

Site Description and Adjacent Uses:

Located in a primarily residential area and within built up Ashford. The site is an existing industrial site most recently used as a car MOT workshop. The site contains a small number of different built units.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission	
Site Area (ha): 0.05	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO 200m south, as well as a LWS circa 300m SE.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ASHFORD

SITE REF : NO6 SITE NAME: BEAVER ROAD INDUSTRIAL ESTATE

Site Address: Beaver Road, Ashford, Kent, TN23 7SH	**Other Site Refs**: 12/01295	**Current Use:** Industrial Estate

Site Description and Adjacent Uses:
Beaver Road Industrial Estate lies on the southern edge of Ashford, near residential areas and a range of local services. About 5 km from the M20 Junction 10, access is from Beaver Road close to the junction with the A2042. The site entrance is from the constrained Beaver Road/Norman Road junction, although it is understood that improvements to this junction are proposed. The site is self-contained, with an industrial area to the south and retail warehousing adjoining to the north and east. The estate is managed, fully occupied and appears to be in reasonable condition. Overall, this appears to be a reasonable employment site of average quality.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission & Employment Land Review
Site Area (ha): 4.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO adjacent to the north of the site, whilst there is also a LWS in close proximity to the east.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is within urban Ashford and therefore possesses good access to a variety of services including a GP surgery, a railway station and local shops.

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Beaver Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
There is an archaeologically important running through the west of the site.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Part of the north of the site is within a flood zone 2.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS in close proximity.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a TPO adjacent to the north of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - EMPLOYMENT</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Industrial estate - potential for expansion to be explored.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – NORMAN

SITE REF : NO7 SITE NAME: PLAYGROUND ADJACENT CONCORDE HOUSE

Site Address: Rigden Road, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Public Open Space

Site Description and Adjacent Uses:
The site lies between Rigden Road and Denness Road, South Ashford. Immediately to the north and west of the site are residential properties, two storey terraced brick properties existing and former council houses. Immediately to the east is the Wotton Road industrial estate, and a factory adjoins the site. To the south is a vacant industrial plot, this did contain a factory however it burnt down. Planning permission has been granted to redevelop the site for a B8 factory; however that permission has now expired. The site is part of a larger green area, the whole area measures just over 0.2ha that is used as a play area/MUGA. There is an area of tarmac with some play equipment with the rest of the area laid down to grass. The applicant has stated that the remaining play equipment is in a poor state of repair due to misuse and lack of regular maintenance. On the north and western sides of this grass area are high trees and bushes so there is little natural surveillance from the adjacent.

Available: ☐	**Land Use:** Mixed	**Submission Details:** Other
Site Area (ha): 0.13	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS within 300m to the east of the site.		**Screening Part 1 Assessment: Not available. The site is not suitable for development as it is is public open space.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – NORMAN

SITE REF : NO8 SITE NAME: LAND BETWEEN 1 ROSE VILLAS AND 25 LOWER DENMARK ROAD

Site Address: Ashford, Kent	**Other Site Refs**: 10/00082	**Current Use:** Former Public house garden and Car park
Site Description and Adjacent Uses: Former pub car park park - now disused. The site is within a built up urban area with residential properties around it. the site is an irregular shape with road frontage along 2 sides, and widening at the back.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** PP withdrawn	
Site Area (ha): 0.06	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS within 200m north of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for development due to flooding concerns**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ASHFORD

SITE REF : NO9 SITE NAME: KINGSNORTH INDUSTRIAL ESTATE

Site Address: Wotton Road, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Industrial Estate

Site Description and Adjacent Uses:
Kingsnorth Industrial Estate (13 ha) is an older industrial area on the southernedge of Ashford, with part lying in an area liable to flooding. The site is located about 3.5 km from M20 Junction 10, and has direct access from the A2070. The estate road is reasonable, with some on-street parking, with only one exit from the estate. It immediately adjoins residential areas to the north-west, and the access road is fronted by some residential properties, which may impact amenity. Vacancy levels appear low, but the buildings are generally dated in appearance, and the general condition is average. Only one undeveloped plot currently remains.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Employment Land Review
Site Area (ha): 13.03	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a large LWS adjoining the site to the east, whilst there is also TPOs in close proximity to the SW.	**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in urban Ashford and therefore possesses good access to a variety of services including a primary school, local shops and a GP surgery.

Site Access: ☒ The site is accessible via Wotton Road.	**Highway Constraints:** None known

Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site to the west.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There is a LB in close proximity to the west.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Around half of the east of the site is in a floodzone 2 and 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS in close proximity to the west.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are TPOs in close proximity to the SW.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	

Suitability & Achievability Assessment:

Existing employment site

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – ASHFORD

SITE REF : NO10 SITE NAME: ELLINGHAM INDUSTRIAL ESTATE

Site Address: Ellingham Way, Ashford, TN23 6NF	**Other Site Refs**: Click here to enter text.	**Current Use:** Industrial Estate

Site Description and Adjacent Uses:
Ellingham Way Industrial Estate is an older industrial area on the southern edge of Ashford, which lies in an area liable to flooding. It is not identified in the Local Plan or Core Strategy. The site is about 3.5 km from the M20 Junction 10,and has direct access from the A2070. The estate road is reasonable, with some onstreet parking. The site is large and reasonably level, although residential uses immediately adjoin to the north-west, with open land to the south and east. Deliveries to the scrapyard on the northern edge of the site can cause temporary congestion onthe main estate road. There is a mix of occupiers and limited vacancies, but generally the estate attracts lower-end users such as car repair businesses. Most of the buildings are older, in poor condition and nearing the end of their economic life.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Employment Land Review
Site Area (ha): 6.309	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO adjoining the north of the site and there is a LWS in close proximity to the east. There are also more TPOs in very close proximity to the west.		**Screening Part 1 Assessment: Move to Part 2**

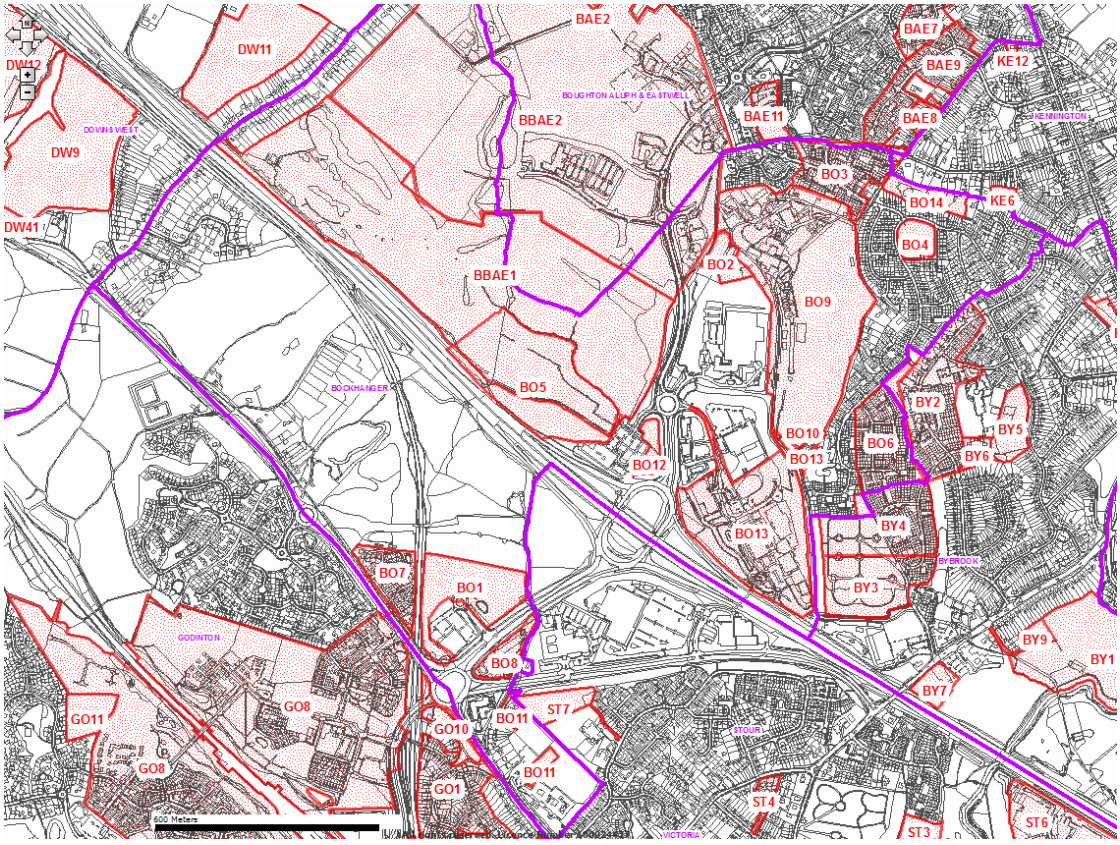
Location and Access to Services:
The site is located in urban Ashford and therefore possesses relatively good access to a variety of services such as a primary school, local shops and a GP surgery.

Site Access: ☒ The site is accessible via Ellingham Way.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

<table>
<tr><td>Flood Risk:
The eastern half of the site is within a flood zone 2 and 3.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: TPO adjoins the north of the site. There is also TPO in close proximity to the west.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - EMPLOYMENT</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Existing employment site</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

BOCKHANGER



SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO1 SITE NAME: THE WARREN, LAND ADJACENT TO DROVERS ROUNDABOUT (POLICY U8)

Site Address: Bockhanger	**Other Site Refs**: US28. Policy U8	**Current Use:** Pasture
Site Description and Adjacent Uses: This area is at a key entrance to Ashford being located just south of Junction 9 of the M20 motorway. It also adjoins a locally important wooded area, the Warren, which is a Local Wildlife Site and which is frequently used by residents for walking and recreation.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Site Submission 2014 & Allocation
Site Area (ha): 4.14	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site adjoins a LWS to the north. There are also some TPOs in close proximity to the SW.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located on the edge of urban Ashford and possesses good access to a number of services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Warren Lane.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
There is an archaeological site in close proximity.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are some TPOs in close proximity to the SW of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - Emp & Other Uses</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is allocated in the Urban Sites and Infrastructure DPD as a Park & Ride site, KCC have an option on this site upto 2023. However, this site adjoins the urban area close to local amenties and as such should</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

be considered further through the SA process.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO2 SITE NAME: THE BAMBOOS AND LONGWOOD

Site Address: Bockhanger	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and gardens
Site Description and Adjacent Uses: Flat site screened from adjacent land by trees. Current structures: 2 x large houses, 1 x separate double garage, 1 x outbuilding. Adjacent land uses, west of site: business use - Eureka Science Park; south of site: manufacturing use - Coty UK Ltd; north and east of site: educational use - Grosvenor Hall activity centre.The two houses were built in the 1920s and 1980s. No empty buildings, but occupied buildings could be redeveloped in future.		
Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2013
Site Area (ha): 1.14	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The north of the site adjoins the Former Police Training College TPO.		**Screening Part 1 Assessment: Available in the long term. Move to Part 2.**
Location and Access to Services: The site is located on the outer edge of Boughton Aluph & Eastwell and possesses a good access to local shops.		

<table>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Hurst Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: The north of the site adjoins the Former Police Training College TPO</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site is adjacent to the strategic employment location of Eureka Park. It is accessed from the long private drive to Grosvenor hall (BO9) and could be better considered for development if this whole site were to come forward for development.</td><td colspan="2">Developable Area (ha): 1.14
Density Calculation (dph): 35
Expected Yield: 30</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☒</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO3 SITE NAME: LAND AROUND HURST ROAD/ROTHBROOK DRIVE/DALE WALK

<table>
<tr><td>Site Address:
Kennington, Ashford</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Residential</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site comprises of a 1960s housing estate area which in the main contains two storey terraced properties interspersed with garage court areas. The areas to the west and north are additional housing estates, some of which are Council owned. To the east of the site lies an extensively wooded area with semi detached dwellings. The extensive grounds and facilities of the Police Training college lie to the south of the site. Immediately to the southern boundary of the site perimeter is an area of land which does not appear to be intensively used.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td>Site Area (ha):
3.75</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The Former Police Training College adjoins the south of the site, whilst there are also TPOs scattered to the NE of the site.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO4 SITE NAME: LAND AT GRASMERE ROAD

Site Address: Kennington, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Grassed area
Site Description and Adjacent Uses: The land is a large grassed area in a residential location between Grassmere Road and Bracken Close. It is clearly used for recreation purposes but does not have any specific facilities for this use. The site is overlooked from all sides by a mixture of two storey and bungalow dwellings and their front gardens.		

Available: ☐	**Land Use:** Greenfield	**Submission Details:** ABC Owned	
Site Area (ha): 0.9	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** In close proximity to the north of the site there is a TPO.		**Screening Part 1 Assessment:** **As designated POS the site is not available or achieveable. The site is not suitable for development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO5 SITE NAME: LAND WEST OF EUROGATE BUSINESS PARK

Site Address: Kennington	**Other Site Refs**: Click here to enter text.	**Current Use:** Golf course/Warren Recreation Ground
Site Description and Adjacent Uses: A mixed site which lies directly beside the M20 motorway and covers the Ashford Golf Course and part of the Warren Recreation Ground, as well as part of the Eurogate Business Park. Much of the land is leased to the Golf Course, with some sections having been sold by the Council to the Secretary of State for the M20. The M20 runs directly to the south of the site and Ashford Golf Course continues to the north and west. The land to the east of the site is taken by the recent Eurogate Business Park.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 10	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** SW of the site is the Ashford Warren LWS, on the opposite side of the M20.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO6 SITE NAME: LAND AROUND MARDOL ROAD

Site Address: Kennington, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and open space

Site Description and Adjacent Uses:
The site is a council housing estate development containing predominantly terraced units, interspersed with parking areas and garage blocks. There is a large area of open space at the north of the site. Additional housing estate areas lie to both the east and west. There are a number of 5/6 storey flats immediately bordering the site to the east and the Police training college grounds lie a short distance away to the west.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 3.85	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** In close proximity to the NW is a TPO, as well as a LWS in the SE.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Click here to enter text.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO11 SITE NAME: HIGHWORTH GRAMMAR SCHOOL

Site Address:	Other Site Refs:	Current Use:
Quantock Drive, Ashford, Kent, TN24 8UD	11/00463 12/00552	Grounds within school

Site Description and Adjacent Uses:
The site is currently part of the school grounds. the site is overgrown with a number of trees and shrubs. To the east is a hockey pitch and school playing fields. to the south lies a row of 2 storey housing that fronts Maidstone road and Warren lane.The land levels on the site are split and there is a sharp drop in land along warren lane.

Available: ☐	Land Use: Brownfield	Submission Details: Planning permission
Site Area (ha): 0.49	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Highworth School TPO lies in close proximity to the site.		Screening Part 1 Assessment: Not available. Already developed

Location and Access to Services:

The site is in the main built-up area in Bockhanger/Godinton and therefore possesses a good access to a variety of services, including a Primary School and local shops.

Site Access: ☒ The site is accessible via Maidstone Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There are Public Open Spaces circa 500m north and south
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Highworth School TPO is in close proximity to the site	**Screening Part 2 Assessment:** The site is suitable, achievable and deliverable	

Suitability & Achievability Assessment:

Not available, Already developed

Developable Area (ha): 0.49

Density Calculation (dph): 35

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO12 SITE NAME: LAND EAST OF EUROGATE BUSINESS PARK

Site Address: Thompson Road, Kennington, Kent	**Other Site Refs**: 12/00530 12/00969	**Current Use:** Open land

Site Description and Adjacent Uses:
The application site comprises 0.658 hectares of undevelopedland located immediately to the north of Junction 9/M20 and to the west of the Eurogate Business Park. To the east of the site is Trinity Road and EurekaLeisure Park. To the north is Thomson Road beyond which is the Ashford golfcourse and commercial buildings of Eureka Business Park. The adjacent Eurogate Business Park comprises a substantial range of buildings up to 3storeys constructed over 20 years ago in a dark brick with coppered roofs. The complex is generally visible from the immediate vicinity but not from widerviewsThe application site is at a lower level than the surrounding roads with steep landscaped embankments adjoining its southern, eastern and northern boundaries. The drop in levels from Trinity Road and the initial partof Thomson Road averages around 5m. The surrounding embankments are not actually within the site area but rather part of the adopted highway.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.69	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS in close proximity to the west, and a patch of TPO to the east.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is just on the outskirts of Ashford and therefore possesses good access to a number of services

Site Access: ☒ The site is accessible via Trinity Road.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS in close proximity to the west.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a patch of TPO in close proximity to the east within the Eureka Leisure Park.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	

Suitability & Achievability Assessment:

Outline planning permission granted for employment uses

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO13 SITE NAME: EUREKA LEISURE PARK

Site Address:	Other Site Refs:	Current Use:
Rutherford Road, Ashford, TN25 4BN	10/01456/AS	Various business units

Site Description and Adjacent Uses:
The site contains a number of different food retailers and hotels, as well as a cinema and a garden centre. The park is located on the outskirts of Ashford, just off of the M20. It is bordered by residential development to the east, and business units to the north and south. To the west on the other side of Trinity Road, there is the Ashford Golf Club.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 10.353	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a patch of TPO within the site. TPO also adjoins the site to the east and the north.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is on the outer-edge of Ashford but possesses good access to a number of services.

Site Access: ☒ The site is accessible via Trinity Road/Rutherford Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: There is a flood zone 2 in close proximity.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS adjacent to the site to the east.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is TPO both within the site and adjoining.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT	

Suitability & Achievability Assessment:	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.
Strategic Employment Location	**Deliverability & Developability Timeframe:**

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BOCKHANGER

SITE REF : BO14 SITE NAME: LAND REAR OF 75-89 LOWER VICARAGE ROAD AND REAR OF 16-48 WOODSTOCK WAY

Site Address: Kennington, Ashford	**Other Site Refs**: US58	**Current Use:** Mixed woodland area – fenced off
Site Description and Adjacent Uses: A wooded scrubland area of protected trees sandwiched between the rear of the properties on Woodstock Way and Lower Vicarage Road. The site lays at a lower level to the surrounding properties and is interspersed with small ponds. Access to the site would be achieved via Bockhanger Way.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Other
Site Area (ha): 1.19	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** A vast majority of the site consists of a TPO		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

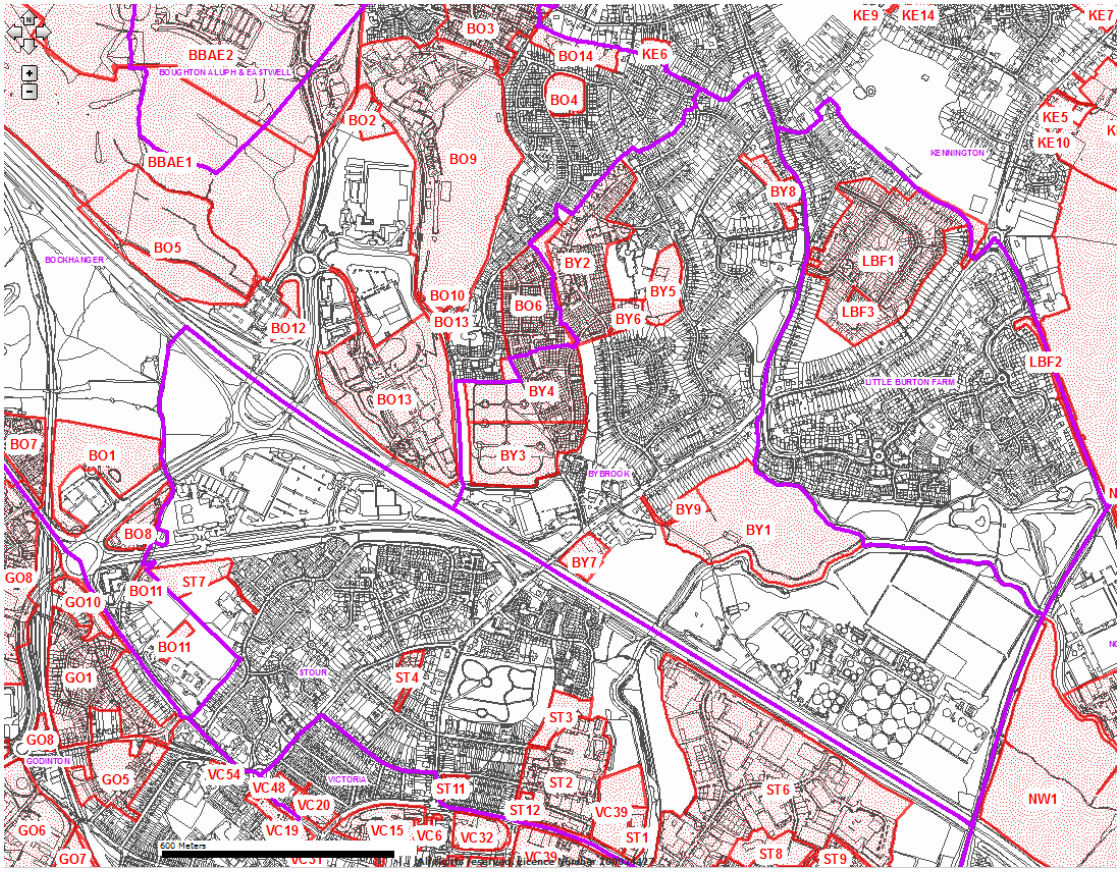
Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

BYBROOK



SITE ASSESSMENTS BY PARISH/AREA – BYBROOK

SITE REF : BY1 SITE NAME: ASHFORD RUGBY CLUB (2 SUBMISSIONS)

Site Address: Ashford	**Other Site Refs**: US25	**Current Use:** Sports pitches and clubhouse facilities
Site Description and Adjacent Uses: Sports pitches and clubhouse facilities for Rugby Club. The site lays to the south of the Little Burton Farm housing estate and to the east of the single line of housing along the A28. The site is flat in nature and lays significantly lower than the surrounding development. There is a drainage ditch that traverses the northern part of the site. The site is currently used for sports pitches with an associated small clubhouse and storage buildings, there is a hard standing parking area. This cluster of buildings is of little architectural merit and appears run down in nature, they are in need of updating. The site is bounded on the southern side by the river which is a protected nature site (27) (The Southern Water works are located on the south side of the river) To the southwest of the site is an open field, which is an historical landfill site.		

Available: ☒	**Land Use:** Mixed	**Submission Details:** Site Submission 2013	
Site Area (ha): 9.175	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The Great Stour LWS lies adjacent to the south of the site and Bybrook House TPO lies in close proximity to the west of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is on the edge of built-up development in Bybrook and therefore possesses good access to services such as a GP surgery, a Primary School and local shops.			
Site Access: ☒ The site is accessible via Kinney's Lane just off the A28.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** There are several Listed Buildings around the entrace of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The site is within a flood zone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☒	**Public Open Space:** 200m north of the site there is a Public Open Space.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Bybrook House TPO is within 50m of the entrance of the site	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
The site is located within the Ashford Green Corridor Network and is not suitable for housing development.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BYBROOK

SITE REF : BY2 SITE NAME: LAND AROUND BEECHOLME DRIVE / MARDOL ROAD

Site Address: Kennington, Ashford	Other Site Refs: Click here to enter text.	Current Use: Residential and community building

Site Description and Adjacent Uses:
The site is a large council estate containing a mixture of terrace dwellings, medium rise flats and a community centre containing a library. There is a residential development at the eastern side of the site. Additional council estate areas lie to the west of the site and the Bybrook Junior School to the east.

Available: ☐	Land Use: Brownfield	Submission Details: ABC Owned
Site Area (ha): 5.84	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Adjoining the south of the site is the Bybrook Nature Reserve LWS. In close proximity to the west of the site is a TPO.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BYBROOK

SITE REF : BY3 SITE NAME: BYBROOK CEMETERY AND NINE ACRES PART 1, KENNINGTON

<table>
<tr><td>Site Address:
Kennington, Ashford</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Cemetery and housing</td></tr>
<tr><td colspan="4">Site Description and Adjacent Uses:
The site comprises the southern section of the Bybrook Cemetery and a small area of council housing estate development to the east. The M20 motorway lies a short distance away to the south. Immediately to the south of the site is a large warehouse/retail unit with an extensive car park. The Bybrook Nature Reservse lies to the east of the site and the Eureka Leisure Park lies to the west.</td></tr>
<tr><td>Available: ☐</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
ABC Owned</td></tr>
<tr><td>Site Area (ha):
4.17</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Adjoining the east of the site is the Bybrook Nature Reserve LWS, whilst adjacent to the west of the site is the Bockhanger Lane TPO. Bybrook House TPO adjoins the site to the east.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
</table>

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BYBROOK

SITE REF : BY4 SITE NAME: BYBROOK CEMETERY AND NINE ACRES PART 2

Site Address: Kennington, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Cemetery, allotments & residential
Site Description and Adjacent Uses: The site contains three distinct areas: Bybrook Cemetery, an area of allotments and an area of council estate housing development. Additional council housing estate development and the remainder of Bybrook cemetery is located to the south of the site. The Bybrook Nature Reserve is located to the east and the Eureka Leisure Park is located to the west. Additional areas of council housing estates are located to the north.		

Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned	
Site Area (ha): 4.92	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Adjoining the east of the site is the Bybrook Nature Reserve LWS, whilst adjacent to the west of the site is the Bockhanger Lane TPO.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.			
Click here to enter text.	Deliverability & Developability Timeframe:			
	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BYBROOK

SITE REF : BY5 SITE NAME: BYBROOK ROAD

Site Address: Kennington, Ashford	Other Site Refs: Click here to enter text.	Current Use: Grassed recreational ground
Site Description and Adjacent Uses: A good sized area of grass used for recreational purposes with some well equipped children's play areas provided. Cycle/footpaths run across the site from the nearby schools. the land rises up from Rylands Road which runs along the eastern side of the site. The site also rises from the southern corner to the north. The site is located in a primarily residential area, with the Phoenix Primary and Bybrook Junior Schools occupying the land to the west and surrounded by a good amount of playing fields		
Available: ☐	Land Use: Greenfield	Submission Details: ABC Owned
Site Area (ha): 1.5	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS to the SW of the site and a TPO in close proximity to the NE of the site.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BYBROOK

SITE REF : BY6 SITE NAME: FORMER PHOENIX PRIMARY SCHOOL

Site Address: Bybrook Road	**Other Site Refs**: 12/00882	**Current Use:** Former School

Site Description and Adjacent Uses:
The site is approximately 0.56 hectares in area and currently consists of mainly single storey redundant school buildings. The location is not a 'sensitive site' as stated in the Regulations or has any other statutory or non-statutory landscape, archaeological or ecological designation.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning permission
Site Area (ha): 0.56	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** In close proximity to the SW of the site is the Bybrook Nature Reserve LWS.		**Screening Part 1 Assessment: The site has already been developed and is therefore not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BYBROOK

SITE REF : BY7 SITE NAME: HOUCHIN PLAYING FIELDS, CANTERBURY ROAD

Site Address: Ashford	**Other Site Refs**: US79	**Current Use:** Greenfield site – vacant land
Site Description and Adjacent Uses: The site is mainly flat but raises slightly from south to west adjoining the ridgeline of the M20 motorway. Trees shelter the site along Canterbury Road. Views of the site can be had from the adjacent hotel car park and from the north western extent of the site along Canterbury Road. The site can also be seen from the south east along the existing footpath/cycleway which runs adjacent to the Great Stour River.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** Other
Site Area (ha): 0.85	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are TPOs in close proximity to the north and the west of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within an urban area and therefore has access to a variety of shops and services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed from the Canterbury Road</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
In the east of the site is a flood zone 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
There is a Public Open Space circa 300-400m south of the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Immediately north and west of the site there are TPOs.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The site is located within the Ashford Green Corridor Network and not suitable for housing development. Availability is unknown</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BYBROOK

SITE REF : BY8 SITE NAME: LAND OPPOSITE OF 1-19 GREENBANK

Site Address: Kennington, Ashford	**Other Site Refs**: US65	**Current Use:** Scrubland area
Site Description and Adjacent Uses: The site towards the western boundary with Greenbank is an area of unused, undeveloped ground containing a mixture of small ponds, well looked after garden verge (adjacent to Greenbank) and wasteland areas. The topography of the site facilitates a lower ground immediately behind the properties on Faversham Road and higher ground adj to Greenbank.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 Site Submission
Site Area (ha): 0.65	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in close proximity to a TPO in the north.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – BYBROOK

SITE REF : BY9 SITE NAME: BYBROOK BUILDERS YARD

Site Address: Kennington	**Other Site Refs**: US167	**Current Use:** Vacant Land

Site Description and Adjacent Uses:
This site is accessed alongside a residential dwelling along Kinney lane, which is the access road to the Rugby Club. To the south of the site is rugby club land and to the north is the urban residential area of Kennington.The area was once used as storage for a building company but is now an open field.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** Urban site submission 2006
Site Area (ha): 0.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** In close proximity to the site there is a LWS and TPOs.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is on the edge of built-up development in Bybrook and therefore possesses good access to services such as a GP surgery, a Primary School and local shops.

Site Access: ☒ The site can be accessed by Kinney's Lane just of the A28.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The majority of the site is either within a flood zone 2 or 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☒	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Bybrook House TPO is less than 150m north of the entrance.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

The site is located within the Ashford Green Corridor Network and a flood zone and not suitable for further development.

Developable Area (ha): Click here to enter text.

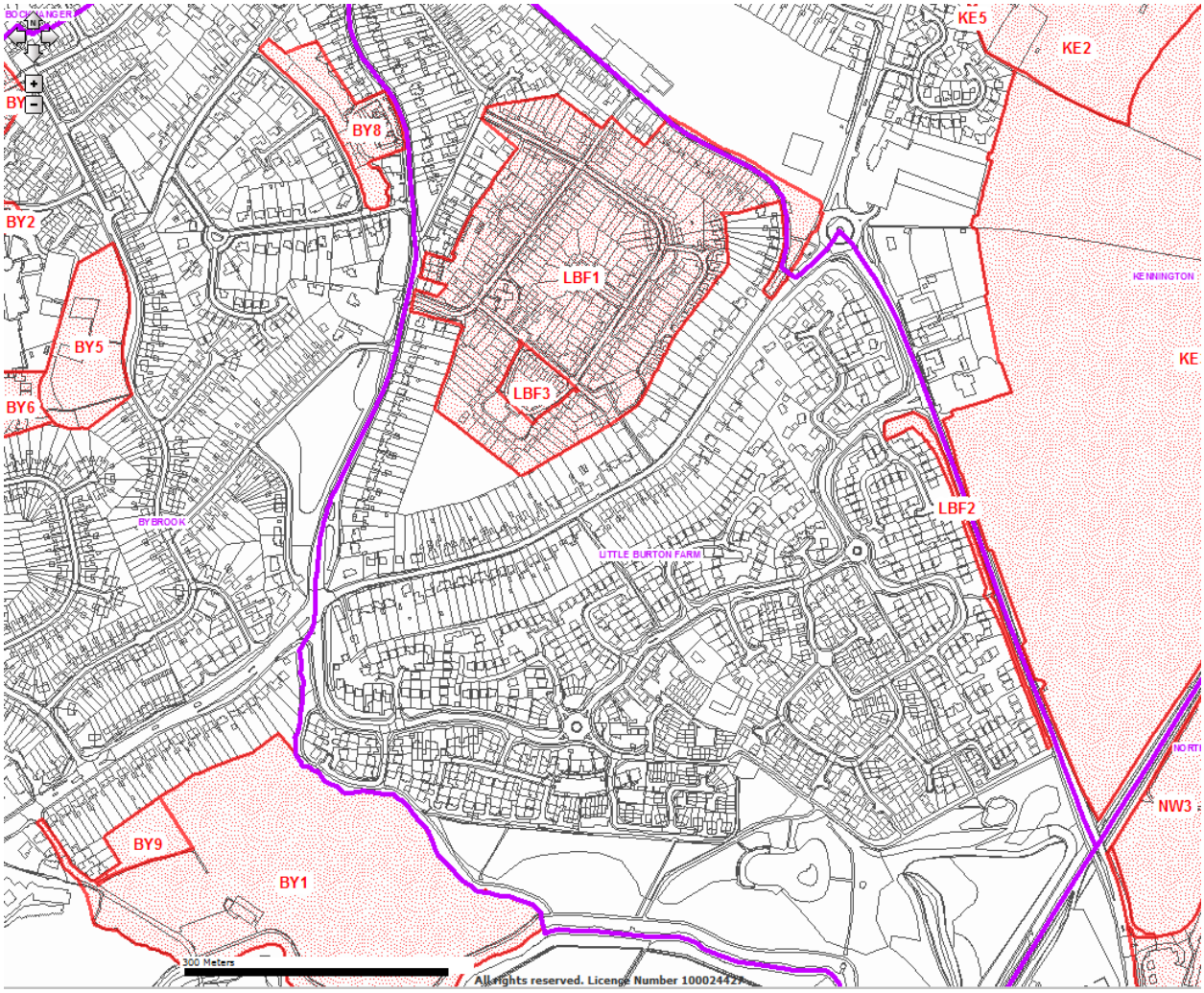
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

LITTLE BURTON FARM



SITE ASSESSMENTS BY PARISH/AREA – LITTLE BURTON FARM

SITE REF : LBF1 SITE NAME: LAND AROUND NETTLEFIELD AND WARWICK ROAD

Site Address: Little Burton Road, Kennington, TN24 9EJ	**Other Site Refs**: Click here to enter text.	**Current Use:** Housing Estate
Site Description and Adjacent Uses: A council estate area containing terraced and semi-detached dwellings, many of which have been sold by the Council and benefit from large back gardens.		

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned	
Site Area (ha): 10.832	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in close proximity to the east of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – LITTLE BURTON FARM

SITE REF : LBF2 SITE NAME: LAND AT WILLESBOROUGH ROAD AND GEORGE WILLIAMS WAY

Site Address: Little Burton Farm, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Grass verge
Site Description and Adjacent Uses: Site comprises of a strip of land running alongside Willesborough Road which then widens at the entrance to the residential development Little Burton Farm along George Williams Way. It is a landscaped area which is currently non-functional Open Space.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** ABC Owned
Site Area (ha): 0.315	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in very close proximity to the north of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – LITTLE BURTON FARM

SITE REF : LBF3 SITE NAME: LAND AT RANDOLPH GARDENS

Site Address: Dudley Road, Kennington, Ashford TN24 9EA	**Other Site Refs**: 12/00825	**Current Use:** Former play area/ open space area

Site Description and Adjacent Uses:
This is a roughly rectangular piece of undeveloped open area of land, on the south side of Dudley Road, Kennington. The site is mostly level though there is a small drop in ground level approximately half way across the site, when travelling south. There is some landscaping mainly on the northern side of the site, with a large part of the southern section tarmaced but this is failing with grass growing through. This area was originally a children's play area but has long since been abandoned.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Planning Permission
Site Area (ha): 0.43	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any major ecological designations, but there is a TPO just to the south of the site.		**Screening Part 1 Assessment: Move to Part 2**

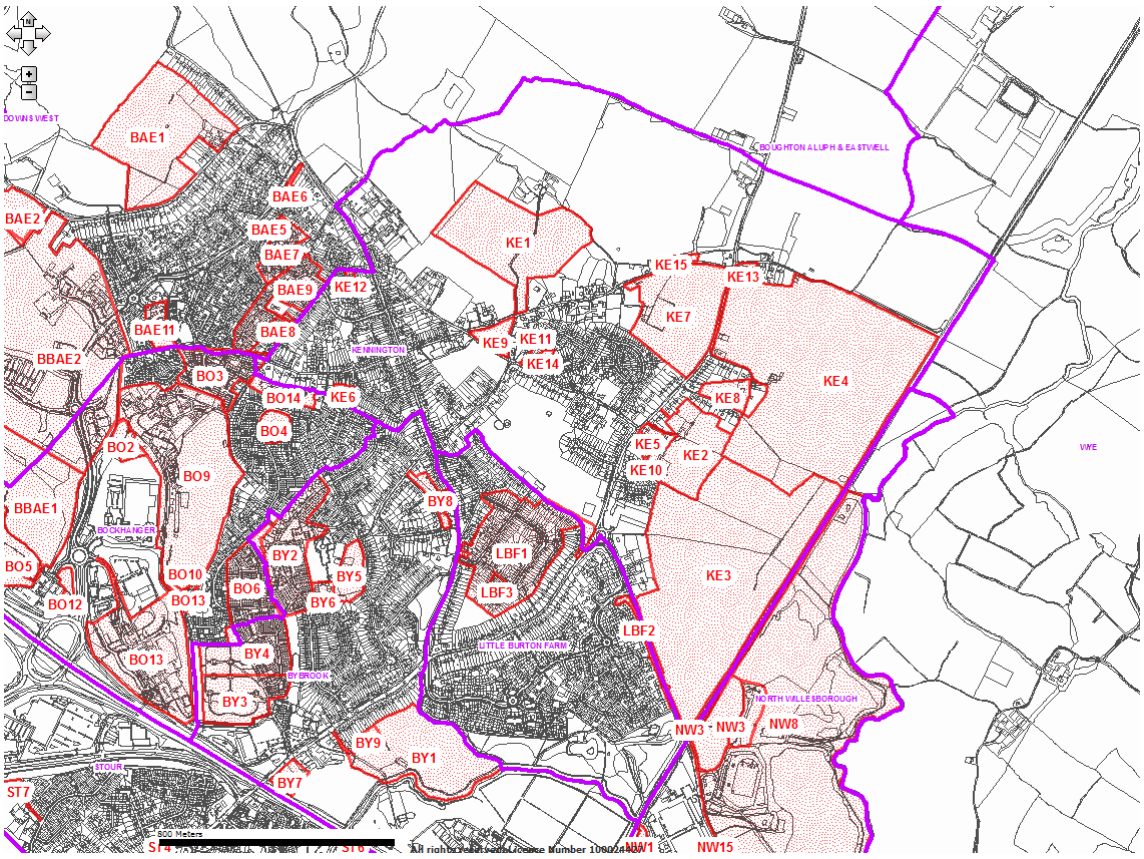
Location and Access to Services:
The site is within a built-up area and therefore possesses a limited access to services. Nearby there is a Primary School, play area and green open space, but the nearest shops are between 800m-1.6km away.

Site Access: ☒ The site is accessible via Dudley Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site just to the west of LBF3.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: There is a flood zone 2 less than 200m west.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS less than 200m west.

<table>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: The 239 Canterbury Road TPO is within 200m south.</td><td colspan="4">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Windfall site with planning permission</td><td colspan="4">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="4">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

KENNINGTON



SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE1 SITE NAME: LAND AT ULLEY FARM

Site Address: Ball Lane, Kennington	**Other Site Refs**: US09	**Current Use:** Agricultural land
Site Description and Adjacent Uses: This site consists of agriculture land that sweeps around the properties and conservation area of Kennington and Ball Lane. The topography of the land undulates down northwards towards a small stream and then rises with attractive views of the Wye Downs and AONB to the north. The site incorporates hedgerows and trees. Access road to the south runs through the site to Ulley Farm and asociated buildings.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 11.2	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Towers School TPO lies in close proximity to the west of the site and Witt's End TPO lies close to the south.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is within Kennington and therefore possesses good access to a variety of services such as a Primary School, a play area, local shops and a Green Open Space.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Ball Lane.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
The site adjoins a Conservation Area to the south of the site.</td><td>Listed Buildings:
There are Listed Buildings in close proximity to the south of the site.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
The eastern edge of the site is within a flood zone 2 and 3</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are TPOs within 300m to the west of the site and within 150m south of the site.</td><td colspan="2">Screening Part 2 Assessment:
The site is suitable but is currently unachievable.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is on the edge of an urban area but is very rural in nature. There are road</td><td colspan="2">Developable Area (ha): 11.2
Density Calculation (dph): 35
Expected Yield: 300</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

network constraints that make the site unachieveable. A full detailed assessment is required on this site to explore these issues.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE2 SITE NAME: ORCHARD FARM, KENNINGTON

Site Address: Canterbury Road, Kennington, Ashford, TN25 4DU	**Other Site Refs**: US31	**Current Use:** Unused smallholding
Site Description and Adjacent Uses: Vacant Land - agricultural/grazing - Dwelling with associated outbuildings and land. The site consists of a former farm, attached to the property 381 Canterbury Rd (also known as Orchard House). The land is flat and stretches out into open countryside towards the East. There is a small number of agricultural buildings, most disused and the site overall has a run-down feel. The site is situated behind the linear development along Canterbury Road and is accessed off of a narrow track adjacent to the Croft Hotel. An alternative access could be achieved between the properties 387 and 399 Canterbury Road.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 5.46	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are TPOs adjoining the south western part of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:

The site is located on the outskirts of the main built-up area of Kennington and therefore possesses limited access to services.

Site Access: ☒ The site is accessible via narrow lanes just off of Canterbury Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a POS less than 300m from the site.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** The Croft Hotel TPO adjoins the SW of the site	**Screening Part 2 Assessment:** Filtered at Part 3	

Suitability & Achievability Assessment:

This site could form part of a wider development scheme at Kennington or could come forward as an individual site. It would require a full detailed assessment.

Developable Area (ha): 5.46

Density Calculation (dph): 35

Expected Yield: 150

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☒	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE3 SITE NAME: LAND NE OF A2070 WILLESBOROUGH ROAD

Site Address: Willesborough Road, Kennington, Ashford, Kent, TN24 9QP	**Other Site Refs**: US6	**Current Use:** Agricultural field

Site Description and Adjacent Uses:
Open fields on the edge of the urban settlement. The site is bounded by built development on its western edge and the railway line on the east. This site is currently used for arable agriculture, it is generally flat in nature and gently slopes downwards towards the railway line. It is bounded in the southeastern direction by the railway line and by the Willesborough Road to the southwest. There is limited residential development surrounding the site to the west, around the Conningbrook Pub and roundabout. Although the site is located on the opposing side of the railway line, there is a distinctly different feel to the adjacent site US2 Conningbrook. The views of the North Downs AONB, although still in existence are not as prominent as from site US2 and the site is not 'park like' in character. Hedgerows border eastern edge of the site along Willesborough Road.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013
Site Area (ha): 33.29	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The Great Stour LWS adjoins the NE of the site, whilst there is a cluster of TPOs in close proximity to the west.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is on the outskirts of Kennington but possesses good access to services including local shops, a play area and green open space.

Site Access: ☒ The south of the site is accessible via the A2070.	**Highway Constraints:** None known

Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Part of the east and NE of the site is within a floodzone 2 and 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a POS in close proximity to the west of the site.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a cluster of TPOs just to the west of the site	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

This site could provide a suitable location for development at Kennington. A full detailed assessment will be needed to assess its potential further.

Developable Area (ha): 33.29
Density Calculation (dph): 35
Expected Yield: 35 (0-5); 410 (6-10); 105 (11-15) - 550 overall

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☒	☒	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE4 SITE NAME: LAND EAST OF A28

Site Address: Canterbury Road, Kennington, Ashford, Kent, TN25 4DZ	**Other Site Refs**: Click here to enter text.	**Current Use:** Arable agricultural land

Site Description and Adjacent Uses: Open fields on the edge of the urban settlement. The site is bounded on the west by the A28 and by the railway in the east. The southwest corner of the site directly abuts the East Mountain Lane and Orchard Lane developments (cul-de-sac form)			
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site Submission 2013	
Site Area (ha): 36.45	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The Great Stour LWS is adjoined to the east of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is quite far removed from Kennington and therefore possesses a limited access to services.			
Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Adjoins the grade II listed Golden Ball public house (now called the Old Mill)	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Parts of the NE and the SE of the site are within a flood zone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** See suitability and achievability assessment

Suitability & Achievability Assessment:

This site is largely removed from the settlement and would ultimately be unsuitable for development in isolation due to its countryside location. However, it would be more suitable as part of a larger scheme, a full SA assessment will be needed of the site.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 1274

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE5 SITE NAME: THE CROFT HOTEL

Site Address: Canterbury Road, Kennington, TN25 4DU	**Other Site Refs**: 08/01757	**Current Use:** Hotel, restaurant, ancillary buildings and grounds
Site Description and Adjacent Uses: Hotel still in use, with restaurant, parking, ancillary buildings, chalets and grounds		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2014 & PP refused
Site Area (ha): 0.64	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The Croft Hotel TPO lies within the site and adjoining the southern edge.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is on the outskirts of the main built-up area of Kennington, and possesses access to a variety of services. There is POS, local shops and a Primary School all located between 400-800m from the site.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via Canterbury Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is a POS within 250m of the site</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: The Croft Hotel TPO lies within the site and adjoining the southern edge.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 3</td></tr>
<tr><td colspan="2">Suitability & Achievability Assessment:

This is a brownfield site within the existing built form of the urban area. suitable in this area. However, the site is currently in employment use.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 22

Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE6 SITE NAME: ALLOTMENTS NEAR GLEBE WAY

Site Address: Kennington, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Allotments
Site Description and Adjacent Uses: The site covers an area of land within a residential area which is stated as being 'allotment gardens' on plan. However, in reality the area of land appears to be overgrown with a number of trees and is not being used as allotments by the surrounding residents.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** ABC Owned
Site Area (ha): 0.32	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in close proximity to a scattering of TPOs.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE7 SITE NAME: ASHFORD CRICKET AND HOCKEY CLUB

Site Address: Kennington, Ashford	**Other Site Refs**: US22	**Current Use:** Sports pitches and clubhouse facilities

Site Description and Adjacent Uses:
Sports pitches and clubhouse facilities - Hockey and Cricket Club. This site is relatively flat with a very gentle slope down towards the Canterbury Road. An artificial sports pitch and associated clubhouse facilities can be found on the western side of the site and towards the eastern side of the site, the cricket pitch and pavilion (new) are located. The site is a large green space located directly adjacent to the Canterbury Road. Car Parking facilities are offered on the northwestern area of the site, directly adjacent to the clubhouse. Access onto the site is obtained from Ball Lane.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** Other
Site Area (ha): 8.82	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a cluster of TPOs to the south of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.			
Click here to enter text.	Deliverability & Developability Timeframe:			
	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE8 SITE NAME: LAND BETWEEN EAST MOUNTAIN LANE AND ORCHARD LANE

Site Address: Kennington, Ashford	Other Site Refs: US54	Current Use: Agricultural/grazing, paddock
Site Description and Adjacent Uses: Agricultural/grazing. Horse paddock and overgrown 'storage The site is accessed off Orchard Lane which is an unadopted single track gravelled drive. The site is a flat paddock, divided by post and rail fencing into smaller paddock units. The eastern end of the site is an overgrown area with a number of poor quality shed style buildings area'.		
Available: ☐	Land Use: Greenfield	Submission Details: Other
Site Area (ha): 1.27	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in close proximity to the west of the site.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Click here to enter text.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE9 SITE NAME: KENNINGTON CHURCH TRIANGLE (LAND BETWEEN BALL LANE AND ULLEY ROAD

Site Address: Kennington, Ashford	**Other Site Refs**: US68	**Current Use:** Vacant land, overgrown with brambles
Site Description and Adjacent Uses: Vacant land, The Kennington Church Triangle lays immediately opposite the front entrance to the church, it consists of overgrown grassland and brambles, surrounded by overgrown hedging and broken fencing. The area has an unkempt and neglected feel. There are two primary schools found in the immediate vicinity of the site, one on Ball Lane and one on Ulley Road. The Ulley Road Recreation ground is located on the southern side of the site. The site is bigger than expected, although it is heavily constrained by the road network which surrounds its entirety. Many of the roads in the area are single lane and traffic in this area is a problem especially at school drop-off and pick-up times. There are few pavements and limited room to accommodate them.vergrown with brambles and enclosed by hedgerows.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Other
Site Area (ha): 0.98	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is adjacent to a TPO.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE10 SITE NAME: THE BUNGALOW, THE CROFT HOTEL

Site Address: Canterbury Road, Kennington, Ashford, TN25 4DU	**Other Site Refs**: 11/00822	**Current Use:** Bungalow
Site Description and Adjacent Uses: Small bungalow located towards the rear boundary of a large manicured lawn. Forms part of the Croft Hotel complex.		

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Planning Permission	
Site Area (ha): 0.034	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The Croft Hotel TPO lies within the site and adjoining the southern edge.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is on the outskirts of the main built-up area of Kennington, and therefore possesses access to a variety of services. There is a green open space, local shops, a play area and a Primary School all located between 400-800m from the site.			
Site Access: ☒ The site can be accessed via Canterbury Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a POS within 250m of the site
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** The Croft Hotel TPO adjoins and lies within the site.	**Screening Part 2 Assessment:** Remain in Survey - Housing	
Suitability & Achievability Assessment: Extant planning permission for 6 units		**Developable Area (ha):** 0.034 **Density Calculation (dph):** 35 **Expected Yield:** 6	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE11 SITE NAME: LAND REAR OF 88 THE STREET

Site Address: Kennington, Ashford	**Other Site Refs**: 11/00854	**Current Use:** 2 storey office block, temporary buildings and bar

Site Description and Adjacent Uses:
The site lies within a well developed part of Ashford and comprises a builders yard which lies to the rear of 88-90 The Street. The Street is predominantly residential in character comprising a mix of properties of varying ages. The site itself contains a number of employment buildings including a two-storey substantial office/commercial building, a grade II listed barn as well as some prefabricated buildings. The remainder of the site is predominantly hard-standing. There is good tree and hedge planting to the NW & SE sides of the site.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.22	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is in close proximity to two TPOs.

Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:
The site is in a built-up area in Kennington and therefore possesses good access to services including local shops, a Primary School, a recreation ground and play area.

Site Access: ☒ The site can be accessed via The Street		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Most of the site is within a Conservation Area.	**Listed Buildings:** The St. Mary's Churchyard and a Listed Barn Barn adjoin the west of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a POS in close proximity to the south
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are two TPOs less than 150m from the site.	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:

Extant planning permission for 4 units

Developable Area (ha): 0.22
Density Calculation (dph): 35
Expected Yield: 4

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE12 SITE NAME: ROSEDENE, GROSVENOR ROAD

Site Address: Kennington, Ashford	**Other Site Refs**: 11/01367	**Current Use:** Bungalow and residential garden

Site Description and Adjacent Uses:
The site comprises a detached bungalow Rosedene, and its curtilage and part of the rear curtilages of two adjacent terraced properties 127 and 129 Grosvenor Road, Kennington to the west. Rosedene is on the southern side of Grosvenor Road and is surrounded by residential properties. To the east and west of Rosedene are two storey cottages, terraced and semi-detached.On the opposite side of Grosvenor Road are bungalows. To the rear of the plot is a bungalow in Broadhurst Drive which is on lower ground than the application site. On the east side of the site is a new development at Lime Close (the former Towers Garage site). This lies between 274 and 288 Faversham Road. This is a 1½ storey development with rooms in the roof. There is also a bungalow called "Hideway" which lies on the eastern side of the application site.

Available: ☒	**Land Use:** Mixed	**Submission Details:** Planning permission
Site Area (ha): 0.22	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO in close proximity to the east of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in the built-up area of Kennington and therefore possesses good access to a variety of services including local shops, a Primary School, a Green Open Space and a play area.

Site Access: ☒ The site is accessible via Grosvenor Road, just off the Faversham Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a POS circa 100-150m south of the site
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Towers School TPO is circa 100m east	**Screening Part 2 Assessment:** Remain in Survey - Housing	

Suitability & Achievability Assessment:	**Developable Area (ha):** 0.22 **Density Calculation (dph):** 35 **Expected Yield:** 7
Extant planning permission	**Deliverability & Developability Timeframe:**

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE13 SITE NAME: THE OLD MILL

Site Address: Canterbury Road, Kennington, Ashford, TN25 4DZ	**Other Site Refs**: 12/01181	**Current Use:** Public House
Site Description and Adjacent Uses: The application property is a two-storey grade II listed building, fronting the A28.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning Permission
Site Area (ha): 0.45	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: The site is not in close proximity to any ecological designations.</td><td colspan="2">Screening Part 1 Assessment: The site is already developed. Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
<tr><td colspan="2"></td><td>0-5 Year</td><td>6-10 Year</td></tr>
<tr><td colspan="2"></td><td>☐</td><td>☐</td></tr>
<tr><td colspan="2"></td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td colspan="2"></td><td>☐</td><td>☐</td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE14 SITE NAME: LITTLE ACRE, 80 THE STREET

Site Address: Kennington, Ashford	**Other Site Refs**: 10/00997 US99		**Current Use:** Detached house and rear garden
Site Description and Adjacent Uses: Detached house and rear garden			
Available: ☐	**Land Use:** Mixed	**Submission Details:** Refused PP	
Site Area (ha): 0.53	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is in close proximity to two TPOs.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is in a built-up area in Kennington and therefore possesses good access to services including local shops, a Primary School, a recreation ground and play area.			
Site Access: ☒ The site can be accessed via The Street		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The southern part of the site is in a CA	**Listed Buildings:** The Street Listed Building is opposite the entrance to the site	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a POS close to the south of the site

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are two TPOs less than 150m from the site	**Screening Part 2 Assessment:** Filtered at Part 2
Suitability & Achievability Assessment: Site not suitable - dismissed at Appeal	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text. **Deliverability & Developability Timeframe:**	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – KENNINGTON

SITE REF : KE15 SITE NAME: OLD SCHOOL HOUSE, BALL LANE

Site Address: Kennington, Ashford	**Other Site Refs**: US120	**Current Use:** Horse paddock & garden related to Old School House
Site Description and Adjacent Uses: This is a linear site directly adjacent to Ball Lane. The site is the same ground level as Ball Lane, but as you move northwards beyond the site the ground lowers. There area number of mature trees surrounding the site and the paddock is of low quality.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Other
Site Area (ha): 0.43	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site is not in close proximity to any ecological designations.		**Screening Part 1 Assessment:** **Move to Part 2**

Location and Access to Services:

The site is on the outskirts of the main built-up area of Kennington, and therefore possesses access to a variety of services. There is a green open space, local shops, a play area and a Primary School all located between 400-800m from the site.

Site Access: ☒ The site is accessible via Ball Lane		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ The west of the site has got archeological potential	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Listed Buildings adjoin the western side of the building	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The north of the site adjoins a flood zone	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is a POS in Kennington 700m south of the site.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at Part 2	

Suitability & Achievability Assessment:

Site unavailable - not re-submitted. In addition, access to the site would have to be improved if the site was to be brought forward for development.

Developable Area (ha): Click here to enter text.

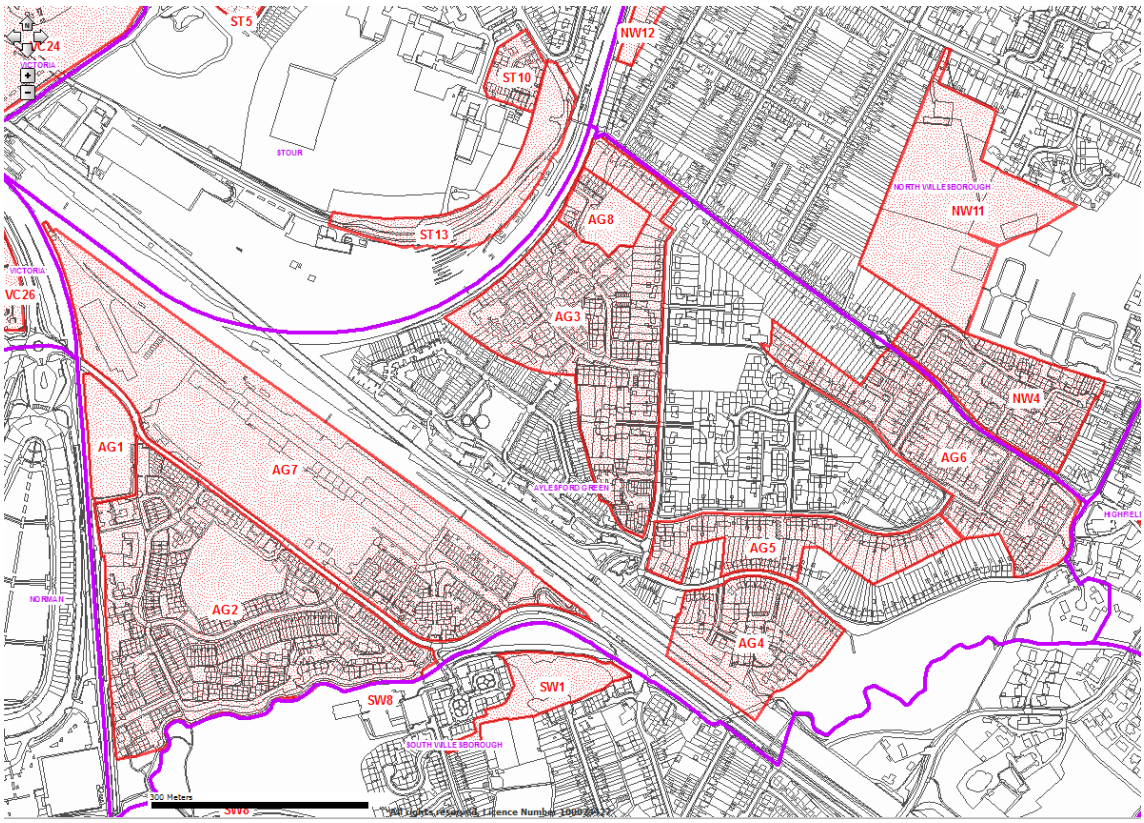
Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

AYLESFORD GREEN



SITE ASSESSMENTS BY PARISH/AREA – AYLESFORD GREEN

SITE REF : AG1 SITE NAME: KLONDYKE WORKS

Site Address: Newtown Road, Ashford	**Other Site Refs**: Prev SHLAA Ref: US69	**Current Use:** Disused railway works
Site Description and Adjacent Uses: Flat site adjacent to railway line. The site was formely covered by railway works buildings but these have recently been demolished. The site is lined on southern and eastern boundary with trees. There is an access point onto Newtown Road, opposite the Newtown works access which is a listed clock tower and gatehouse. The residential area of Newtown is to the south, including the old school building which is listed, and the designer outlet is to the west		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Formal Site Submission
Site Area (ha): 0.97	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Within 500m of great stour WS</td><td colspan="2">Screening Part 1 Assessment:
Site now promoted for tourism use</td></tr>
<tr><td colspan="4">Location and Access to Services:
GP Surgery:800m-1.6km, Green Open Space:400-800m South Willesborough Dykes, Large Village or Town Centre:More than 1.6km Ashford, Local Centre/Shop:Less than 400m Newtown, Play Area:Less than 400m Newtown, Primary School:400-800m East Stour Primary School, Public Right of Way:800m-1.6km Greensand Way, Railway Station:Less than 400m Ashford International Station</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Adjacent</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Small part of site</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site has been permitted for museum use.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – AYLESFORD GREEN

SITE REF : AG2 SITE NAME: HOUSING AROUND NEWTOWN GREEN

Site Address: Newtown	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: A roughly triangular area of Council housing estate surrounding the local green in the centre. There are terraced properties fronting the roads and many 3 or 4-storey apartment blocks around the site. In the north west corner there is a school and a nursery.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Already developed**
Location and Access to Services: A roughly triangular area of Council housing estate surrounding the local green in the centre. There are terraced properties fronting the roads and many 3 or 4-storey apartment blocks around the site. In the north west corner there is a school and a nursery.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – AYLESFORD GREEN

SITE REF : AG3 SITE NAME: HOUSING TO WEST OF HUNTER AVENUE

Site Address: Willesborough	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential

Site Description and Adjacent Uses:

The site is an area of residential development comprising predominantly semi-detached properties to the northern and eastern boundaries, with a more irregular mix of terraces and semi-detached dwellings towards the centre. There is an area of open space on the western side.

Available: ☐	**Land Use:** Mixed	**Submission Details:** Click here to enter text.	
Site Area (ha): 8.18	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment:** **Already developed**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – AYLESFORD GREEN

SITE REF : AG4 SITE NAME: HOUSING AROUND SOTHERTON AND ALSOPS ROAD

Site Address: Willsborough, Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: The site is an area of residential development comprising predominantly semi-detached properties to the south of Bentley Road.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 3.05	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Already developed**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text. / **Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – AYLESFORD GREEN

SITE REF : AG5 SITE NAME: HOUSING BETWEEN BENTLEY ROAD AND TWELVE ACRES

Site Address: Willesborough	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: Click here to enter text.		
Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC owned land
Site Area (ha): 2.57	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.

Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Already developed**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment:		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – AYLESFORD GREEN

SITE REF : AG6 SITE NAME: HOUSING NORTH OF BREADLANDS ROAD INCLUDING BLAKE COURT

<table>
<tr><td colspan="2">Site Address:
Willesborough</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
Residential</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
The site covers an area of housing development to the north of Osborne Road. The dwellings are arranged predominantly in terrace blocks, in some cases fronting access roads and in some fronting a small area of greenspace. There are a few parking courts on the site and one amenity open space (b)</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use: Mixed</td><td colspan="2">Submission Details:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Area (ha):
2.6</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Click here to enter text.</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment: Already developed</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="3">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="2">Public Open Space:
Click here to enter text.</td></tr>
</table>

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment:	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – AYLESFORD GREEN

SITE REF : AG7 SITE NAME: NEWTOWN WORKS

Site Address: Newtown Road, Newtown, Ashford	**Other Site Refs**: Prev SHLAA Ref: US23	**Current Use:** Former railway works

Site Description and Adjacent Uses:

The site is flat with access at its western end on to Newtown Road. The site comprises:- • the majority of the former railway works at Newtown• five listed buildings• large areas of concrete hard standing• some remains of railway lines• a bank of vegetation including some trees covered by TPO on the southern (Newtown Road) edge of the site. This bank varies in height from nothing at the eastern and western end of the site to 5metres high in the centre of the site.The site used to provide employment in the buildings and in the surrounding areas but is now underutilised.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Allocation; Planning Permission; ELR
Site Area (ha): 4.8	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: LWS within 500m</td><td colspan="2">Screening Part 1 Assessment: Move to part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Green Open Space:Less than 400m Willesborough Recreation Ground, Large Village or Town Centre:More than 1.6km Ashford Town Centre, Local Centre/Shop:Less than 400m Shop parade Hunter Avenue /Newtown Post Office, Play Area:Less than 400m Willesborough Recreation Ground, Primary School:400-800m East Stour Primary School, Public Right of Way:Less than 400m Public Footpath Route Code 0326/AU41/1, Railway Station:More than 1.6km Ashford International Station</td></tr>
<tr><td colspan="2">Site Access: ☒ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
A large number of the derelict buildings on site are listed</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: TPO on southern edge of site</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2">Suitability & Achievability Assessment:

Brownfield site - previously allocated within Ashford Urban Area. Available, Suitable and Achievable for development Full Assessment.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 350

Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☒	☒	☐

SITE ASSESSMENTS BY PARISH/AREA – AYLESFORD GREEN

SITE REF : AG7B SITE NAME: NEWTOWN WORKS

Site Address: Click here to enter text.	**Other Site Refs**: Click here to enter text.	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: Click here to enter text.		
Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** Click here to enter text.
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Development complete**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – AYLESFORD GREEN

SITE REF : AG8 SITE NAME: LAND REAR OF 11-30 OSBORNE RD

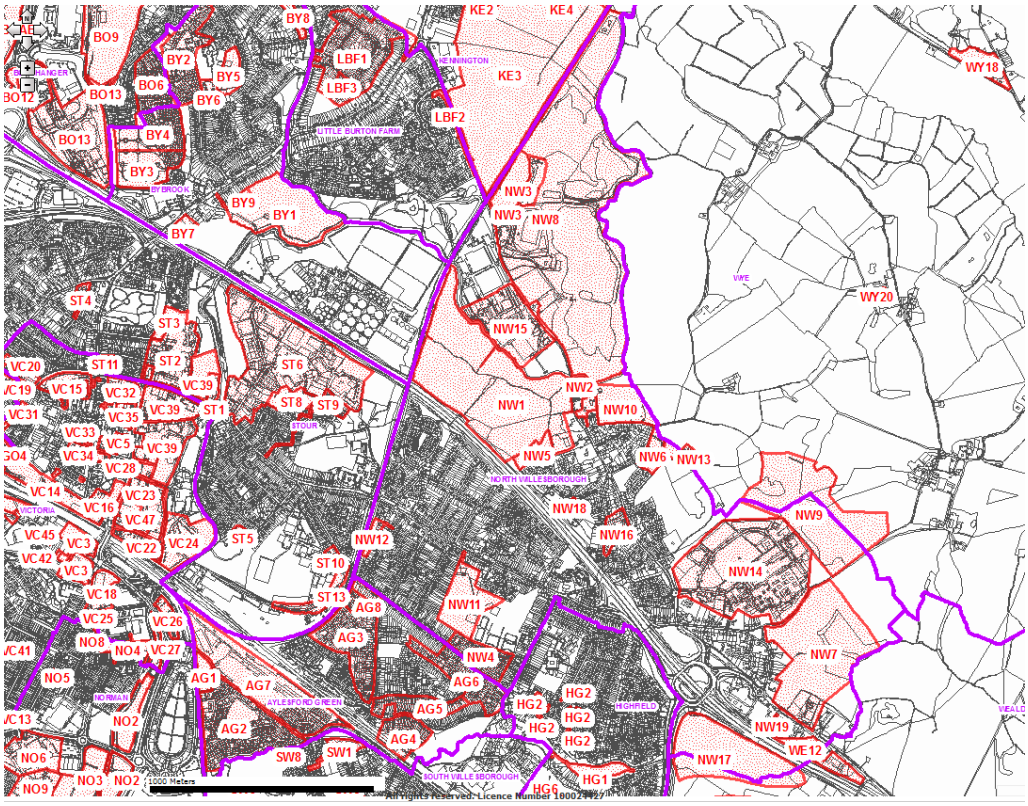
Site Address: Willesborough	**Other Site Refs**: US78	**Current Use:** Allotments
Site Description and Adjacent Uses: Click here to enter text.		

<table>
<tr><td colspan="2">Available: ☐</td><td colspan="2">Land Use:
Greenfield</td><td colspan="2">Submission Details:
ABC owned</td></tr>
<tr><td colspan="2">Site Area (ha):
0.521</td><td colspan="2">Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="3">Screening Part 1 Assessment:
Filtered at part 1</td></tr>
<tr><td colspan="6">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="3">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="4">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="3">Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td colspan="3">Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="4">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="3" rowspan="2">Suitability & Achievability Assessment:

Not Available and therefore not suitable or Achievable.</td><td colspan="3">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="3">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

NORTH WILLESBOROUGH



SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW1 SITE NAME: WILLESBOROUGH LEES PARK

Site Address:	**Other Site Refs**:	**Current Use:**
Ashford	Click here to enter text.	Agricultural

Site Description and Adjacent Uses:
The site is agricultural land, bounded to the north, south and west by existing urban development. To the north beyond the River Stour, lie existing businesses including exisitng factories. Further to the north of the Ashford to Canterbury railway line lies the residential development of Little Burton Farm and the Ashford Sewerage Works. To the east side of the A2070 Willesborough Road lies the Julie Rose Stadium, and the proposed Conningbrook lake development site, which will provide formal lesiure facilities for the Ashford Area.To the south of the M20 motorway lies existing residential development at Willesborough and to the west lies an area of exisitng business development. The northern part of the site is located within the River Stour, but the southern part of the site is on higher ground.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site submission 2013
Site Area (ha): 27.8	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Adjoins local wildlife site		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
GP Surgery:More than 1.6km New Hayes Bank or Willesborough Health Centre, Green Open Space:More than 1.6km Kennington Recreation Grouns, Large Village or Town Centre:More than 1.6km Ashford, Town Centre Local Centre/Shop:800m-1.6km Church Road Parade of shops, Play Area:Less than 400m Near the Land off Abbey Way site. Primary School:More than 1.6km Willesborough, Public Right of Way:Less than 400m Contains public footpath 0326/AU35/1, Railway Station:More than 1.6km Ashford International.

Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Northern Area of the site in the River Stour Floodplain and Green Corridor	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** TPO no.3 1969 within the site.	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:

This site has potential for development and requires a full sustainability appraisal. The site is located on the edge of the urban area, but does have contraints that require more detailed assessment such as flooding, amenity and local road network.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 230

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW2 SITE NAME: LAND AT 10A BLACKWELL ROAD NORTH

Site Address: Click here to enter text.	**Other Site Refs**: Click here to enter text.	**Current Use:** Dwelling, curtilage, agricultural

Site Description and Adjacent Uses:

The site is an area of land located on the corner of Blackwell Road North and the A2070. It is bound on the south and west sides by dwellingsa, some of which are listed, to the north and east by agricultural land.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Site submission 2013	
Site Area (ha): 1.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Northern edge is LWS		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: Click here to enter text.			
Site Access: ☒ Click here to enter text.		**Highway Constraints:** Access to site would be through flood zone	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Part of site within CA	**Listed Buildings:** 11 listed buildings lie adjacent to the site	**Overall Heritage Summary:** Development here would be difficult to achieve owing to the elevated position of the site in respect to neaby LB's
Flood Risk: Northern edge of site in FZ 1&2	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Development on this site would likely impact on the setting of nearby listed buildings. The site is therefore not suitable for development	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW3 SITE NAME: LAND ADJACENT TO JULIE ROSE STADIUM

Site Address: Willesborough Road, Ashford, TN24 0UL	Other Site Refs: Click here to enter text.	Current Use: Storage
Site Description and Adjacent Uses: Mineral workings including: storing and processing of aggregates, concrete batching plant and associated works. The site is bounded by the railway to its northwest and to the south by the existing U22 allocation and application site (12/01245/AS-Conningbrook Lakes)		
Available: ☒	Land Use: Brownfield	Submission Details: Formal site submission
Site Area (ha): 4.5	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site Details: LWS within 500m of boundary		Screening Part 1 Assessment: Move to part 2

Location and Access to Services:

GP Surgery:More than 1.6km Newhayesbank Green, Open Space:800m-1.6km Kennington Recreation Ground, Large Village or Town Centre:More than 1.6km Ashford Town Centre, Local Centre/Shop:800m-1.6km Little Burton Farm, Play Area:800m-1.6km Kennington Recreation Ground, Primary School:More than 1.6km Kennington, Public Right of Way:Less than 400m from public footpath 0326/AU22/1, Railway Station:More than 1.6km Ashford International Station

<table>
<tr><td colspan="2">Site Access: ☒ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey for housing</td></tr>
<tr><td colspan="2">Suitability & Achievability Assessment:

This site has potential as part of the redevelopment of Conningbrook Lakes and requires a full assessment to assess</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 170

Deliverability & Developability Timeframe:</td></tr>
</table>

suitability and ensure access and capacity to local road network.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW4 SITE NAME: HOUSING AND LAND TO NORTH OF OSBORNE ROAD

Site Address: Osborne Road, Willesborough	**Other Site Refs**: Click here to enter text.	**Current Use:** Click here to enter text.
Site Description and Adjacent Uses: The site contains two distinct areas: an area of Council estate housing to the north of Osborne Road, and an area of former allotments north of these dwellings which has been redeveloped for housing. The housing area includes 3 parking courts (c,b and d) of which one contains some garages en bloc.		
Available: ☒	**Land Use:** Click here to enter text.	**Submission Details:** Click here to enter text.
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Already developed**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW5 SITE NAME: LAND OFF ABBEY WAY, WILLESBOROUGH LEES (POLICY U1)

Site Address: Abbey Way, Willesborough Lees, TN24 0QY	**Other Site Refs**: Prev SHLAA Ref: US55	**Current Use:** Agricultural

Site Description and Adjacent Uses:
The site is an area of open grassland. It is relatively low-lying and located between the M20 motorway to the west and the rear curtilage of the listed properties on Kennington Road to the east. The southern aspect of the site lies directly adjacent to existing housing development on Waltham Close.

Available: ☒	**Land Use:** Click here to enter text.	**Submission Details:** Click here to enter text.	
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment:** **Click here to enter text.**	

Location and Access to Services: Click here to enter text.			
Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: 20
Site has an extant allocation for 20 dwellings	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – NORTH WILLESBOROUGH

SITE REF : NW6 SITE NAME: LAND AT BLACKWALL ROAD (POLICY U5)

Site Address:	Other Site Refs:	Current Use:
Blackwall Road North, Willesborough Lees, TN24 0SL	Prev SHLAA Ref: US80 and US106	Agricultural

Site Description and Adjacent Uses:
The site is located on the edge of the built-up area, adoining attractive open countryside to the north.The eastern boundary of the site adjoins the Willesborough Lees and Flowergarden Local Wildlife site.Flat overgrown site, that contains a number of dilapedated sheds as the site was a former piggery. Northern boundary of the site is lined with tall trees. A small lane runs along the southern boundary and residential development is on the western boundary.

Available: ☒	Land Use: Greenfield	Submission Details: Allocation
Site Area (ha): 1.405	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** LWS within 100m		Screening Part 1 Assessment: Move to part 2

Location and Access to Services:

GP Surgery:More than 1.6km New Hayesbank / Willesborough Green, Open Space:More than 1.6km Kennington/ Willesbrough Recreation Ground, Large Village or Town Centre:More than 1.6km Ashford Town Centre, Local Centre/Shop:More than 1.6km Church Road, Willesborough, Play Area:400-800m Toddler Play Area off Abey Way, Primary School:More than 1.6km Willesborough, Public Right of Way:Less than 400m Adjoins public footpath route code 0326/AU60/1, Railway Station:More than 1.6km Ashford International Station

<table>
<tr><td colspan="2">Site Access: ☒ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐ Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary: Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐ Click here to enter text.</td><td>Conservation Area: ☐ Click here to enter text.</td><td>Listed Buildings: Click here to enter text.</td><td>Overall Heritage Summary: Click here to enter text.</td></tr>
<tr><td>Flood Risk: Click here to enter text.</td><td>Drainage: Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space: Click here to enter text.</td></tr>
<tr><td>Woodland: ☐ Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment: Remain in survey for housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Permission granted for 34 dwellings and development underway. 28 remain to be built.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: 28</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WESTWELL

SITE REF : NW7 SITE NAME: LAND AT WILLESBOROUGH LEES (POLICY U14)

Site Address: Hythe Road, Ashford, TN24 0NE	**Other Site Refs**: Planning application 14/00255/AS	**Current Use:** Agricultural

Site Description and Adjacent Uses:
The site directly adjoins the built up urban area of Ashford and links in to attractive open countryside on the eastern edge of the town. At its western edge, the site directly adjoins the Conservation Area at The Street. Hinxhill Lane forms the northern edge that slopes up to the small settlement of Hinxhill and at the southern edge is the A20. The site is characterised by rolling countryside with some substantial areas of woodland.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Click here to enter text.
Site Area (ha): 17.74	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Contains an area of other long established woodland		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.	**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ Site adjoins the Willesborough Lees conservation Area	**Listed Buildings:** site adjoins a number of listed buildings	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: adjoins flood zone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** site contains a numner of TPOs	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:

Allocated site for 200 dwellings and secondary access road to hospital.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 230

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – NORTH WILLESBOROUGH

SITE REF : NW8 SITE NAME: CONNINGBROOK STRATEGIC PARK (POLICY U22)

Site Address: Willesborough Road, Kennington, Kent	**Other Site Refs**: 12/01245/ASPrev SHLAA Ref: US02	**Current Use:** Private lakes and vformer mineral workings

Site Description and Adjacent Uses:
The site is located some 2 km north east of Ashford Town Centreand measures approximately 58ha. To the southwest, the site is bounded by the Willesborough Road (A2070), to the northwest by the Ashford to Canterbury Railway line and to the south and east by the River Stour. The site contains three lakes, all the result of mineral workings. The large "main" lake, is divided into two connected water bodies by a spit of land and is located in the southern portion of the site. To the north east of this is a smaller lake known as the "Conservation Lake" and at the northern end of the site is the smallest of the three lakes.The Julie Rose Athletics Stadium and its associated car park are located on the Willesborough Road frontage. Immediately to the south of the stadium is Conningbrook Manor, a Grade II Listed Building which is currently used as a single dwelling, a further former barn which is also a dwelling, a cottage and other associated out buildings.

Available: ☒	**Land Use:** greenfield	**Submission Details:** Allocation
Site Area (ha): 59.58	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Contains the Great Stour LWS		**Screening Part 1 Assessment: Move to part 2**

Location and Access to Services:
GP Surgery:More than 1.6km Willesborough Health Centre or New Hayesbank Green Open Space:400-800m Kennington Recreation Ground Large Village or Town Centre:More than 1.6km Ashford Town Centre Local Centre/Shop:More than 1.6km Church Road Willesborough Play Area:400-800m Toddler play area off Abbey Way Primary School:More than 1.6km Willesborough Public Right of Way:Less than 400m Adjoins public footpath routecode 0303/AE328/5 Railway Station:More than 1.6km Ashford International Station

Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☒ Archaeology potential on western boundary	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Contains the Conningbrook Manor listed building	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Southern part of the site in Floodzone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for housing	

Suitability & Achievability Assessment:

Extant permission

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 300

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – NORTH WILLESBOROUGH

SITE REF : NW9 SITE NAME: LAND NORTH OF THE WILLIAM HARVEY HOSPITAL

Site Address:	Other Site Refs:	Current Use:
Willesborough Lees	Prev SHLAA ref: US14	Agricultural

Site Description and Adjacent Uses:
A large area of land that lies to the north of the William Harvey hospital site. The site slopes upwards in a nothern direction. The southern area of the site is open agricultural fields. The majority of the northern and western part of the site is woodland (Forstal wood), some of which is TPO'd and all of which is designated wildlife site AS44 (Willesborough Lees and flowergarden wood).

Available: ☐	**Land Use:** Grenfield	**Submission Details:** Previous SHLAA
Site Area (ha): Click here to enter text.	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** An area of this site is also AS44 Local Wildlife 2012 site Willesborough Lees and Flowergarden Wood.		**Screening Part 1 Assessment: Remove at part 1**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Site was not -resubmitted so availability unknown	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW10 SITE NAME: LAND ON BLACKWALL ROAD NORTH

Site Address: Blackwall Road, Willesborough Lees	Other Site Refs: US29	Current Use: Agrigultural
Site Description and Adjacent Uses: Located on the northern side of Blackwall Road North, the site is arable land. It is bounded on the eastern edge by a track leading to an electricity sub station and a derelict former agricultural building.		
Available: ☐	Land Use: Greenfield	Submission Details: Other
Site Area (ha): 3.81	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site Details: Click here to enter text.		Screening Part 1 Assessment: Move to part 2

Location and Access to Services:

GP Surgery:More than 1.6km New Hayesbank or Willesborough Helath Centre Green, Open Space:More than 1.6km Willesborough Recreation Ground, Large Village or Town Centre:More than 1.6km Ashford Town Centre, Local Centre/Shop:More than 1.6km Church Road, Willesborough, Play Area:Less than 400m Toddler play area Abbey Way, Willesborough Lees, Primary School:More than 1.6km, Willesborough Public Right of Way:Less than 400m 100m from public footpath route code 0303/AE331/1, Railway Station:More than 1.6km Ashford International Station.

<table>
<tr><td colspan="2">Site Access: ☒ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
The site opens into open countryside and has low density residential development on the opposing side of the road. housing of differing characters and styles. Development on the site would be visable when viewed from the north, as the site opens into open countryside and the Wye Downs to the north east.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☒
Adjacent to</td><td>Listed Buildings:
Within the site and adjacent to</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
No</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered Part 2</td></tr>
</table>

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW11 SITE NAME: WILLESBOROUGH CRICKET GROUND

Site Address: Willesborough	**Other Site Refs**: Former Shelaa ref: US33	**Current Use:** Sports grounds including cricket pitch

Site Description and Adjacent Uses:
Active cricket ground, pavillion and recreation groundFlat, open area incorporating a pavillion and cricket pitch bounded by a line of trees . A recreation is the the southern part of the site and includes sports pitches and courts, with a tree boundary seperating it from the adjoining cemetery. The site surrounded by residential properties to north, south and west. Open area to east (Cemetery and play area) Residential properties back onto far east.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** 2007 site submission
Site Area (ha): 4.15	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment:** Click here to enter text.

<table>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ Via existing open space</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Development would be visible from surrounding area giving the openness of character. Site has a largely attractive open character, unclear how development would be well related to existing residential properties as it would constitute backland development and not in keeping with the existing ribbon style of development.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Part of site is arc potential</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site unavailable - not submitted. This site is a well used sports pitch . The access would also be difficult to achieve, unless access from Willesborough Recreation Ground,</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

development in this area would be against policy. Not suitable for development	**0-5 Year**	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW12 SITE NAME: LAND TO THE REAR OF 16-63 ROMNEY ROAD

Site Address: Willesborough	**Other Site Refs**: Prev SHLAA Ref: US87	**Current Use:** Garden
Site Description and Adjacent Uses: Back gardens and an overgrown narrow area adjacent to the railway lineThis strip of land runs alongside the railway line to the west and also incorporates some back gardens of properties in Romney Road. The Site currently contains a number of trees and on its eastern boundary is a residential area.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Previous SHLAA
Site Area (ha): 0.654	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment:** Click here to enter text.

Location and Access to Services:

GP Surgery:Less than 400m Willesborough Health Centre, Green Open Space:Less than 400m Willesborough Recreation Ground, Large Village or Town Centre:More than 1.6km Ashford International Station, Local Centre/Shop:Less than 400m Hunter Road, Play Area:Less than 400m Willesborough Recreation Ground, Primary School:400-800m Willesborough, Public Right of Way:Less than 400m Public Footpath route code 0326/AU33/1, Railway Station:More than 1.6km Ashford International Station

Site Access: ☐ No on site access		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered part 2	

Suitability & Achievability Assessment:

This site is not suitable due to its location of back gardens, there is multiple ownership and poor access.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW13 SITE NAME: LAND EAST OF BLACKWALL RD SOUTH

Site Address: Sandy Lane, Blackwall Rd South, Willesborough Lees	**Other Site Refs**: Prev SHLAA ref: US57	**Current Use:** Agricultural

Site Description and Adjacent Uses:
The site consists of agricultural fields that are maintained, with a small area of buildings used for agricultural purposes. Flat lying site in a countryside setting. There are 2 fields, both of which look maintained and seperated by a track. In the centre of the site on the northern boundary is a hardstanding area and some small buildings. They currently look like they are being used for animals. The whole site is bounded by a strong line of mature trees. On the southern boundary the site adjoins woodland, which is a Local Wildlife site.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** Previous SHLAA
Site Area (ha): 1.21	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is a Local Wildlife Site.		**Screening Part 1 Assessment: Filtered part 1**

Location and Access to Services:
GP Surgery:More than 1.6km New Hayesbank, Green Open Space:More than 1.6km Willesborough / Kennington Recreation Ground, Large Village or Town Centre:More than 1.6km Ashford Town Centre, Local Centre/Shop:800m-1.6km Church Road, Willesborough, Play Area:Less than 400m Toddlers Play Area off Abbey Way, Primary School:More than 1.6km Willesborough, Public Right of Way:Less than 400m 40m from public footpath 0326/AU60/1, Railway Station:More than 1.6km Ashford International Station

Site Access: ☒ access is currently a rural lane/track and would need updating to a road	**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** ***The site does not adjoin any residential development at present so development here would be out of keeping with the current built character. Development on this site would be visually intrusive, particularly from views from the north and east.***	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Site is a Local Wildlife Site.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW14 SITE NAME: WILLIAM HARVEY HOSPITAL

Site Address: Kennington Road, Willesborough, Kent	**Other Site Refs**: Policy ref S34	**Current Use:** Hospital

Site Description and Adjacent Uses:
The application site consists of 0.76 hectares of land, within an area thatcurrently forms part of approximately 9 hectares of undeveloped grade 2 agricultural land, located to the west and north-west of the existing built area forming the William Harvey Hospital.The northern boundary of the site lies adjacent to dense woodland forming part of the Willesborough Lees and Flower Garden Wood with a Site of Nature Conservation Interest (SNCI) designation. To the south and south west is an area of undeveloped land. Further south west is the main visitor's car parking area serving the hospital. Some distance to the north east is a small area of agricultural land and a staff car park.Access to the William Harvey site is provided from a roundabout at thejunction with the A2070 Kennington Road, located approximately 400 metres north of Junction 10 of the M20. There is an emergency access from the site to the Hinxhill Road.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Click here to enter text.
Site Area (ha): 0.76	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Other
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** LWS within 100m of boundary		**Screening Part 1 Assessment: Remains in survey for other use.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: PP granted for 68 unit care home. Site now complete.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text. **Deliverability & Developability Timeframe:**	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW15 SITE NAME: GIVAUDEN

Site Address: Kennington Road, Willesborough	**Other Site Refs**: 12/00566	**Current Use:** Business
Site Description and Adjacent Uses: The application site is an existing and established business premises with numerous buildings within the site and mainly covered in hard standing. The site is located within floodzones 2 and 3.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** Planning permission
Site Area (ha): 13	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** LWS within 100m		**Screening Part 1 Assessment: Remain in survey for employment**

Location and Access to Services:

GP Surgery:More than 1.6km New Hayesbank, Green Open Space:800m-1.6km Kennington Recreation Ground, Large Village or Town Centre:More than 1.6km Ashford Town Centre, Local Centre/Shop:400-800m Little Burton Farm, Play Area:800m-1.6km Kennington Recreation Ground, Primary School:More than 1.6km Willesborough, Public Right of Way:Less than 400m Public Footpath route code 0326/AU35/1, Railway Station:More than 1.6km Ashford International Station

Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: In flood zone 2 and 3	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

The site is an exisitng employment site, with an extant permission.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW16 SITE NAME: WILLESBOROUGH INDUSTRIAL PARK

<table>
<tr><td colspan="2">Site Address:
Willesborough</td><td>Other Site Refs:
Click here to enter text.</td><td colspan="2">Current Use:
B class uses</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
Willesborough Industrial Estate (1.55 ha) is a small industrial estate within aresidential suburb of Ashford. It has a mix of older buildings sub-divided into office units, and 16 small industrial units to the rear known as Willesborough Industrial Park.The site is not identified in the Local Plan or Core Strategy. It lies within 1 km of the M20 Junction 10, with direct access from Kennington Road. The latter is partly residential in character, and the junction from the site is constrained. The industrial units generally appear occupied, although some of the office units are currently to let.</td></tr>
<tr><td colspan="2">Available: ☐</td><td>Land Use:
Brownfield</td><td colspan="2">Submission Details:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Area (ha):
1.55</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Employment</td></tr>
<tr><td colspan="3">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: LWS within 500m of boundary</td><td colspan="2">Screening Part 1 Assessment: Remain in survey for employment</td></tr>
<tr><td colspan="5">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="3">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="3">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td colspan="2">Overall Heritage Summary:
Click here to enter text.</td></tr>
</table>

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Existing employment site with potential for expansion - requires assessment	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW17 SITE NAME: LAND ADJACENT TO PROPOSED JUNCTION 10A

Site Address: North of Sevington, Willesborough	**Other Site Refs**: Click here to enter text.	**Current Use:** Agricultural land
Site Description and Adjacent Uses: The site is on low lying land that adjoins the M20 junction 10 and is bounded in the southern direction by the U19 Sevington allocation. The land slopes up towards the east.		

Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** Previous SHLAA
Site Area (ha): 11.42	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment: Filtered part 1</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site unavailable - not resubmitted. Site is not suitable for development. Once Junction 10a proposals have been confirmed, this site would benefit from further assessment.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

SITE REF : NW18 SITE NAME: LAND ADJACENT TO 13 FOUNTAINS

Site Address: Willesborough Lees	**Other Site Refs**: Prev SHLAA Ref: US73	**Current Use:** Open space and playground serving resi properties

Site Description and Adjacent Uses:
Open space and playground serving residential properties - privately owned.Flat area enclosed by road, M20 to the south and west and residential properties on all other sides. Site includes a play area, pond, cycle path, footpaths and open space used for recreation.

Available: ☐	**Land Use:** Click here to enter text.	**Submission Details:** Click here to enter text.
Site Area (ha): 1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered at Part 1**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Not available therefore not suitable or achievable.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – WILLESBOROUGH

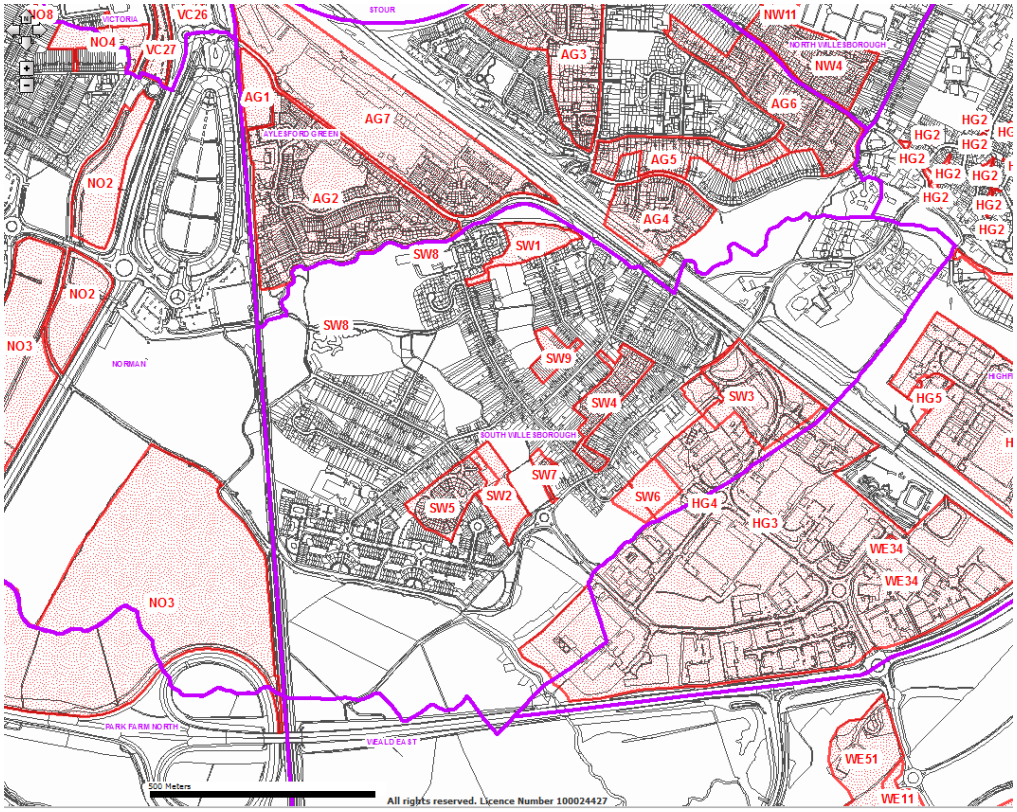
SITE REF : NW19 SITE NAME: LAND TO REAR OF SUMMER HILL HOUSE

Site Address: Hythe Road	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential curtilage
Site Description and Adjacent Uses: Site is situated to the rear of Summerhill House adjacent to Tescos Supermarket.		

Available: ☒	**Land Use:** Greenfield	**Submission Details:** Planning Permission	
Site Area (ha): 0.336	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: GP Surgery:More than 1.6km, Green Open Space:More than 1.6km, Large Village or Town Centre:More than 1.6km, Local Centre/Shop:Less than 400m, Play Area:More than 1.6km, Primary School:More than 1.6km, Public Right of Way: , Railway Station:More than 1.6km,			
Site Access: ☒ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** sUMMERHILL hOUSE	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Adjacent to site	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Extant permission		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** 12	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☒	☐	☐	☐

SOUTH WILLESBOROUGH



SITE ASSESSMENTS BY PARISH/AREA – SOUTH WILLESBOROUGH

SITE REF : SW1 SITE NAME: GAS HOUSE FIELD

Site Address:	**Other Site Refs**:	**Current Use:**
Land Adjoining Newtown Road, Newtown, Ashford, TN24 0PQ	Click here to enter text.	None

Site Description and Adjacent Uses:

No existing structures on site. Mix of flats on western boundary with community centre behind, railway land Newtowns works to north which is under construction, 2 storey domestic housing in to south and Albion PH. The railway line and Newtown road are to the north and east, with cycle paths and footpaths through the site.

Available: ☒	**Land Use:** Greenfield	**Submission Details:** 2013 Informal Sites Submission & ABC Owned	
Site Area (ha): 1.12	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** National Nature reserve 100m s		**Screening Part 1 Assessment: Move to part 2**	
Location and Access to Services: GP Surgery:Less than 400m Sydenham House Medical Centre, Green Open Space:Less than 400m 50m to W, Large Village or Town Centre:Less than 400m Newtown, Local Centre/Shop:Less than 400m Newtown, Play Area:Less than 400m Newtown, Primary School:400-800m Victoria Road Primary, Public Right of Way:Less than 400m, Railway Station:400-800m Ashford Int'l			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ AAI on northern boundary	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Newtown Works buildings and Albion Inn PH	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Flood zone all around site boundary	**Drainage:** Click here to enter text.	**Green Corridor:** ☒	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Filtered at part 2	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
This site is not suitable for development due to being completely within the Green Corridor . A full assessment is needed to determine impact on designation. Full assessment shows site as unsuitable for development	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SOUTH WILLESBOROUGH

SITE REF : SW2 SITE NAME: OPEN LAND TO EAST OF BUSHY ROYDS AND NORTH OF FAIRVIEW DRIVE

Site Address: Willesborough, Ashford	Other Site Refs: Click here to enter text.	Current Use: Vacant
Site Description and Adjacent Uses: Land between Fairview Drive and Earlsworth Road, behind Bushy Royds, Willesborough. Adjacent land to the east is open space under licence from ABC, beyond that Cudworth Road with a mix of residential property, 2 storey and a Methodist Church. Adjacent land to the west the older Bushy Royds Council development of flats and houses, with the more recent residential development populated with 3 storey townhouses and flats.		
Available: ☒	**Land Use:** Open	**Submission Details:** 2013 Informal Site Submission & ABC owned
Site Area (ha): 1.3	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment: Move to part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
GP Surgery:400-800m, Green Open Space:Less than 400m, Large Village or Town Centre:Less than 400m, Local Centre/Shop:400-800m, Play Area:Less than 400m, Primary School:400-800m, Public Right of Way:More than 1.6km, Railway Station:More than 1.6km</td></tr>
<tr><td colspan="2">Site Access: ☒ Access from Bushy Royds</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Within flood zone 2</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Filtered part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is within the urban area of south willesborough and has access through an existing residential street. It is within flood zone 2 and this constraint needs further</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

assessment, but the site has no other constraints to developm	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SOUTH WILLESBOROUGH

SITE REF : SW3 SITE NAME: LAND AT ORBITAL PARK (PART OF THE SITE FALLS WITHIN POLICY U16 BOUNDARY)

Site Address: Ashford	**Other Site Refs**: Prev SHLAA ref: US08	**Current Use:** Open Space and industrial estate
Site Description and Adjacent Uses: Land at Orbital Park, largely comprising open space within part of the car park to the south west of Paper Lane falling within the site. Most of the site is now developed with a Peugeot garage in the south eastern land parcel, although a small corner in the south west of the site remains as green space. Areas of council housing estate development lie to west of the site. Other industrial/commercial units at Orbital Park are located to the east and south, with the railway bounding the site to the north separating it from Ashford Business Park. Mixed - small mount of open field - mostly developed employment sites. The eastern edge of the site (along A2070) is currently open field with a large bank up to the road. Many trees and hedges are on this site. The northern edge of the site that joins the railway line is still mainly trees and scrubland but there is a scheduled ancient monument her also. The rest of the site has been developed. It consists of a number of car showrooms/retail.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** ABC Owned and Allocation
Site Area (ha): 3.92	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: Click here to enter text.</td><td colspan="2">Screening Part 1 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☒ Good access from exisitng road network and via a footpath heading west to Boys Hall then north across the railway to Ashford Business Park and residential development in this area.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
The south western section of the site is contaminated land.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey for employment</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Part of this area is allocated under policy U16 (Orbital Park) and has potential for employment uses</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SOUTH WILLESBOROUGH

SITE REF : SW4 SITE NAME: HOUSING AT BATH ROAD / CANTERBURY ROAD

Site Address: Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: The site covers an area of council housing estate development to the north west of Orbital Park. The dwellings are arranged predominantly in terraces, with front and rear gardens. There are a number of garage courts within the site. The site is surrounded by residential development in all directions, with Orbital Park further to the south and east of the site.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC owned
Site Area (ha): 1.67	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered part 1**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ The site is well served by Bath road and Canterbury Road, with minor roads providing access to the garage courts between the terraces.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Not Available or Achieveable. The site is not suitable for further development.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SOUTH WILLESBOROUGH

SITE REF : SW5 SITE NAME: HOUSING AT BUSHY ROYDS

Site Address: Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** residential

Site Description and Adjacent Uses:
The site covers an area of housing around Bushy Royds with a car park in the north eastern corner adjacent to open land beyond. The houses are arranged in long terraces curled around parking areas with an open space in the south west corner. The site is bordered directly by residential development in all directions with the exception of an area of open land to the east, beyond which lies further residential development.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC owned
Site Area (ha): 1.84	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered at part 1**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Access is afforded via Bushy Royds.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:	Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.
Not Available or Achieveable. The site is not suitable for further development.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SOUTH WILLESBOROUGH

SITE REF : SW6 SITE NAME: LAND REAR OF SURTEES CLOSE

Site Address: Canterbury Road, Willesborough	Other Site Refs: Prev SHLAA ref: US60	Current Use: Part Ind., part greenfield
Site Description and Adjacent Uses: This site lies between the residential area of south willesborough, to the east of Surtees close, and Orbital Park business area. The access road in Surtees allows access to the site, which is currently overgrown vacant land used for informal recreation.		
Available: ☐	Land Use: Mixed	Submission Details: Part allocation & Previous SHLAA
Site Area (ha): 0.352	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site Details: Click here to enter text.		Screening Part 1 Assessment: Filtered at part 1

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment:

Not Available or Achieveable. The site is not suitable for further development.

Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SOUTH WILLESBOROUGH

SITE REF : SW7 SITE NAME: LAND REAR OF 24-32 CUDWORTH ROAD

Site Address: Cudworth Road, South Willesborough	**Other Site Refs**: 13/00432	**Current Use:** Field
Site Description and Adjacent Uses: This site is a field within a small area of open space that is surrounded by resdential areas. There is housing adjoining the site on its noth east and eastern edges. There is a small roundabout to the south of the site, and beyond that is the Orbital Park area.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Planning Permission Granted
Site Area (ha): 0.4	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Already developed**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text. / **Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐ / **Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SOUTH WILLSBOROUGH

SITE REF : SW8 SITE NAME: WATERSIDE, TURNER CLOSE

Site Address: Willesborough	**Other Site Refs**: 12/01375	**Current Use:** Sports field
Site Description and Adjacent Uses: The application site is located to the rear of the SWAN Centre within the builtconfines of Ashford town. The local landscape is a designated green corridorand sits within the South Willesborough Dykes SNCI. In addition the site lieswithin flood zone 2 and 3.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Planning Permission granted - Container
Site Area (ha): 0.004	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** LWS		**Screening Part 1 Assessment:** **Remain in survey for employment**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in survey for employment	

Suitability & Achievability Assessment:

Permission granted: Installation of 2no. new 15' shipping storage containers on concrete base, with associated metal palisade fencing and gate, and replacement of existing 40' shipping storage container with new.

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SOUTH WILLESBOROUGH

SITE REF : SW9 SITE NAME: LAND REAR OF 16 -36 CURTIS ROAD

Site Address: South Willesborough	**Other Site Refs**: Click here to enter text.	**Current Use:** Dwelling and field

Site Description and Adjacent Uses:
An access track leads from Curtis Road along the rear of the properties fronting Gladstone Road. The track branches off at right angles and heads north alongside pony paddocks, not within the site, and vacant overgrown land to the rear of properties in Curtis Road adjoin the track and have well maintained garages and parking areas served by the access track. The rearmost section of the gardens of 133 – 117 is an area that is not contained within individual garden boundaries and forms a semi open semi overgrown area used for parking and storage of waste materials etc.

Available: ☐	**Land Use:** Greenfield	**Submission Details:** Refused Permission
Site Area (ha): 0.5	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Click here to enter text.		**Screening Part 1 Assessment: Filtered at part 1**

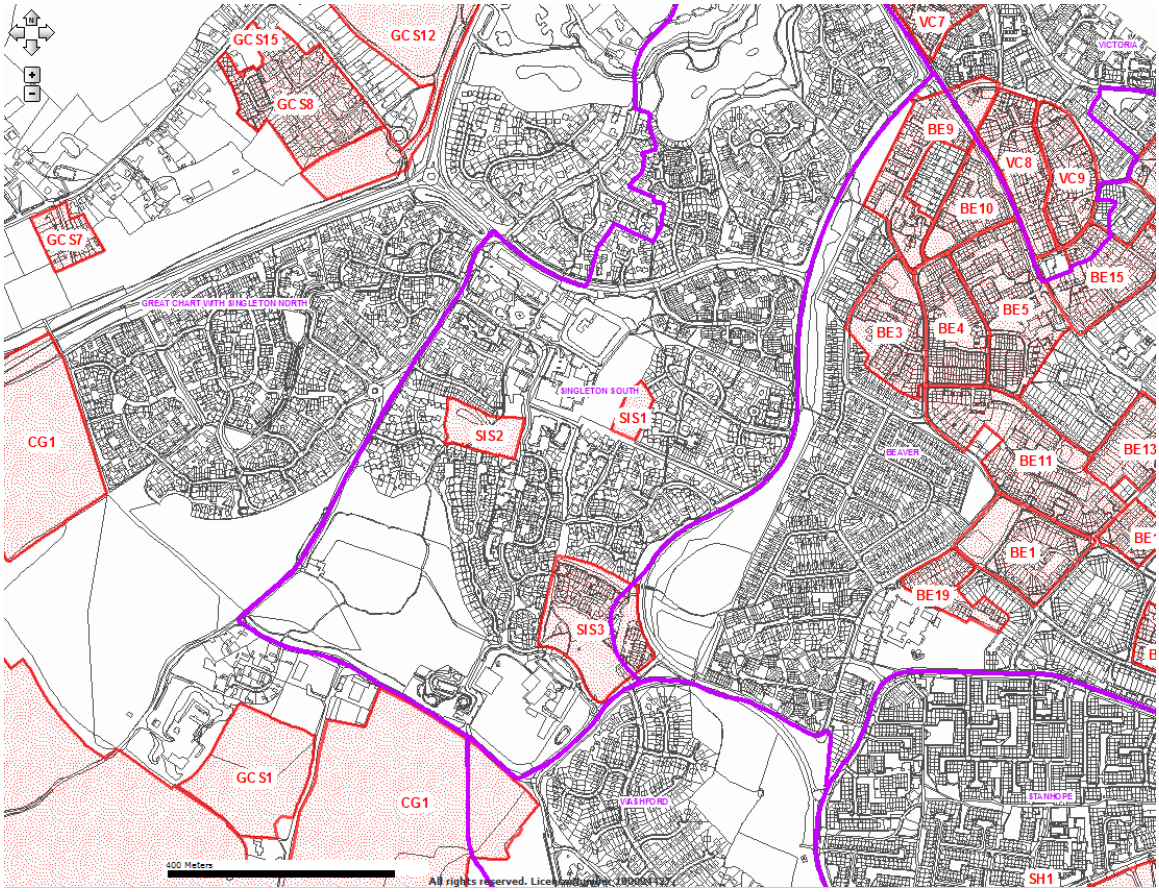
Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.

<table>
<tr><td>Flood Risk:
Flood zone 3a</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

This site is within the floodzone 3 and has been refused previously and opposed by the EA. It is not suitable due to this constraint.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SINGLETON SOUTH



SITE ASSESSMENTS BY PARISH/AREA – SINGLETON SOUTH

SITE REF : SIS1 SITE NAME: BISHOPS GREEN, BUTT FIELD ROAD (POLICY U11)

Site Address: Land south west of 11, Butt Field Road, Singleton, Kent	**Other Site Refs**: US121	**Current Use:** Green space
Site Description and Adjacent Uses: Site is vacant unused scrubland, currently fenced and unaccessible. Plays no active role at present.		
Available: ☒	**Land Use:** Greenfield	**Submission Details:** Allocation & PP
Site Area (ha): 0.43	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO to the west/SW of the site.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located in Singleton, an urban part of Ashford, and therefore possesses adequate access to services such as local shops, a play area, Primary School and PROW.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site can be accessed via Butt Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is a Public Open Space less than 300m away</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a TPO less than 100m west</td><td colspan="2">Screening Part 2 Assessment:
Site is suitable, achievable and therefore deliverable.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site is allocated and has permission</td><td colspan="2">Developable Area (ha): 0.43
Density Calculation (dph): 35
Expected Yield: 14</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – SINGLETON SOUTH

SITE REF : SIS2 SITE NAME: LAND BETWEEN STROUTS ROAD AND HOXTON CLOSE

Site Address: Singleton	**Other Site Refs**: US71	**Current Use:** Open space
Site Description and Adjacent Uses: It is open informal green space between housing developments. This site slopes downwards towards the north east. Western part of the site is a green plateau offering long views over the town. A footpath runs along the site between higher and lower parts. Mature trees on the southern boundary.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** Other
Site Area (ha): 0.92	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO just to the east of the site		**Screening Part 1 Assessment: This site is public open space within a new development and is well used for play, dog walking and is an important connection between Singleton Hill and the local centre at Singleton. The site is managed by the Parish Council and loss of this open space would be contrary to policy and green spaces SPD. The site is not available and not deliverable.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – SINGLETON SOUTH

SITE REF : SIS3 SITE NAME: LAND WEST OF KNOLL LANE

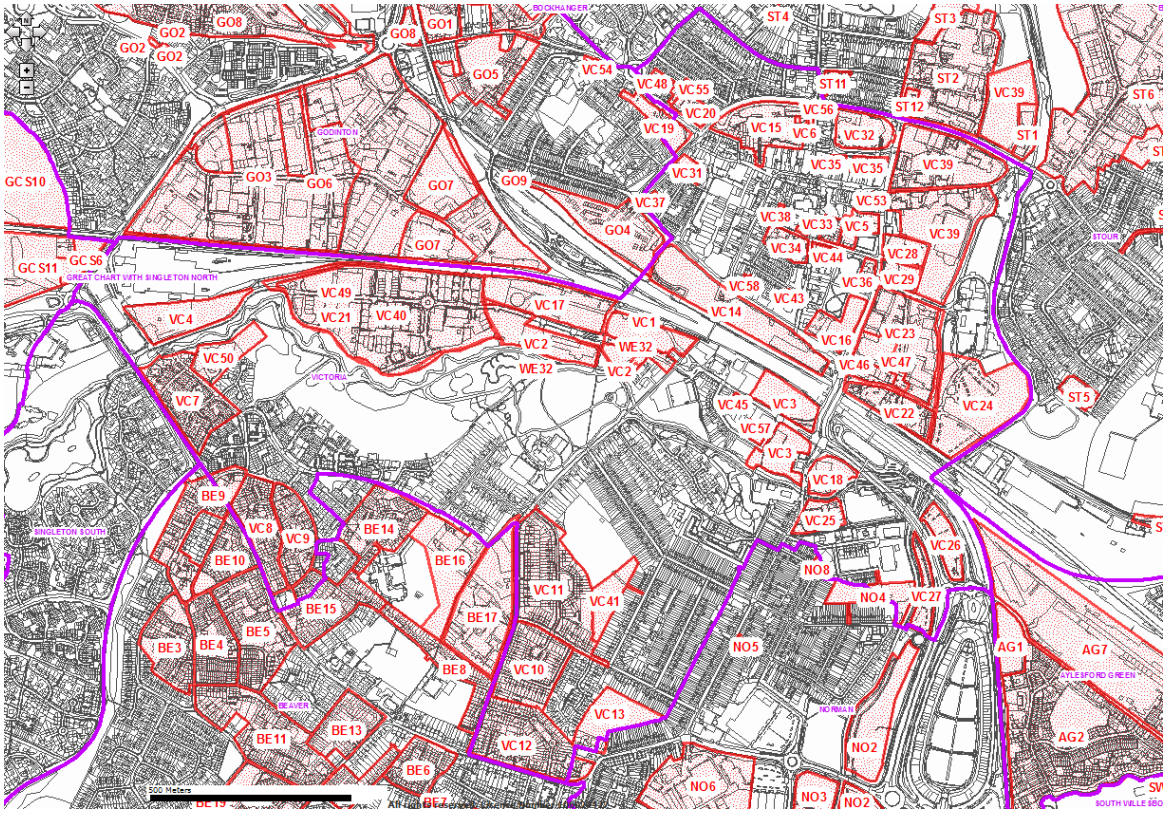
Site Address: Knoll Lane, Ashford	**Other Site Refs**: 08/01503 & 12/00049	**Current Use:** Grassed area of informal open space

<table>
<tr><td colspan="4">Site Description and Adjacent Uses:
The application site as a whole has an area of 3.2 hectares and slopes gentlyfrom south to north. The site is currently under grass which is on occasiongrazed and used for informal recreation. It has also been used in associationwith the construction of the adjoining development.</td></tr>
<tr><td>Available: ☐</td><td>Land Use:
Greenfield</td><td colspan="2">Submission Details:
Planning Permission</td></tr>
<tr><td>Site Area (ha):
3.2</td><td>Neighbourhood Plan Designation:
☐</td><td colspan="2">Proposed Site use: Housing</td></tr>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a TPO adjacent to the site.</td><td colspan="2">Screening Part 1 Assessment:
Development complete</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
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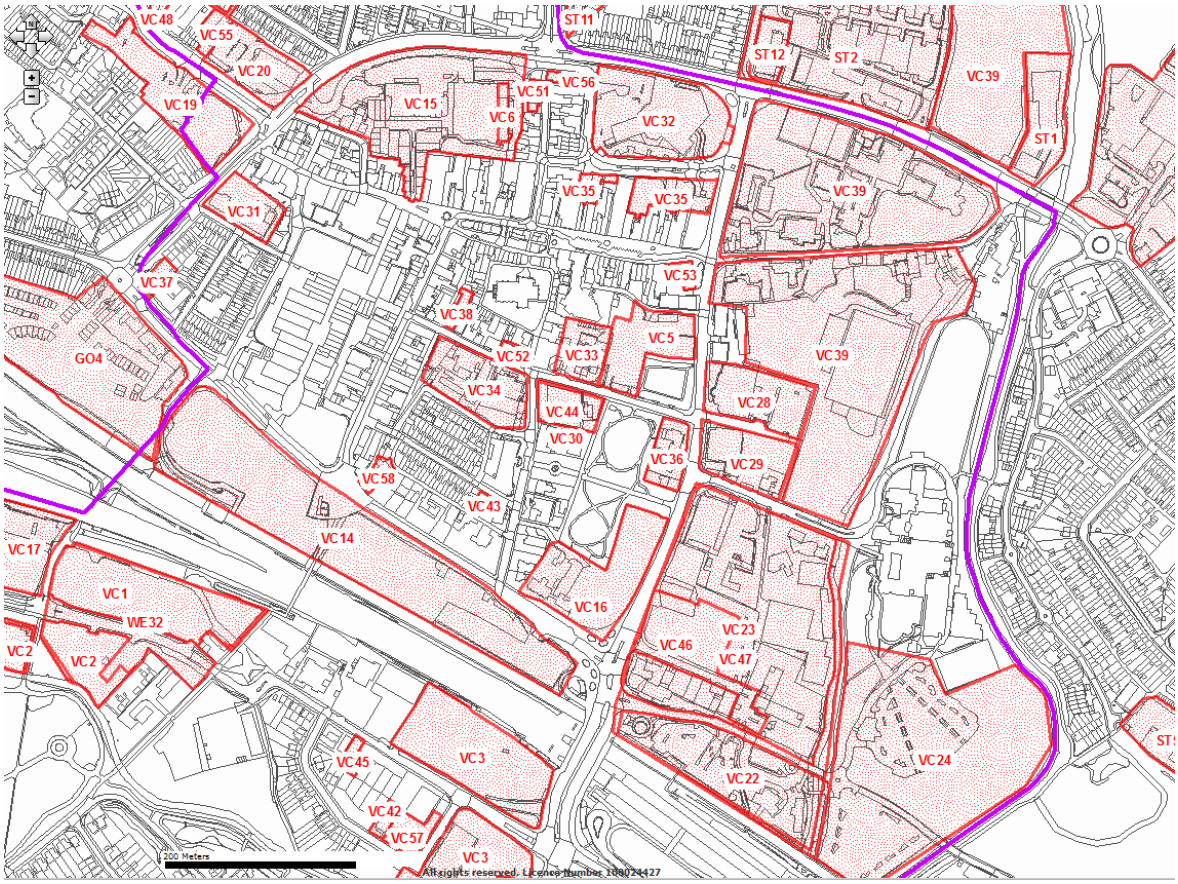
<table>
<tr><td rowspan="4">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="4">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="4">Deliverability & Developability Timeframe:</td></tr>
<tr><td>0-5 Year</td><td>6-10 Year</td><td>11-15 Year</td><td>16+ Year</td></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

VICTORIA



VICTORIA – THE TOWN CENTRE INSET



SITE ASSESSMENTS BY PARISH/AREA – GODINTON

SITE REF : GO4 SITE NAME: FORMER GODINTON WAY INDUSTRIAL ESTATE

Site Address: Godinton Way, South Ashford	**Other Site Refs**: US40 14/01305/AS	**Current Use:** Commercial land and buildings

Site Description and Adjacent Uses:
The site is located on the western edge of the town centre. The site narrows to a point to the west, and slopes down to the south, away from Elwick Road. It is bounded to the north and west by terraced residential properties that front onto Godinton Road and the railway line to the south. The north eastern (front) boundary faces onto the shared space on Godinton Road, and is occupied by open land on the eastern corner, Godinton House (which is a split level building - being 3 storeys at the front and 4 storeys at the back, due to the slope of the site) comprising retail and leisure uses. To the west of this, a car rental business comprising forecourt and small single storey building, and a pair of semi-detached two storey residential properties. The majority of the site, to the rear of these frontage buildings, is occupied by commercial land and buildings on an industrial estate, which are vacant.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Allocation & PP
Site Area (ha): 2.75	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are TPOs, an LWS and a NNR all within 300m of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in urban Ashford and therefore possesses good access to a variety of services including a GP surgery, local shops and a primary school.

Site Access: ☒ The site is accessible via Godinton Way.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

<table>
<tr><td>Archaeology/ Scheduled Monument: ☐
There is an archaeological site within close proximity.</td><td>Conservation Area: ☐
There is a CA in close proximity.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS within 200m north of the site.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a number of TPOs in close proximity.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Extant Permission for 83, 31 already completed.</td><td colspan="2">Developable Area (ha): 2.75
Density Calculation (dph): 35
Expected Yield: 52</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>☐</td></tr>
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SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC1 SITE NAME: FORMER POWERGEN SITE - NORTH (POLICY TC12)

Site Address:	Other Site Refs:	Current Use:
Victoria Way, Ashford, TN23 1HS	05/01716	Vacant brownfield site

Site Description and Adjacent Uses:
Brownfield, derelict land with areas of hard standing and scrub. Railway line to north with town centre beyond, gas holder to west, Victoria Road primary school to east, Victoria Way to south with vacant land beyond. Site is flat and is located on the southern periphery of the Town Centre. The site now fronts a new link road called Victoria Way, which is an attractive tree-lined avenue extending from the existing Victoria Road opposite the International train station, continuing across Brownfield industrial land to Leacon Road to join with the A28 near the Matalan roundabout. The new road also includes a new public square 'John Wallis Square' adjacent to Victoria Road primary school, with seating and public art landscaping.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2014 & Allocation & Employment Land Review
Site Area (ha): 1.23	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing/Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs that lie adjacent to the east of the site. There is also a LWS in close proximity to the south.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is within the town centre and therefore possesses a very good access to a variety of services.

Site Access: ☒ The site is accessible via Victoria Way		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ There is a CA in close proximity.	**Listed Buildings:** There is a LB in close proximity to the south of the site.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: The site is within floodzones 2 and 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS in close proximity to the south of the site.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are some TPOs lying adjacent to the east of the site.	**Screening Part 2 Assessment:** Remain in Survey - housing	

Suitability & Achievability Assessment:

This site forms part of a former outline planning permission for 1002 residential units, alongside VC2 (TC12). The TCAAP promotes 500 space multi-storey car park on this site, with residential and retail under Policy TC12 – Former Powergen Site North. The site is now being promoted for 150 residential units, retail, commercial and assembly and leisure uses. However, the development would have to be of significant height to acheive the numbers being proposed, although previous consent was as such. 90dph equates to 108 residential units. This could form part of mixed use scheme with commercial on the ground floor, however there is a need to consider potential floorspace capacity for commercial uses. The site is highly suitable for mixed use development, although need to consider further the viability and deliverability of such proposals.

Developable Area (ha): 1.23
Density Calculation (dph): 90
Expected Yield: 150

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC2 SITE NAME: VICTORIA WAY SOUTH (POLICY TC13) (POWERGEN)

Site Address: Victoria Way, Ashford TN23 1HS	**Other Site Refs**: 05/01716	**Current Use:** Vacant brownfield

Site Description and Adjacent Uses:
Brownfield, derelict land with derelict industrial shed and scrub. Site now fronts Victoria Way to northern boundary with vacant derelict land beyond to West. Gas works sites to north on other side of Victoria Way. Great Stour river to the southern boundary and Victoria Park beyond. Site split in half by footpath entrance to Victoria Park from Victoria Way.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2014 & Allocation & Employment Land Review
Site Area (ha): 3.26	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a small cluster of TPOs adjacent to the east of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is just on the outskirts of the town centre and therefore possesses very good access to a variety of services.

Site Access: ☒ The site is accessible via Victoria Way.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ There is a CA in close proximity to the NE.	**Listed Buildings:** There is a LB in close proximity to the south.	**Overall Heritage Summary:** Click here to enter text.

Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** The site adjoins a POS to the south.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a small cluster of TPOs adjacent to the east of the site.	**Screening Part 2 Assessment:** Remain in Survey - housing	

Suitability & Achievability Assessment:

Site is allocated in TC Area Action Plan for residential and complementary small scale office or retail. Site has had planning permission for significant residential development which has never come forward. Site has the potential to provide a highly attractive residential development which fronts onto the river corridor and overlooking Victoria Park. It is being promoted for 620 residential units, with retail and leisure development, which would be a high density development at around 200dph. There is a question over the deliverability and viability of such a scheme, which is similar to the planning permission. A mixed scheme of high quality houses and flats is more likely to acheive in the region of 300 units, which the capacity has been based upon.

Developable Area (ha): 3.26

Density Calculation (dph): 90

Expected Yield: 510

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC3 SITE NAME: LAND AT VICTORIA WAY EAST (PART OF POLICY TC11)

Site Address: Victoria Road, Ashford TN27 7HE	**Other Site Refs**: Click here to enter text.	**Current Use:** Largely vacant / cleared site
Site Description and Adjacent Uses: Land north and south of Victoria Road which form part of the wider Ashford Town Centre AAP Allocation - Policy TC11. To the West lies George Street & Victoria Crescent comprising a mix of industrial units and period residential properties. To the North is the Ashford International Railway Line. Site is a largely underdeveloped area of the Town Centre, situated to the south. Large areas north of Victoria Road are vacant. The commercial buildings present to the south are of small scale and low quality. Site as a whole slopes gently towards the river to the south.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2014 & Allocation & Employment Land Review
Site Area (ha): 2.401	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are a number of TPOs within both parcels of the site. There is also a LWS and NNR practically adjoining the southern boundary of the southern parcel.		**Screening Part 1 Assessment: Move to Part 2**
Location and Access to Services: As the site is in a good town centre location, it possesses very good access to a number of services.		
Site Access: ☒ The site is accessible via Victoria Way.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

<table>
<tr><td>Archaeology/ Scheduled Monument: ☐
There is an archaeological site within 50m east.</td><td>Conservation Area: ☐
There is a CA in close proximity.</td><td>Listed Buildings:
There is a LB in close proximity to the NE.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☒</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a number of TPOs within both parcels of the site.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Site has been allocated for development in the TCAAP under Policy TC11 – Victoria Way East.</td><td colspan="2">Developable Area (ha): 2.401
Density Calculation (dph): 90
Expected Yield: 215</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☒</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC4 SITE NAME: (POLICY U7) LEACON ROAD, ASHFORD

Site Address:	**Other Site Refs**:	**Current Use:**
Land adjacent to Leacon Rd and Beaver Ln, Ashford TN23 4YW	US42	Former industrial site

Site Description and Adjacent Uses: Former industrial site allocated for residential development in the Urban Sites and Infrastructure DPD. Adjacent land uses - rail workings, car parking, retail outlet, parkland and highway.			
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2014 & Allocation	
Site Area (ha): 2.014	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS adjacent to the entire south of the site. There is also another LWS and a number of scattered TPOs in close proximity to the north of the site.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is located within the Ashford urban area and possesses a relatively good access to a variety of services such as a GP surgery and local shops.			
Site Access: ☒ The site is accessible via Leacon Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The site is completely within a floodzone 2, and partly within a floodzone 3.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are a number of scattered TPOs in close proximity to the north of the site.	**Screening Part 2 Assessment:** Remain in Survey - housing
Suitability & Achievability Assessment: Allocation not yet built. Flood zone is an issue. Allocated for 100 dwellings U7. Re-assess.	**Developable Area (ha):** 2.014 **Density Calculation (dph):** 45 **Expected Yield:** 100 **Deliverability & Developability Timeframe:**	

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC5 SITE NAME: VICARAGE LANE CAR PARK (POLICY TC5)

Site Address: Vicarage Lane, Ashford	**Other Site Refs**: TC32 & 18	**Current Use:** Car park
Site Description and Adjacent Uses: Town Centre principal surface car park, which has approximately 190 car parking spaces. The bingo hall is located to the north west of the site, with access from the High Street. Relatively flat area of land, sloping towards Station Road.		
Available: ☒	**Land Use:** Brownfield	**Submission Details:** Site Submission 2013, ABC Owned, Allocation
Site Area (ha): 0.577	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There are a pair of TPOs adjoining the western border of the site, as well as a number of additional TPOs in close proximity.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is in the town centre and therefore possesses a very good access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Vicarage Lane.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
The site is within an archaeological area.</td><td>Conservation Area: ☒
The site is within the CA.</td><td>Listed Buildings:
The site is adjoined by a LB to the south, whilst there are a number of LBs to the north and west in close proximity.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS in close proximity.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There are a pair of TPOs adjoining the west of the site, as well as a number of additional TPOs in close proximity.</td><td colspan="2">Screening Part 2 Assessment:
Remain in Survey - housing</td></tr>
</table>

Suitability & Achievability Assessment:	Developable Area (ha): 0.577 Density Calculation (dph): 90 Expected Yield: 50
Suitable for development and has been allocated for such purposes in the TCAAP under Policy TC5. However, there are no immediate plans for redevelopment.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC6 SITE NAME: PARK STREET MULTI-STOREY CAR PARK

Site Address:	Other Site Refs:	Current Use:
Ashford	Click here to enter text.	Multi-storey car park

Site Description and Adjacent Uses:
The site comprises part of a multi-storey car park. It comprises a number of 'lock-up' units accessed via roller shutter doors with plant rooms above. The site is bounded to the west by multi-storey car parking, to the north by the A292 and to the south by the main High street and core retail area.

Available: ☐	Land Use: Brownfield	Submission Details: ABC Owned
Site Area (ha): 0.069	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no major ecological designations in close proximity to the site.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

The site is located within the town centre and therefore possesses very good access to a variety of services.

Site Access: ☒ The site is accessible via Park Street.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ The site is adjacent to an archaeological area to the south.	**Conservation Area:** ☒ The site is adjacent to a CA.	**Listed Buildings:** There are a number of LBs adjacent to the east of the site.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Remain in Survey - housing	

Suitability & Achievability Assessment:

As an existing allocation in TCAAP - this requires new detailed assessment

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: 28

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC7 SITE NAME: HOUSING AT RIVERVIEW AND STOUR CLOSE

Site Address: Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential area
Site Description and Adjacent Uses: This housing estate is located adjacent to Brookfield Road to the east side and comprises a number of terraced properties and three- storey blocks of flats to the north of the site. There are several garage courts and parking areas throughout the site to serve the relatively high density housing estate. to the north of the site is a tree lined footpath which runs alongside the Greatstour river, beyond which lie several railway freight units. to the west of the site lies similair residential development which continues to the south surrounding Brookfield Road. Wyvern School is located north east of the site, beyond which lies Watercress Field.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 2.9	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a NNR and LWS adjoining the site to the north.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC8 SITE NAME: HOUSING BETWEEN BROOKFIELD ROAD AND BOXLEY

Site Address: Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and amenity space

Site Description and Adjacent Uses:
This site covers an area of council housing which is bound by Brookfield Road to the west and Boxley to the east and comprises a mix of terraced and semi-detached properties. There is a parking court situated to the south of the site and two garage courts; one to the north and the other half way along the eastern edge and several small areas of green amenity space. The site is entirely surrounded by residential development. The Crusader public house is situated directly south of the site. Further to the south east of the site lies an area of recreational space and further north east lies Watercress field.

Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 2.1	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a LWS and NNR within 400m to the west.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC9 SITE NAME: HOUSING BETWEEN BOXLEY AND ARLINGTON

Site Address: Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential
Site Description and Adjacent Uses: This site is bounded by Boxley to the west and Arlington to the east and comprises six blocks of four-storey flats, three to the north and three to the south, terraced and semi-detached units. There are several garage courts located throughout the site; Boxley Road garages to the north west and to the south west and Arlington garages located relatively centrally in the site. The site is entirely surrounded by residential developmetn. The Crusader public house is situated directly south of the site. Further to the south east of the site lies an area of recreational space and further north east lies Watercress field.		
Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 1.9	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There some TPOs within 250m east of the site, whilst there is also a LWS and NNR circa 400m north.</td><td colspan="2">Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.</td></tr>
<tr><td colspan="4">Location and Access to Services:
Click here to enter text.</td></tr>
<tr><td colspan="2">Site Access: ☐ Click here to enter text.</td><td colspan="2">Highway Constraints: Click here to enter text.</td></tr>
<tr><td>Infrastructure Constraints: Click here to enter text.</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
Click here to enter text.</td><td>Listed Buildings:
Click here to enter text.</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Click here to enter text.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
Click here to enter text.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: Click here to enter text.</td><td colspan="2">Screening Part 2 Assessment:
Click here to enter text.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Click here to enter text.</td><td colspan="2">Developable Area (ha): Click here to enter text.
Density Calculation (dph): Click here to enter text.
Expected Yield: Click here to enter text.</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:
<table>
<tr><th>0-5 Year</th><th>6-10 Year</th><th>11-15 Year</th><th>16+ Year</th></tr>
<tr><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table></td></tr>
</table>

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC10 SITE NAME: HOUSING AT MAYHEW CLOSE, BARN PLATT AND JEMMETT ROAD

Site Address: Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential

Site Description and Adjacent Uses:
The site comprises a mix of terraced and semi-detached properties. The parcel of land containing an L shaped block of apartments with parking, the access road and a tree lined verge to the north east have all been sold for development. There is a garage court located to the east of this block and a hall to the south of Barn Platt, the road which subdivides the site. South Kent College is situated to the west of the site, adjacent to Jemmett Road, beyond which lies an area of open space. The site is generally surrounded by residential development, with allotment gardens further to the south east and to the north east.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned
Site Area (ha): 2.921	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are some TPOs in close proximity to the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.

Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC11 SITE NAME: HOUSING AT MUSGROVE AND EAST OF JEMMETT RD

Site Address: Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Residential and grassed areas

Site Description and Adjacent Uses:
This site consists of several rows of terraced housing. It also includes two triangular grassed areas to the north east of the site, frontage grassed areas adjacent to the central open space, a garage court including an electricity substaion south of Musgrove, a grassed amenity arae at the entrance to Musgrove and a large corner plot belonging to 8b Bond Road with a wide corner verge on Bond Road and Jemmett Road. Running adjacent to the site on the east is a sports ground which is bound by terraced housing and several allotment garden plots. Adjacent to the site on the west is a triangular area of scrubland with several groups of trees and below this to the south, lies South Kent College. To the north of the site lies Victoria Park and to the south further residential development.

Available: ☐	**Land Use:** Mixed	**Submission Details:** ABC Owned
Site Area (ha): 5.137	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are some TPOs aligning the western boundary of the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**

Location and Access to Services:
Click here to enter text.

Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.
Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC12 SITE NAME: HOUSING AT BANKS ROAD, KITHER ROAD AND LANGHOLM ROAD

Site Address:	**Other Site Refs**:	**Current Use:**
Ashford	Click here to enter text.	Residential

Site Description and Adjacent Uses:

This housing estate is located just north of Beaver Lane and comprises several terraced and semi detached properties.Langholm Road runs through the site from the south to the west and Banks Road and Kither Road, two cu-de-sacs, serve the properties located to the south west of the site. The site also includes two car parking areas, adjacent to no. 48 and 31, two plots adjacent to no's 13 and 15 Beaver Lane and a well used parking area associated with the Poplars. The site is predominantly surrounded by residential development. Further to the west lies the St Simon of England primary School and playing field and th the north west South Kent College. To the east of the site lies the Beaver public house and allotment gardens and further to the south a large pond bound with mature trees.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** ABC Owned	
Site Area (ha): 3.782	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no major ecological designations within close proximity to the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**	
Location and Access to Services: Click here to enter text.			
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	
Suitability & Achievability Assessment: Click here to enter text.		**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.	
		Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC13 SITE NAME: MUSGROVE ALLOTMENT SITE

Site Address: Ashford	**Other Site Refs**: Click here to enter text.	**Current Use:** Allotment
Site Description and Adjacent Uses: The site comprises Musgrove Allotment site, a surface parking area and Musgrove Park surgery situated in the south west corner, which has been sold for development. The site is surrounded by rows of terraced housing from the north around to the south and a group of detached/semi-detached properties to the north west. The Beaver public house is located to the south west of the site. Further east and south east lie industrial/business units, located on the edge of town.		
Available: ☐	**Land Use:** Greenfield	**Submission Details:** ABC Owned
Site Area (ha): 1.712	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are no major ecological designations within close proximity to the site.		**Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.**
Location and Access to Services: Click here to enter text.		
Site Access: ☐ Click here to enter text.		**Highway Constraints:** Click here to enter text.

Infrastructure Constraints: Click here to enter text.	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☐ Click here to enter text.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** Click here to enter text.	**Screening Part 2 Assessment:** Click here to enter text.	

Suitability & Achievability Assessment: Click here to enter text.	**Developable Area (ha):** Click here to enter text. **Density Calculation (dph):** Click here to enter text. **Expected Yield:** Click here to enter text.			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC14 SITE NAME: ELWICK PLACE (POLICY TC3) (LAND SOUTH OF ELWICK ROAD & COUNTY SQUARE)

Site Address: Ashford	**Other Site Refs**: 15/01195/AS & 15/01282/AS	**Current Use:** Vacant brownfield location - key town centre site

Site Description and Adjacent Uses:
It is a prominent site in the town centre, on a key route, which links the transport hub at the railway station with the Town Centre and County Square shopping centre. The site is situated alongside the 'shared space' to the north of the site, including the new square at the junction of Elwick Road and Bank Street, which has strong pedestrian movement. Here the site is split in half by a foot and cycle way that links the town centre with Victoria Way, over the railway line, towards Victoria Park. The majority of the site is vacant, other than the western end which is currently being used as car parking for the station.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Allocation & Employment Land Review
Site Area (ha): 3.386	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Employment
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are some TPOs within the site as well as in close proximity to the north and south.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is within urban Ashford and therefore possesses a very good access to a variety of services.

Site Access: ☒ The site is accessible via Elwick Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The north of the site is adjacent to a CA.	**Listed Buildings:** There is a LB just to the north.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There are TPOs within the site as well as in close proximity to the north and south.	**Screening Part 2 Assessment:** Remain in Survey - EMPLOYMENT & OTHER

Suitability & Achievability Assessment:

Planning permission has been granted for a mixed use development comprising of restaurants and cafes (Class A3), a hotel (Class C1), leisure and assembly, including a cinema (Class D2), a car park, associated highway works, vehicle access, infrastructure, plant, car and cycle parking and landscaping (Phase 1)

Developable Area (ha): Click here to enter text.

Density Calculation (dph): Click here to enter text.

Expected Yield: Click here to enter text.

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC14 SITE NAME: ELWICK PLACE (POLICY TC3) (LAND SOUTH OF ELWICK ROAD & COUNTY SQUARE - FORMER MARKET)

Site Address:	Other Site Refs:	Current Use:
Ashford	15/01195/AS & 15/01282/AS	Vacant brownfield land

Site Description and Adjacent Uses:
This site is a long, narrow and flat area of brownfield land which sits alongside the train lines to the south of the site, with Elwick Road along its northern boundary. It is a prominent site in the town centre, on a key route, which links the transport hub at the railway station with the Town Centre and County Square shopping centre. The site is situated alongside the 'shared space' to the north of the site, including the new square at the junction of Elwick Road and Bank Street, which has strong pedestrian movement. Here the site is split in half by a foot and cycle way that links the town centre with Victoria Way, over the railway line, towards Victoria Park. The majority of the site is vacant, other than the western end which is currently being used as car parking for the station.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Allocation & Employment Land Review
Site Area (ha): 3.386	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a cluster of TPOs that run through the centre of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is in an ideal town centre location, and therefore possesses a very good access to a variety of services.

Site Access: ☒ The site is accessible via Elwick Road		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site is adjacent to a CA.	**Listed Buildings:** There is a LB in close proximity to the east.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.

Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a cluster of TPOs running through the centre of the site.	**Screening Part 2 Assessment:** Remain in Survey - Housing

Suitability & Achievability Assessment:

Outline planning application received for development of up to 200 residential units with access to be considered at this stage (Phase 2)

Developable Area (ha): 3.386
Density Calculation (dph): 90
Expected Yield: 200

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☒	☒	☐	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC15 SITE NAME: PARK MALL (POLICY TC4)

Site Address:	Other Site Refs:	Current Use:
Ashford	Tc27	One of two main retail centres in Ashford Town

Site Description and Adjacent Uses:

One of two main retail centres in Ashford Town Centre, which incorporates 2 multi-storey car parks. Site forms a key location in the northern part of the town centre. The current shop frontage is inward facing with access to the retail units and multi storey car parks facing the former ring road. Park Mall car park is on 2 levels, with the adjoining Edinburgh Road car park on 4 levels. Site is reasonably flat and at a high point in the Town Centre. Part of the site is within the Conservation Area, and the eastern and southern boundaries adjoin the Conservation Area. There are 3 listed buildings within the site, one being a public house and also a world war tank, and the site currently backs onto a number of listed buildings to the east along North Street and to the south along New Street.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Allocation & ABC Owned	
Site Area (ha): 1.882	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Mixed Use	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The are no major ecological designations within close proximity.		**Screening Part 1 Assessment: Move to Part 2**	
Location and Access to Services: The site is within the town centre and therefore possesses very good access to a variety of services.			
Site Access: ☒ The site is accessible via Edinburgh Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ Part of the site is within an archaeological area.	**Conservation Area:** ☒ Part of the site is within the CA.	**Listed Buildings:** There are a few LBs within the site, as well as a considerable number adjoining	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a solitary TPO in close proximity to the north.	**Screening Part 2 Assessment:** Remain in Survey - housing	

Suitability & Achievability Assessment:	Developable Area (ha): 1.882 Density Calculation (dph): 90 Expected Yield: 200
The area is identified in the Town Centre Area Action Plan for redevelopment. The site is now owned by ABC and is managed as a shopping centre. There are no immediate plans for redevelopment but as a Town Centre location, there may be opportunity to redevelop in future.	Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
☐	☐	☐	☒

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC17 SITE NAME: GASWORKS LANE (POLICY TC14)

Site Address: Ashford	Other Site Refs: Click here to enter text.	Current Use: Derelict brownfield land

Site Description and Adjacent Uses:
The site lies at the western end of the Southern Expansion Quarter between the railway to the north and Victoria Way to the south. To the west of the site is Leacon Road Industrial Estate, and to the east is vacant land known as Powergen North. The western end of the site includes a gas holder which is in the process of being decommissioned with the remainder being vacant land. The site is flat. Vehicular access is currently provided from Gasworks Lane.

Available: ☒	Land Use: Brownfield	Submission Details: Allocation
Site Area (ha): 2.307	Neighbourhood Plan Designation: ☐	Proposed Site use: Mixed Use

<table>
<tr><td colspan="2">Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a LWS and NNR in very close proximity to the site, whilst there is also a cluster of TPOs less than 250m east.</td><td colspan="2">Screening Part 1 Assessment: Move to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
The site is located just on the outskirts of the town centre and therefore possesses a very good access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒ The site is accessible via Leacon Road.</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td>AONB: ☐
Click here to enter text.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Click here to enter text.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Click here to enter text.</td><td>Conservation Area: ☐
There is a CA in close proximity.</td><td>Listed Buildings:
There is a LB in close proximity to the south of the site</td><td>Overall Heritage Summary:
Click here to enter text.</td></tr>
<tr><td>Flood Risk:
Small parts of the site are within a floodzone 2, whilst there is a floodzone 2 and 3 on the southern and eastern boundaries.</td><td>Drainage:
Click here to enter text.</td><td>Green Corridor: ☐</td><td>Public Open Space:
There is POS in very close proximity to the south.</td></tr>
<tr><td>Woodland: ☐
Click here to enter text.</td><td>Tree Preservation Order: There is a cluster of TPOs less than 250m to the east.</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Existing Allocation</td><td colspan="2">Developable Area (ha): 2.307
Density Calculation (dph): 90
Expected Yield: 150</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☒	☐

SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC18 SITE NAME: HOMEPLUS SITE , BEAVER ROAD (POLICY TC16)

Site Address: Beaver Road, Ashford TN23 7RR	**Other Site Refs**: TC05	**Current Use:** A retail warehouse with associated car parking

Site Description and Adjacent Uses:
Site stands on the Beaver Bridge junction, on the corner of Romney Marsh Road and Beaver Road, opposite the main entrance to the International Station. The river corridor is located to the south of the site. It is a flat site that sits below the level of Romney Marsh Road, surrounded by an embankment to the north of the site. The site is currently occupied by a retail warehouse, with surface car parking, and a hand car wash business. Access and egress to the site are from Beaver Road.

Available: ☒	**Land Use:** Brownfield	**Submission Details:** Allocation
Site Area (ha): 0.814	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing

Ecology Land Designations:
SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: There is a NNR and LWS site adjoining the entire southern boundary. There are some TPOs in close proximity to the NW.

Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:
The site is located just on the outskirts of the town centre and therefore possesses a very good access to services.

Site Access: ☒ The site is accessible via Beaver Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site within the site.	**Conservation Area:** ☐ There is a CA circa 400m to the north.	**Listed Buildings:** Click here to enter text.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: The site is almost wholly within a floodzone 2.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** Click here to enter text.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a scattering of TPOs to the NW.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:

Existing Allocation

Developable Area (ha): 0.814
Density Calculation (dph): 90
Expected Yield: 40

Deliverability & Developability Timeframe:

0-5 Year	6-10 Year	11-15 Year	16+ Year
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SITE ASSESSMENTS BY PARISH/AREA – VICTORIA

SITE REF : VC19 SITE NAME: NEW STREET SOUTH (POLICY TC19) LIDL AND GYM

Site Address:	Other Site Refs:	Current Use:
Ashford, Kent	Click here to enter text.	Retail, gym and car parking

Site Description and Adjacent Uses:
The majority of this site is currently used as a surface car park, serving the adjoining food-store and gym.

Available: ☐	**Land Use:** Brownfield	**Submission Details:** Allocation
Site Area (ha): 0.908	**Neighbourhood Plan Designation:** ☐	**Proposed Site use:** Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a small cluster of TPOs in close proximity to the west of the site.		**Screening Part 1 Assessment: Move to Part 2**

Location and Access to Services:
The site is just outside of the town centre and therefore possesses very good access to a variety of services.

Site Access: ☒ The site is accessible via New Street.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ Click here to enter text.	***Overall Landscape and Visual Impact Summary:*** Click here to enter text.	
Archaeology/ Scheduled Monument: ☐ Click here to enter text.	**Conservation Area:** ☒ The site lies adjacent to a CA to the east.	**Listed Buildings:** The site is in very close proximity to a number of LBs to the west and east.	**Overall Heritage Summary:** Click here to enter text.
Flood Risk: Click here to enter text.	**Drainage:** Click here to enter text.	**Green Corridor:** ☐	**Public Open Space:** There is POS within close proximity to the west.
Woodland: ☐ Click here to enter text.	**Tree Preservation Order:** There is a small cluster of TPOs in close proximity to the west of the site.	**Screening Part 2 Assessment:** Remain in survey - housing	

Suitability & Achievability Assessment:	**Developable Area (ha):** 0.908 **Density Calculation (dph):** 45 **Expected Yield:** 50			
Existing Allocation	**Deliverability & Developability Timeframe:**			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☒