Ashford Borough Council

Strategic Housing and Employment Land Availability Assessment

ADDENDUM

DECEMBER 2017

1 INTRODUCTION

1.1 This report provides an Addendum to the Strategic Housing and Employment Land Availability Assessment (SHELAA) report of July 2017 which was published and consulted upon (under regulation 19 of the 2012 Regulations[1]) alongside the Regulation 19 version of the Ashford Local Plan to 2030.

1.2 The Regulation 19 Consultation ran between 7th July 2017 and the 31st August 2017. This Addendum provides an assessment of the sites that were submitted during the consultation period and which had not previously been assessed through the SHELAA process, or they had a change in availability since the last SHELAA version was published. The relevant representations to put forward these sites are available to view in Appendix 2 of the Response to Representations document.

1.3 This document details new and amended sites and the assessments of sites only. It cannot at this stage attempt re-evaluate the potential overall housing capacity which will in any case be reviewed in the 2017/2018 SHELAA update.

1.4 In addition to the sites put forward during the consultation, this report addresses the need to acknowledge the progress that has been made in the Rolvenden Neighbourhood Plan. Appendix 6 lists those sites where the relevant site analyses has been amended to reflect the fact that sites within the Rolvenden neighbourhood plan area will now be assessed through the Neighbourhood Planning Process.

1.5 Appendix 7 contains sites that have been amended owing to errors made in the 2017 published SHELAA and site sheets that were omitted in error from the previous SHELAA publication.

1.5 This report should be read in conjunction with the original SHELAA report published in July 2017.

[1] The Town and Country Planning (Local Planning) (England) Regulations 2012.

Important Site Assessment Disclaimer

The Ashford Borough Council SHELAA 2016 forms part of the evidence base for the Local Plan to 2030. It is a 'snapshot' of site information at the time of publication and will change on a regular basis as units are built and planning permissions are granted.

The SHELAA only identifies land that MAY have future potential for development. It does not allocate sites to be developed and identification of sites within this document does not imply that planning permission will be granted on them. The report provides a broad indication of suitable sites and does not identify all sites that may be delivered.

The site assessments contained in this SHELAA have not been considered by Council Members, or been subject to public consultation. All information contained in the assessments is accurate at the time it was carried out but may be subject to change.

Full assessments of potential sites for allocation within the Local Plan will be carried out through the Sustainability Appraisal process, which will be subject to public consultation during the Local Plan 2030 consultation.

The inclusion of a potential housing, employment or other site in this document does not preclude the site from being submitted as a planning application or developed for other purposes, but does not indicate any favourable decision on planning applications would be made.

APPENDICES

Appendix 1: Site Summary List

Appendix 2: Sites Filtered at Parts 1 & 2

Appendix 3: Sites Remaining in Survey

Appendix 4: Site Assessments

Appendix 5: Rolvenden Site list

Appendix 6: Rolvenden Site Assessments

Appendix 7: Amended site sheets & previously omitted site sheets

Appendix 1 –Site Summary List

Site ref	Town/Parish/ Area	Site Name	Final Assessment Category
BD20a	**BIDDENDEN**	Land at North Street (Pullen Barn Farm - Part of site BD20)	**Remain in survey - Housing**
CG2	**CHILMINGTON**	Land at Bartlett Lane, Chilmington Green	**Filtered at Part 2**
CH30b	**Charing**	Land west of Pluckley Road (Rear of Dillington to Old Corn Store)	**Filtered at Part 2**
CH36	**Charing**	Faversham road, Charing	**Filtered at Part 2**
CH37	**Charing**	Land at Parsons Mead, Charing	**Filtered at Part 2**
DN34	**CHILHAM**	Pilgrims Lane, Chilham	**Filtered at Part 2**
DN35	**OLD WIVES LEES**	North Court Farm, Old Wives Lees	**Filtered at Part 2**
DW42	**CHALLOCK**	Mill House, Challock	**Remain in survey - Housing**
DW43	**WESTWELL**	The Wheel Inn, Westwell	**Filtered at Part 2**
GCS16	**GREAT CHART**	Land adjacent, Toke Farm, Ashford Road, Great Chart	**Filtered at Part 2**
GCS17	**GREAT CHART**	Court Reed Farm, Sandy Lane, Great Chart	**Filtered at Part 2**
SS60	**ALDINGTON**	Land at Calleywell Lane, Aldington	**Remain in survey - Housing**
SS61	**BRABOURNE**	Plough Inn, Beaboune Lees	**Remain in survey - Housing**
SS62	**SMEETH**	Walnut Tree Farm, Smeeth	**Remain in survey - Housing**
ST14	**Ashford**	Joey's wood, Hythe Road	**Filtered at Part 1**
WC94	**BETHERSDEN**	Beutt Farm, Bethersden	**Filtered at Part 2**
WC95	**Charing**	Red Lion Public House, Charing Heath	**Remain in survey - housing**
WE56	**MERSHAM**	Land South of Red Barn Farm Laws Lane Mersham	**Filtered at Part 2**
WN24	**EGERTON**	Land south of junction of Stone Hill Road and New Road	**Filtered at Part 2**
WS5	**SHADOXHURST**	Whiteholm, Ashford Road	**Filtered at Part 2**
WS72	**SHADOXHURST**	Elite, Hornash, Shadoxhurst	**Filtered at Part 2**
WS73	**SHADOXHURST**	Land Adjacent, Woodchurch Road, Shadoxhurst	**Remain in survey - Housing**
WS74	**SHADOXHURST**	Criol Lands farm	**Remain in survey - Housing**
WS75	**SHADOXHURST**	Findon Stables	**Filtered at Part 2**
WS76	**SHADOXHURST**	Land adjacent to the Park Bromley Green, Ashford	**Filtered at Part 2**
WY23	**WYE**	Land lying south of Brabourne Road	**Filtered at Part 2**

Appendix 2 – Sites Filtered at Parts 1 & 2

Site ref	Source	Town/Parish/Area	Site Name	Size (ha)	Site Yield	Availability	Suitability	Achievability	Overall Assessment	Conclusion/Summary
CG2	Main Changes Omission Site	**CHILMINGTON**	Land at Bartlett Lane, Chilmington Green	3.57	107	Available	Not suitable	Not achievable	Not Deliverable or	The site is unsuitable at this time for residential development, partly due to its isolated location and partly due to its proximity to the concrete works. Proceed to SA on basis of Residential Park proposed use.
CH30b	Main Changes Omission Site	**Charing**	Land west of Pluckley Road (Rear of Dillington to Old Corn Store)	12.93	323	Available	Not Suitable	Not Achievable	Not deliverable or Developable	It is not suitable because development on this site would result in a significant development in an area which is visually detached from Charing. This would have an unacceptable detrimental impact on the landscape and visual amenity of the area and the associated nearby setting of heritage assets.

CH36	Main Changes Omission Site	**Charing**	Faversham road, Charing	0.321	**8**	Available	Not Suitable	Not Achievable	Not Deliverable or Developable	The site is has a number of constraints to development including Ancient woodland and LWS proximity. The site is some distance from the village. Taking these factors into account the site is not suitable for development.
CH37	Main Changes Omission Site	**Charing**	Land at Parsons Mead, Charing	1.9	**48**	Available	Not Suitable	Not Achievable	Not Deliverable	Whilst development on this site might not be suitable at present, this site may be suitable in the longer term. However as Charing have progressed their neighbourhood plan considerably since the last review, this site can be assessed as part of the Neighbourhood Plan
DN34	Main Changes Omission Site	**CHILHAM**	Pilgrims Lane, Chilham	1.25	**31**	Available	Not suitable	Not achievable	Not Deliverable or Developable	The site is located some way from local facilities adjacent to a relatively isolated set of houses. Any intensification of development in this location would be reliant on private transport and therefore would not be particularly sustainable. Road access is not optimal, and the site is within a sensitive location (i.e. the Kent Downs AONB).
DN35	Main Changes Omission Site	**OLD WIVES LEES**	North Court Farm, Old Wives Lees	0.93	**23**	Available	Not suitable	Not achievable	Not Deliverable or Developable	This site is not suitable for development. Development on this site would result in the projection of the built form into the open countryside which would harm the wider landscape and setting.
DW43	Main Changes Omission Site	**WESTWELL**	The Wheel Inn, Westwell	0.13	**3**	Available	Not suitable	Not achievable	Not Deliverable or Developable	Site does not meet the size/capacity threshold for allocation. Not for allocation.

GCS16	Main Changes Omission Site	**GREAT CHART**	Land adjacent, Toke Farm, Ashford Road, Great Chart	0.649	**19**	Available	Not suitable	Not achievable	Not Deliverable or Developable	The site at present is isolated and any residential development would be dependent on the private car for access to services. With the ongoing development at Chilmington Green, within the boundary of which this site sits, the context for development may change in future given its planned adjacency to the Chilmington District Centre. However, there may well be notable impacts on heritage assets. Not suitable at this stage.
GCS17	Main Changes Omission Site	**GREAT CHART**	Court Reed Farm, Sandy Lane, Great Chart	3.52	**105**	Available	Not suitable	Not achievable	Not Deliverable or Developable	This is an isolated site disconnected even from the furthest boundaries of any proposed urban extension or settlement, even if considered in conjunction with Omission Site WC94. Few or no services nearby, and very little infrastructure. Development would be unsustainable.
ST14	Main Changes Omission Site	**Ashford**	Joey's wood, Hythe Road	1.19	**42**	Available	Not suitable	Not achievable	Not Deliverable or Developable	Site covered in its entirety by a TPO and therefore not suitable for development.
WC94	Main Changes Omission Site	**BETHERSDEN**	Beutt Farm, Bethersden	23.5	**587**	Available	Not suitable	Not achievable	Not Deliverable or Developable	This is a large isolated site disconnected even from the furthest boundaries of any proposed urban extension or settlement. Few or no services nearby, and very little infrastructure. Development would be unsustainable.

WE56	Main Changes Omission Site	**MERSHAM**	Land South of Red Barn Farm Laws Lane Mersham	2.7	**67**	Available	Not suitable	Not achievable	Not Deliverable or Developable	The site is isolated and therefore not suitable for development.
WN24	Main Changes Omission Site	**Egerton**	Land south of junction of Stone Hill Road and New Road	1.3	**12**	Available	Npt suitable	Not achievable	Not Deliverable or Developable	Development of this site would extend the built settlement markedly to the south into what is now countryside. The development to the north at Harmers Way effectively rounds-off the settlement which, while not an unsustainable village by any means, is not as well equipped with local services as others in the borough. The existing Local Plan allocation's south-eastern boundary is opposite Stone Hill Road, and there is a requirement for extensive landscaping to diminish its visual impact. At present, Stone Hill Road provides a suitable village development boundary and, given that the land rises noticeably from its junction with New Road, development on this site would have a major visual impact. Not suitable for development at this time.
WS5	Main Changes Omission Site	**SHADOXHURST**	Whiteholm, Ashford Road	2.112	**50**	Available	Not Suitable	Not Achievable	Not Deliverable or Developable	This site is not suitable for development. it is located outside the confines of a settlement, and development here would be backland. The site is also part Local Wildlife Site and Ancient woodland.

WS72	Main Changes Omission Site	**SHADOXHURST**	Elite, Hornash, Shadoxhurst	0.765	**19**	Available	Npt suitable	Not achievable	Not Deliverable or Developable	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.
WS75	Main Changes Omission Site	**SHADOXHURST**	Findon Stables	18.6	**465**	Available	Npt suitable	Not achievable	Not Deliverable or Developable	Not suitable for development at this time. Development would erode the rural nature of the area, is likely to have heritage, landscape and visual impacts to a significant degree, and does not benefit from access to services. Development here would erode gaps between the Ashford Urban Area and Shadoxhurst.
WS76	Main Changes Omission Site	**SHADOXHURST**	Land adjacent to the Park Bromley Green, Ashford	0.757		Available	Npt suitable	Not achievable	Not Deliverable or Developable	This site is too far from settlement and development here would result in isolated housing which would harm the landscape and openness of the countryside.

WY23	Main Changes Omission Site	**WYE**	Land lying south of Brabourne Road	2.25	56	Available	Npt suitable	Not achievable	Not Deliverable or Developable	Given the multiple sensitivities related to this site - including its location within the Kent Downs AONB, its proximity to heritage assets and sites of national and international ecological importance, and its lack of a clear relationship with existing settlement, this site would be unsuitable for development. Development would be a clear encroachment into valued countryside and would present logistical challenges.

Appendix 3 – Sites Remaining in Survey

Site ref	Source	Town/Parish/Area	Site Name	Size (ha)	Site Yield	Availability	Suitability	Achievability	Overall Assessment	Phasing 0-5 Years	Phasing 6-10 Years	Phasing 11-15 Years	Phasing 16+ Years	Conclusion/Summary

BD20a	Main Changes Omission Site	**BIDDENDEN**	Land at North Street (Pullen Barn Farm - Part of site BD20)	10.79	**175**	Available	Suitable	Achievable	Developable				175	While there are a number of constraints on-site, most notably ponds and surface water, and potential impact on heritage assets, there is scope for further exploration of the deliverability of this site given its proximity to local services.
DW42	Main Changes Omission Site	**CHALLOCK**	Mill House, Challock	0.361	**9**	Available	Suitable	Achievable	Developable				9	The site is adjacent to a moderately-serviced village. Although there are potential issues around site access were the site to come forward independently, and its location with in the AONB means design and density constraints, otherwise this site could be considered suitable. Further assessment required to ascertain achievability.

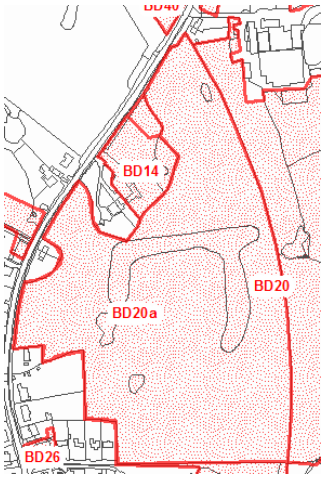
SS60	Main Changes Omission Site	**ALDINGTON**	Land at Calleywell Lane, Aldington	2.98	**50**	Available	Suitable	Achievable	Developable				50	There are a number of infrastructure constraints relating to this site, and the full extent of the site could not be developed given the local archaeological, historic and natural context. Furthermore, the topography of the site would mean it would have a higher visual and landscape impact intruding into open countryside. However, the site is well-related to the village of Aldington which offers some local services and public transport options to larger hubs.
SS61	Main Changes Omission Site	**BRABOURNE**	Plough Inn, Beaboune Lees	0.45	**4**	Available	Suitable	Achievable	Developable				4	While development could constitute backland development, this is a reasonably bounded site adjacent to a reasonably well-served settlement. Proceed to SA.
SS62	Main Changes Omission Site	**SMEETH**	Walnut Tree Farm, Smeeth	1.94	**35**	Available	Suitable	Achievable	Developable				35	While it is considered that, in conjunction with the neighbouring site, development here would result in a significant visual landscape impact and has the potential for impact on nearby heritage assets, further assessment is required.

WC95	Main Changes Omission Site	**Charing**	Red Lion Public House, Charing Heath	0.45	**11**	Available	Suitable	Achievable	Developable				11	This is a small site but is relatively unconstrained, with a potential for a proportionate amount of infill development to accord with existing. This is achievable given the availability of access and a certain amount of local infrastructure.
WS73	Main Changes Omission Site	**SHADOXHURST**	Land Adjacent, Woodchurch Road, Shadoxhurst	1.5	**39**	Available	Suitable	Achievable	Developable				39	While development of the site has a high potential to domesticate the countryside and cause harm to the visual amenity of the wider area through the extension of the settlement southwards outside its E-W linear pattern, the site is otherwise unconstrained. A Sustainability Assessment is required given that the proposal has the potential - pending the demolition of properties fronting Woodchurch Road - to expand the range of services in Shadoxhurst and cater for a population in need.

WS74	Main Changes Omission Site	**SHADOXHURST**	Criol Lands farm	2.35	**45**	Available	Suitable	Achievable	Developable				45	Site is available and adjacent to existing residential uses. It is relatively unconstrained, and enjoys existing access. However, there is limited availability of local services in Shadoxhurst, and residents would potentially be reliant on private transport. As such, it is not a preferred site to come forward soon. Proceed to SA.

Appendix 4 – Site Assessments

Site Assessments by Parish/Area – Biddenden



Site Ref : BD20a Site Name: North Street, Biddenden

Site Address: 3 phases of sites in Pullen Barn Farm, Biddenden	**Other Site Refs**:	**Current Use:** Agricultural
Site Description and Adjacent Uses: This is a substantial site located to the north of the main settlement of Biddenden, east of North Street. This teardrop-shaped site is bounded by existing residential properties on its south-western part. The former Kent & East Sussex railway line runs along the eastern boundary beyond which is open countryside/agricultural land. The western boundary partly fronts North Street, which is sporadically enclosed by existing listed and unlisted dwellings and further parcels of countryside. Currently comprises an extensive area of a patchwork of well treed fields currently used for agricultural purposes, and several ponds.		
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 10.79	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** None		Screening Part 1 Assessment: Proceed to part 2
Location and Access to Services: The site is within close proximity of the local service centre of Biddenden. Although this is not the largest of settlements, there are a number of shops and services, although there is no GP surgery. However, the northern part of the site is not within a useful walking distance of these services.		

Site Access: ☒ Access from North Street		**Highway Constraints:** Narrow pedestrian footway along only one side of North Street.	
Infrastructure Constraints: Local WwTW requires upgrade to accommodate growth. Mains gas and foul sewer in North Street.	**AONB:** ☐ No	**Overall Landscape and Visual Impact Summary:** ***Significant extension of built form into substantively open countryside, drawing the settlement to the NE. Likely to have a considerable impact.***	
Archaeology/ Scheduled Monument: ☒ AAP along eastern boundary around the former railway.	**Conservation Area:** ☐ Site is adjacent to the curtilage of properties within the Biddenden Conservation Area along the SW boundary	**Listed Buildings:** Site adjacent to a number of listed buildings and their curtilages on North Street	**Overall Heritage Summary:** There is potential for impact on heritage assets and their setting.
Flood Risk: Not in FZ2 or FZ3	**Drainage:** There are a number of ponds on site.	**Green Corridor:** ☐	**Public Open Space:** Within 800m of local open space
Woodland: ☐ On-site tree clusters, but not AW or OLEW	**Tree Preservation Order:** None on site	Screening Part 2 Assessment: Proceed to SA	

Suitability & Achievability Assessment:

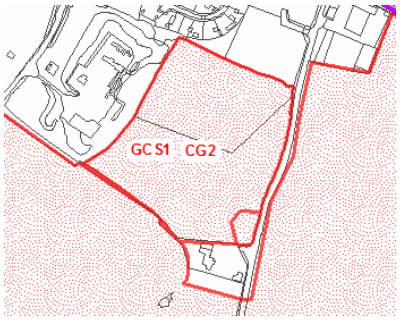
While there are a number of constraints on-site, most notably ponds and surface water, and potential impact on heritage assets, there is scope for further exploration of the deliverability of this site given its proximity to local services.

Developable Area (ha): ~7
Density Calculation (dph): 25dph
Expected Yield: ~175dw

Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Chilmington



Site Ref : CG2 Site Name: Land at Bartlett Lane

Site Address: Bartlett Lane, Chilmington, Great Chart	**Other Site Refs**:	**Current Use:** Agricultural land

Site Description and Adjacent Uses:
The site is situated on the south eastern side of Barlett Lane. This site was former Nickolls Quarry at Chilmington, which lies adjacent to an existing concrete works along its western boundary, and is immediately south of the ABC-run traveller site. The submitted site is now used for agriculture, having been partially excavated as a quarry but subsequently filled. There are no existing structures on the site and separated from other built residential development by agricultural fields. A single detached residential dwelling, 'Bridewell Farmhouse' lies adjacent to the southern corner of the site. The site adjoins the boundary of the Chilmington Green Urban Extension which surrounds the south and the east of the site.

Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 3.57	Neighbourhood Plan Designation: ☐	Proposed Site use: Residential Park Homes Development (retirement age)
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** AW 190m to east of site.		Screening Part 1 Assessment: Move to Part 2

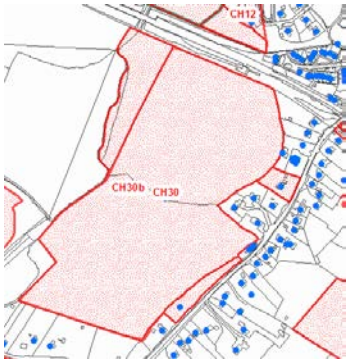
Location and Access to Services:
The site has existing access to Bartlett Lane, which is a rural road with substantial tree screening. It is some way from existing settlement and therefore does not benefit from access to any meaningful services. While it is adjacent to the Chilmington Green boundary, at present it is a relatively isolated site.

Site Access: ☒ This site can be accessed via Bartlett Lane.		**Highway Constraints:** No pedestrian routes on local roads.	
Infrastructure Constraints: Foul sewer 85m from site, but no mains gas supply.	**AONB:** ☐	**Overall Landscape and Visual Impact Summary:** ***At this point, development would encroach into countryside pending development on adj. Chilmington site***	
Archaeology/ Scheduled Monument: ☒ Roman Road 120m NE	**Conservation Area:** ☐ No	**Listed Buildings:** 290m from Grade II listed Chilmington Farmhouse	**Overall Heritage Summary:** Unlikely to have significant impacts on CA or LBs, but attention needed to Archaeological potential
Flood Risk: No	**Drainage:** No known constraints	**Green Corridor:** ☐	**Public Open Space:** None in proximity
Woodland: ☐ Ancient woodland 190m to E of site; TPO 35m NE of site.	**Tree Preservation Order:** There is a TPO circa 200m east of the site.	Screening Part 2 Assessment: Filtered at part 2	

Suitability & Achievability Assessment: The site is unsuitable at this time for residential development, partly due to its isolated location and	Developable Area (ha): 3.57 Density Calculation (dph): 25 Expected Yield: N/A - Park use Deliverability & Developability Timeframe:

	0-5 Year	6-10 Year	11-15 Year	16+ Year
partly due to its proximity to the concrete works. Proceed to SA on basis of Residential Park proposed use.	☐	☐	☐	☐

Site Assessments by Parish/Area – Charing



Site Ref : CH30b Site Name: Land west of Pluckley Road (Rear of Dillington to Old Corn Store)

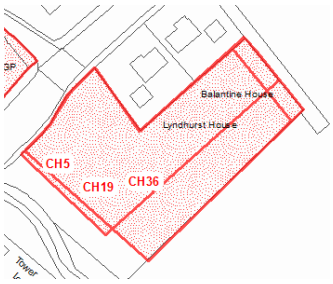
Site Address: Pluckley Road	**Other Site Refs**:	**Current Use:** Open fields, grazing land and dwellinghouse
Site Description and Adjacent Uses: Bordered by Ashford to Maidstone railway line. There are some low density detached residential properties fronting onto Pluckley Road along the northern half of the eastern site boundary. There is open countryside to the west and north. Prominent views of the site from surrounding countryside to the west. The site is mainly level although it there is a slight slope down from east to west. The site is boundeed by a number of hedgerows and tree lines.		
Available: ☒	Land Use: Greenfield	Submission Details: Main Change Omission Site
Site Area (ha): 13.93	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 400m of an AW to the south, and a number of TPOs to the NE.		Screening Part 1 Assessment: Move to Part 2
Location and Access to Services: The site adjoins ribbon development in Charing and possesses reasonable access to a variety of services such as local shops, GP surgery, railway station and a primary school (all 400-800m away).		
Site Access: ☐ Access would result in the demolition of an existing dwelling.		**Highway Constraints:**

<table>
<tr><td>Infrastructure Constraints:</td><td>AONB: ☐
The site lies approximately 500m south of the boundary of the Kent Downs AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
The site lies to the west of Pluckley Road which is characterised by sporadic groupings of linear ribbon development on the outskirts of the main village which are physically and visually separated from Charing by the railway line. The development of this site would add a prominent addition in an area which is visually peripheral from Charing village and which lies beyond the visual entrance to the village in a valued landscape area. It would be out of character with the relatively tight built configuration of the existing village.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐</td><td>Conservation Area: ☐
The site lies approximately 170m south of the boundary of the Charing Conservation Area</td><td>Listed Buildings:
There is a LB opposite the south of the site and others along the Pluckley Road. .</td><td>Overall Heritage Summary:
There would be a negative impact on the setting and significance of Listed Buildings along Pluckley Road</td></tr>
<tr><td>Flood Risk:</td><td>Drainage:</td><td>Green Corridor:
☐</td><td>Public Open Space:</td></tr>
<tr><td>Woodland: ☒
The Beesmount Wood AW is within 400m south.</td><td>Tree Preservation Order: There is a scattering of TPOs within 400m NE.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2">Suitability & Achievability Assessment:

It is not suitable because development on this site would result in a significant development in an area which is visually detached from Charing. This would have an unacceptable detrimental impact on the landscape and visual amenity of the area and the associated nearby setting of heritage assets.</td><td colspan="2">Developable Area (ha):
Density Calculation (dph):
Expected Yield:

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>
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Site Assessments by Parish/Area – Charing



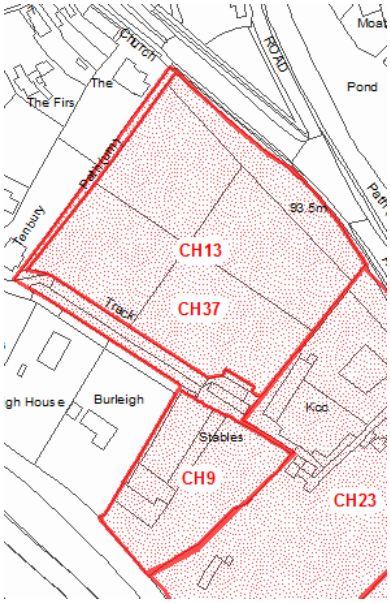
Site Ref : CH36 Site Name: Faversham Road, Charing

Site Address: Faversham Road, Charing	**Other Site Refs**: CH5, CH19	**Current Use:** Agricultural
Site Description and Adjacent Uses: Laid to grass with established boundary hedging and shrubbery. Adjacent land uses - residential.		
Available: ☒	Land Use: Greenfield	Submission Details: 2017 Main Changes
Site Area (ha): 0.321	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 around 1 mile from Charing village centre which offers retail, GP practice, school as well as a train station and bus services to Ashford.		
Site Access: ☒		**Highway Constraints:**
Infrastructure Constraints:	**AONB:** ☒	**Overall Landscape and Visual Impact Summary:** ***The built form in this part of the village is characterised by well spaced dwellings***
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:** / **Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐ / **Public Open Space:**
Woodland: ☒ The Pollarsdane AW is within 200m.	**Tree Preservation Order:** The Roseland TPO is within 200m.	Screening Part 2 Assessment: Filtered at part 2

Suitability & Achievability Assessment:	Developable Area (ha): Density Calculation (dph): Expected Yield:
The site is has a number of constraints to development including Ancient woodland and LWS proximnity. The site is some distance from the village. Taking these factors into account the site is not suitable for development.	Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Charing



Site Ref : CH37 Site Name: Land at Parsons Mead

Site Address: Land at Parsons Mead, off Maidstone Road	**Other Site Refs**:	**Current Use:** Paddocks, allotments, Small building on site,

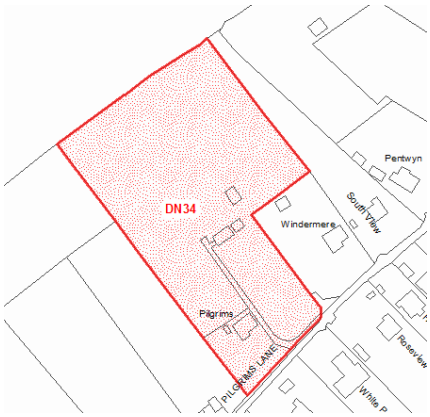
Site Description and Adjacent Uses:
The site is relatively level but slopes slightly upwards away from the A20. It is bordered by tall deciduous trees fronting the A20 and there is an additional line of conifers within the site, providing screening from the A20. A footpath runs along the north western boundary of the site and the site can be viewed more easily from here. In the southern portion of the site is an area set aside for allotments, with the remainder being in agricultural use.

Available: ☒	Land Use: Greenfield	Submission Details: Main Changes 2017
Site Area (ha): 1.9	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:</td><td colspan="3">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:
On edge of Charing therefore good access to services</td></tr>
<tr><td colspan="2">Site Access: ☒ From Maidstone Road</td><td colspan="3">Highway Constraints:</td></tr>
<tr><td>Infrastructure Constraints:</td><td>AONB: ☒
Within 200m</td><td colspan="3">Overall Landscape and Visual Impact Summary:</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Archaeological potential</td><td>Conservation Area: ☒
Northern part within CA</td><td>Listed Buildings:
Within close proximity to several LB's</td><td colspan="2">Overall Heritage Summary:</td></tr>
<tr><td>Flood Risk:
No</td><td>Drainage:</td><td>Green Corridor:
☐</td><td colspan="2">Public Open Space:</td></tr>
<tr><td>Woodland: ☐</td><td>Tree Preservation Order: TPO's Bound much of the site.</td><td colspan="3">Screening Part 2 Assessment:
Neighbourhood plan</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Whilst development on this site might not be suitable at present, this site may be suitable in the longer term. However as Charing have progressed their neighbourhood plan considerably since the last review, this site can be assessed as part of the Neighbourhood Plan</td><td colspan="3">Developable Area (ha):
Density Calculation (dph):
Expected Yield:</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 – Chilham



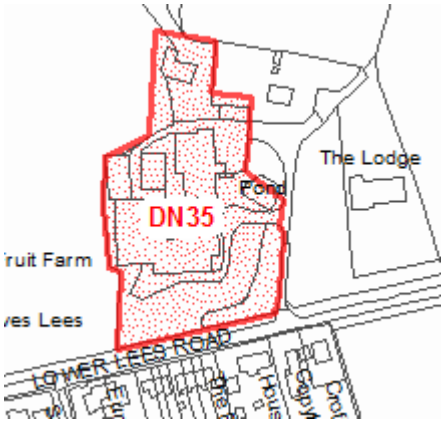
Site Ref : DN34 Site Name: Pilgrims Lane, Chilham

Site Address: Land at Pilgrims Lane, Chilham	**Other Site Refs**:	**Current Use:** Greenfield	
Site Description and Adjacent Uses: The site is located along Pilgrims Lane, a narrow public road. The site contains a detached bungalow towards the south of the site, and a more substantial garden to the rear which wraps around To the south is a row of residential housing.			
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site	
Site Area (ha): 1.25	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Site is under 400m from Great Stour LWS		Screening Part 1 Assessment: Proceed to Part 2	
Location and Access to Services: The site is in the Kent Downs AONB, on an escarpment above the ribbon of residential development along Canterbury Road. It has particularly poor access to services, located over 1km from Chilham village centre, and over 800m from Chartham.			
Site Access: ☒ via Pilgrims Lane - would be constructed on a gradient.		**Highway Constraints:** Narrow road without passing places.	
Infrastructure Constraints: No known constraints	**AONB:** ☒ Kent Downs AONB	**Overall Landscape and Visual Impact Summary:** ***Any intensification of development in this location would have a notable visual and landscape impact.***	
Archaeology/ Scheduled Monument: ☐ No	**Conservation Area:** ☐ No	**Listed Buildings:** No	**Overall Heritage Summary:** Unlikely to have an impact.

Flood Risk: No	**Drainage:** Foul drainage	**Green Corridor:** ☐	**Public Open Space:** No nearby PoS
Woodland: ☐ No	**Tree Preservation Order:** No	Screening Part 2 Assessment: Filtered at Part 2	

Suitability & Achievability Assessment: The site is located some way from local facilities adjacent to a relatively isolated set of houses. Any intensification of development in this location would be reliant on private transport and therefore would not be particularly sustainable. Road access is not optimal, and the site is within a sensitive location (i.e. the Kent Downs AONB).	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 – Old Wives Lees



Site Ref : DN35 Site Name: North Court Farm

Site Address: Lower Lees Road	**Other Site Refs**:	**Current Use:** Agricultural buildings
Site Description and Adjacent Uses: The site comprises a collection of agricultural buildings and associated curtilage and is located to the north of Lower Lees Road. To the East is The Lodge, a historic farmhouse, to the north and west is agricultural land and to the south, beyond the road, are detached houses laid out in ribbon form.		
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes 2017
Site Area (ha): 0.93	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:**		Screening Part 1 Assessment: Move to part 2

Location and Access to Services:
The site is on the outskirts of Old Wives Lees, however the nearest services are in the village of Chilham to the south.

Site Access: ☒		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☒ Within 200m	**Overall Landscape and Visual Impact Summary:** The site is on the outskirts of Old Wives Lees, but seperated from the main built form of the village north of Lower Lees Road. As such development here would form an urban projection into the countryside.	
Archaeology/ Scheduled Monument: ☒ Archaeological potential	**Conservation Area:** ☐	**Listed Buildings:** The site containes a listed building	**Overall Heritage Summary:** Development on this site could improve the setting of the listed building.
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment: Filtered at part two	

Suitability & Achievability Assessment:

This site is not suitable for development. Development on this site would result in the projection of the built form into the open countryside which would harm the wider landscape and setting.

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 – Challock



Site Ref : DW42 Site Name: Mill House, Challock

Site Address: Mill House, Canterbury Road. TN25 4BJ	**Other Site Refs**:	**Current Use:** Open land

Site Description and Adjacent Uses:
The site is located adjacent to the northern confines of Challock, some 90m north of Canterbury Road. To the north is the AE118 public bridleway - Mill Lane track. To the east of the site is a private track linking Sunnyside with Mill Lane, the lane itself running the whole length of the northern boundary of the applicants ownership connecting with Faversham Road. To the west is Carvet Wood and The Vicarage.

Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 0.361	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. Carvet Wood AW is 200m to the west.		Screening Part 1 Assessment: Move to Part 2

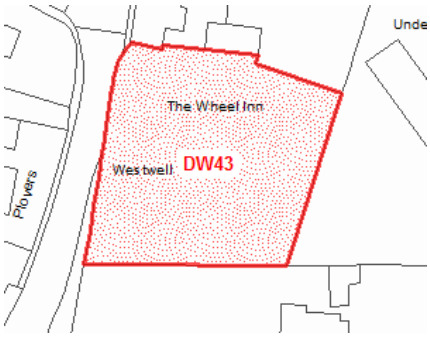
Location and Access to Services:
The site is located adjacent to the Challock village boundary, and within close walking distance of a range of services. There is a Primary School, green open space, local village store linked by a pedestrian footway to the site. There is a bridleway along the northern boundary of the site running from Green Lane to Faversham Road.

Site Access: ☐ Access proposed across neighbouring site (under same ownership) to Orchard Lane.		**Highway Constraints:** Would require further assessment as to feasibility of access.	
Infrastructure Constraints: No constraints known	**AONB:** ☒ The site is within the Kent Downs AONB	**Overall Landscape and Visual Impact Summary:** ***Development within the AONB, but proposed moderate amount and is well-shielded from wider visual impact.***	
Archaeology/ Scheduled Monument: ☐ No	**Conservation Area:** ☐ No	**Listed Buildings:** 75m from curtilage of Grade II listed Crossways;	**Overall Heritage Summary:** Unlikely to have significant impact if low-rise
Flood Risk: Not in FZ2 or FZ3	**Drainage:** No foul sewer	**Green Corridor:** ☐	**Public Open Space:** Playing field within 400m
Woodland: ☐ No - Cavet Wood AW is within 200m of site	**Tree Preservation Order:** None on site	Screening Part 2 Assessment: Proceed to SA	

Suitability & Achievability Assessment: The site is adjacent to a moderately-serviced village. Although there are potential issues around site	Developable Area (ha): 0.361 Density Calculation (dph): 25 Expected Yield: Deliverability & Developability Timeframe:

	0-5 Year	6-10 Year	11-15 Year	16+ Year
access were the site to come forward independently, and its location with in the AONB means design and density constraints, otherwise this site could be considered suitable. Further assessment required to ascertain achievability.	☒	☒	☐	☐

Site Assessments by Parish/Area – Westwell



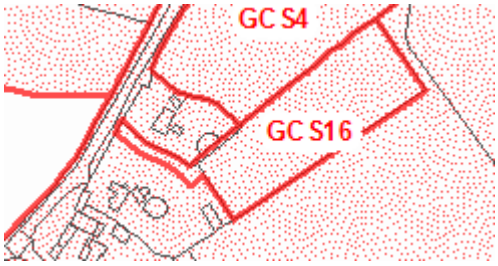
Site Ref : DW43 Site Name: Land adjoining the Wheel Inn PH

Site Address: Land adjoining the Wheel Inn Public House, Westwell	**Other Site Refs**:	**Current Use:** Pub Garden (Greenfield)
Site Description and Adjacent Uses: This site comprises a former pub garden directly adjacent to the Wheel Inn Public House to the north, which has now closed. It is in the heart of the Westwell Conservation Area and the Kent Downs Area of Outstanding Natural Beauty. The land is adjacent on its eastern and southern boundaries to the curtilage of substantial detached dwellings. Beyond Westwell Lane to the west are more densely built mid-twentieth century dwellings.		
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
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:** None		Screening Part 1 Assessment: Site does not meet the size/capacity threshold for allocation. Not for allocation.

Location and Access to Services:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	**Overall Landscape and Visual Impact Summary:**	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**

Flood Risk:	Drainage:	Green Corridor: ☐	Public Open Space:
Woodland: ☒	Tree Preservation Order:	Screening Part 2 Assessment:	
Suitability & Achievability Assessment:		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 – Great Chart



Site Ref : GCS16 Site Name: Land Adjacent Toke Farm, Ashford Road

Site Address: Ashford Road, Great Chart. TN23 3DH	Other Site Refs: CG1 (part of)	Current Use: Agricultural land
Site Description and Adjacent Uses: This site is located within the Chilmington Green AAP boundary along Ashford Road in Great Chart. The open field is used for agricultural use. The site is accessible from the A28.		
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 0.649	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

Location and Access to Services:
Although the site is within reasonable walking distance of Great Chart and a limited number of local services, there is no pedestrian footway at present linking the two. As the Chilmington urban extension is built-out this may change, but at present any residential development on this site would be highly dependent on the use of private vehicles.

Site Access: ☒ The site is accessible via the A28		**Highway Constraints:** No constraints known	
Infrastructure Constraints: No constraints known	**AONB:** ☐ No	**Overall Landscape and Visual Impact Summary:** ***At present, potential for substantial landscape and visual impact given isolated location in countryside***	
Archaeology/ Scheduled Monument: ☒ This site holds archaeological potential. The Medieval Moated site is within 400m	**Conservation Area:** ☐ No	**Listed Buildings:** The site wraps around Midden Cottage which is Grade II Listed	**Overall Heritage Summary:** Potential for high heritage impact.
Flood Risk: Not in FZ2 or FZ3	**Drainage:** Surface water drain along NW boundary of site. No foul sewer	**Green Corridor:** ☐	**Public Open Space:** Not near PoS
Woodland: ☒ Purchase Wood AW lies NW	**Tree Preservation Order:**	Screening Part 2 Assessment: Filtered at Part 2	

Suitability & Achievability Assessment:

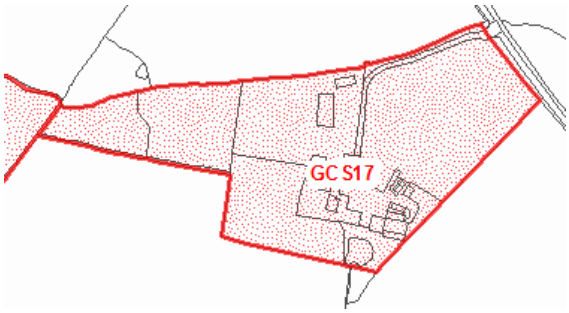
The site at present is isolated and any residential development would be dependent on the private car for access to services. With the ongoing development at Chilmington Green, within the boundary of which this site sits, the context for development may change in future given its planned adjacency to the Chilmington District Centre. However, there may well be notable impacts on heritage assets. Not suitable at this stage.

Developable Area (ha): 0.649
Density Calculation (dph): 25
Expected Yield: 20

Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Great Chart



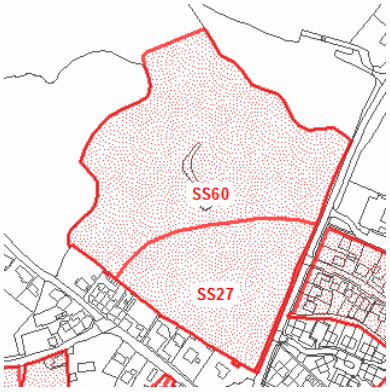
Site Ref : GCS17 Site Name: Court Reed Farm, Sandy Lane, Great Chart

Site Address: Court Reed Farm, Sandy Lane, Great Chart	**Other Site Refs**:	**Current Use:** Agricultural land	
Site Description and Adjacent Uses: This site is located along Sandy Lane bordering River Beult. The site is surrounded by other agricultural land.			
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site	
Site Area (ha): 3.52	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is AW in close promixity		Screening Part 1 Assessment: Move to Part 2	
Location and Access to Services: The site is in a very rural location and therefore has very limited access to services.			
Site Access: ☒ This site is accessible via Sandy Lane		**Highway Constraints:** No known constraints	
Infrastructure Constraints: No mains gas or sewerage infrastructure on or near site.	**AONB:** ☐ No	**Overall Landscape and Visual Impact Summary:** ***Likely to have significant impact - unconnected from any settlement and will urbanise the countryside.***	
Archaeology/ Scheduled Monument: ☐ No	**Conservation Area:** ☐ No	**Listed Buildings:** No	**Overall Heritage Summary:** Low impact
Flood Risk: Not in FZ2 or 3	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** Not close to existing PoS
Woodland: ☐ No - 150m from Purchase Wood AW	**Tree Preservation Order:** No	Screening Part 2 Assessment: Filtered at part 2	

Suitability & Achievability Assessment:	Developable Area (ha): 3.52 Density Calculation (dph): 25 Expected Yield: XX
This is an isolated site disconnected even from the furtherst boundaries of any proposed urban extension or settlement, even if considered in conjunction with Omission Site WC94. Few or no services nearby, and very little infrastructure. Development would be unsustainable.	Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Aldington



Site Ref : SS60 Site Name: Land at Calleywell Lane (Former quarry)

Site Address: Calleywell Lane, Aldington	**Other Site Refs**:	**Current Use:** Agricultural
Site Description and Adjacent Uses: This former quarry site has been cultivated and is now to be regarded as greenfield. This site is used as agricultural land, bordering other agricultural land to the west. The site is located alongside Calleywell Lane which borders the site to the east, is bounded by woodland to the north and a wooded LWS to the west. 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: Main Changes Omission Site
Site Area (ha): 2.98	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** A LWS adjoins the site to the west, whilst in close proximity to the south of the site, there is a LWS, AW and a large area of TPO.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:
The site is within the village of Aldington and therefore possesses a very good access to a variety of services including local shops, a primary school, a play area and POS.

Site Access: ☒ The site is accessible via Calleywell Lane.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐ No	**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: ☒ The site falls within an area of archaeological potential, whilst it adjoins a site of archaeological importance. Roman road within 50m.	**Conservation Area:** ☒ The site adjoins a CA to the south.	**Listed Buildings:** There are a number of LBs in very close proximity to the south of the site.	**Overall Heritage Summary:** Potential for heritage impact.
Flood Risk: Not in FZ2 or FZ3	**Drainage:** Foul sewer in public highway only on part of Roman Road.	**Green Corridor:** ☐	**Public Open Space:** There is POS within close proximity to the east of the site.
Woodland: ☒ The Poulton Wood AW is within 350m south of the site.	**Tree Preservation Order:** There is an area of TPOs within 350m to the south.	Screening Part 2 Assessment: Proceed to SA	

Suitability & Achievability Assessment:

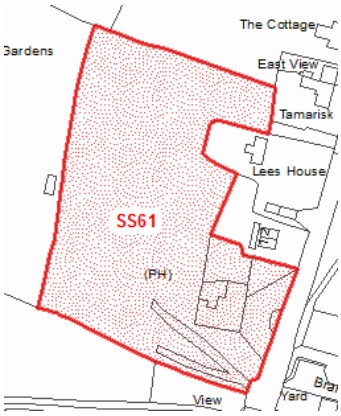
There are a number of infrastructure constraints relating to this site, and the full extent of the site could not be developed given the local archaeological, historic and natural context. Furthermore, the topography of the site would mean it would have a higher visual and landscape impact intruding into open countryside. However, the site is well-related to the village of Aldington which offers some local services and public transport options to larger hubs.

Developable Area (ha): 2.0
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 – Brabourne



Site Ref : SS61 Site Name: The Plough Inn, Brabourne

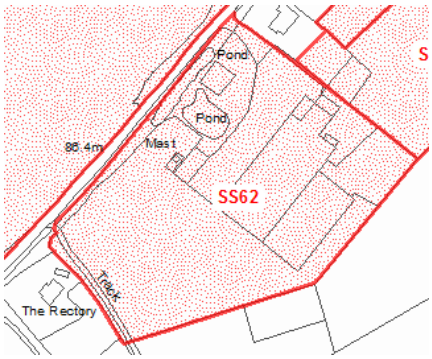
Site Address: Brabourne	**Other Site Refs**:	**Current Use:** Fallow grassland
Site Description and Adjacent Uses: The site is located to the rear of residential properties and an existing pub fronting Lees Road and is located on the outskirts of Brabourne Lees. This site was a former pub garden land but is now fallow grassland. Adjacent to the western boundary is a substantial allotment; to the north are residential gardens, and to the south is the access track to the allotments.		
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 0.45	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 on the eastern part of the site and along the southern boundary.		Screening Part 1 Assessment: Move to Part 2
Location and Access to Services: The site is related to the north-western part of Brabourne Lees, which has a reasonably good range of facilities including local shops, a primary school, play area and public open space. There is also a post office.		
Site Access: ☒ Accessible via Lees Road		**Highway Constraints:** No constraints known
Infrastructure Constraints: Foul sewer runs N-S across eastern part of site. Mains gas in road.	**AONB:** ☐ No	**Overall Landscape and Visual Impact Summary:** ***Likely to have some local impact.***

Archaeology/ Scheduled Monument: ☐ No	**Conservation Area:** ☐ No	**Listed Buildings:** 60m from Grade II Listed Old Post Office	**Overall Heritage Summary:** Unlikely to have significant impact
Flood Risk: Not in FZ2 or FZ3	**Drainage:** Foul sewer across site.	**Green Corridor:** ☐	**Public Open Space:** Adj. to Brabourne allotments; 150m from The Warren PoS
Woodland: ☐ No	**Tree Preservation Order:** There is a number of scattered TPOs on the eastern part of site and along southern boundary.	Screening Part 2 Assessment: Proceed to SA	

Suitability & Achievability Assessment:	Developable Area (ha): 0.35 Density Calculation (dph): xx Expected Yield: 4 proposed
While development could constitute backland development, this is a reasonably bounded site adjacent to a reasonably well-served settlement. Proceed to SA.	Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Smeeth



Site Ref : SS62 Site Name: Walnut Tree Farm, Smeeth

Site Address:	**Other Site Refs**:	**Current Use:**
Church Road, Smeeth TN25 6SA		Agricultural

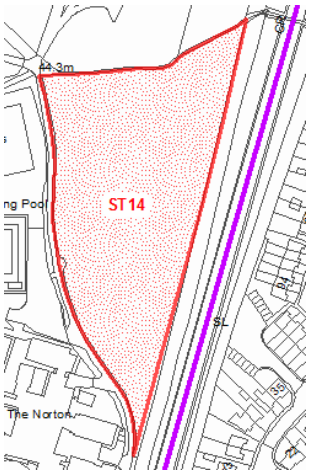
Site Description and Adjacent Uses:

This site is situated under 100m north of the Smeeth Conservation Area, and has an existing access via Church Road to a number of agricultural warehouses on the northern part of the site. There are ponds on site surrounded by a cluster of TPOs. The site is adjacent to the existing allocation for Smeeth along its northern boundary; to the south-east is open farmland; likewise to the north-west; to the south-west is the residential curtilage of The Rectory and Mead House. The land at Walnut Tree Farm is partially developed with existing agricultural buildings and large areas of concrete hardstanding covering 60% of the site.

Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site	
Site Area (ha): 1.94	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 within 200m SE of the site.		Screening Part 1 Assessment: Move to part 2	
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.			
Site Access: ☒ The site is accessible via Church road		**Highway Constraints:** May be capacity restrictions relating to Church Road/upgrade required.	
Infrastructure Constraints: Mains gas nearby; foul sewer may need extension	**AONB:** ☐ No	**Overall Landscape and Visual Impact Summary:** ***Likely to have landscape and visual impact***	
Archaeology/ Scheduled Monument: ☐ No	**Conservation Area:** ☐ 70m from Smeeth CA	**Listed Buildings:** Less than 100m from Grade II listed Meadows & Lower Meadows; 150m from Grade I listed St Mary's Church	**Overall Heritage Summary:** Potential for impact on setting of CA and listed buildings
Flood Risk: Not in FZ2 or FZ3	**Drainage:** Ponds on site	**Green Corridor:** ☐	**Public Open Space:** 75m from recreation ground.
Woodland: ☐ Scott's Hall Plantation OLEW is less than 200m SE of the site.	**Tree Preservation Order:** On northern part of site.	Screening Part 2 Assessment: Proceed to SA	
Suitability & Achievability Assessment: While it is considered that, in conjunction with the neighbouring site, development here would result in a significant visual landscape impact and has the potential for impact on nearby heritage assets, further assessment is required.		Developable Area (ha): xx Density Calculation (dph): xx Expected Yield: 35 Deliverability & Developability Timeframe:	

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

Site Assessments by Parish/Area – Stour



Site Ref : ST14 Site Name: Joey's Wood, Hythe Road, Willesborough

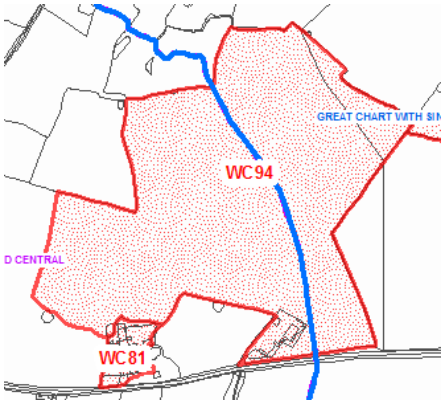
Site Address: Joey's Wood, Hythe Road. Willesborough	**Other Site Refs**:		**Current Use:** Woodland
Site Description and Adjacent Uses: This is a parcel of long established woodland within the Ashford urban area. It is bounded to the east by the Ashford-Canterbury railway line; to the south-west by the Norton Knatchbull secondary school; and to the north is a playing field beyond which is the M20 motorway			
Available: ☐	Land Use: Woodland	Submission Details: Main Changes Omission Site	
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:** Whole site covered by TPO		Screening Part 1 Assessment: Site covered in its entirity by a TPO and therefore not suitable for development.	
Location and Access to Services:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	**Overall Landscape and Visual Impact Summary:**	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☒	**Tree Preservation Order:**	Screening Part 2 Assessment:	

Suitability & Achievability Assessment:	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 – Bethersden/Great Chart with Singleton



Site Ref : WC94 Site Name: Beult Farm, Bethersden

Site Address: Beult Farm, Old Surrenden Manor Road, Bethersden	**Other Site Refs**:	**Current Use:** Agricultural land

Site Description and Adjacent Uses:
The site is located north of Old Surrenden Manor Road and borders River Beult to the north. The site has been used as agricultural land and the surrounding land is also used for agricultural use.

Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 23.5	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: Move to Part 2

Location and Access to Services:
The site is in a very rural location and therefore has very limited access to services.

Site Access: ☒ This site is accessible via Chequer Tree Lane.	**Highway Constraints:** No contraints known

Infrastructure Constraints: No mains gas or sewerage.	**AONB:** ☐ No	**Overall Landscape and Visual Impact Summary:** ***Likely to have significant impact - unconnected from any settlement and will urbanise the countryside.***	
Archaeology/ Scheduled Monument: ☐ No	**Conservation Area:** ☐ No	**Listed Buildings:** Grade II listed Barton Farm in close proximity, but unlikely to impact setting	**Overall Heritage Summary:** Impact not significant
Flood Risk: Northern part of site in FZ2 and FZ3. Majority of site outside	**Drainage:** No mains drainage.	**Green Corridor:** ☐	**Public Open Space:** Not near PoS.
Woodland: ☐ Bayley Wood AW within 300m of site	**Tree Preservation Order:** No	Screening Part 2 Assessment: Filtered at part 2	

Suitability & Achievability Assessment:

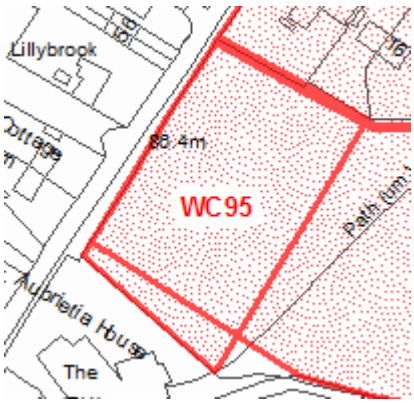
This is a large isolated site disconnected even from the furtherst boundaries of any proposed urban extension or settlement. Few or no services nearby, and very little infrastructure. Development would be unsustainable.

Developable Area (ha): 23.471
Density Calculation (dph): 25
Expected Yield: xx

Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Charing



Site Ref : WC95 Site Name: Land to Rear of Red Lion

Site Address: Land to rear of the Red Lion PH, Tile Lodge Road, Ashford TN27 0AU	**Other Site Refs**:	**Current Use:** Grassland, part of pub curtilage

Site Description and Adjacent Uses:
This is a rectangular site situated amid existing development. To the NW, beyond the site's tree screen, is Tile Lodge Road which is enclosed on its other side by mid-20th century rural residential development. The Wind Hill residential estate marks the site's NE boundary. To the SW is the Red Lion Public House, while there is an area of open space to the SW with a PRoW running close to the site boundary.

Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 0.45	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** None		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:

Site Access: ☒ From Tile Hill Road but would require the removal of a number of trees.		**Highway Constraints:** No constraints known	
Infrastructure Constraints: No constraints known	**AONB:** ☐ No	**Overall Landscape and Visual Impact Summary:** ***Likely to be a moderate short-range visual impact. However, there is existing screening to the wider SE.***	
Archaeology/ Scheduled Monument: ☐ No	**Conservation Area:** ☐ No	**Listed Buildings:** 50m from Grade II listed Red Lion pub	**Overall Heritage Summary:** Potential for certain limited impact.
Flood Risk: Not in FZ2 or FZ3.	**Drainage:** Main sewer in Tile Lodge Road.	**Green Corridor:** ☐	**Public Open Space:** Not proximate
Woodland: ☐ No	**Tree Preservation Order:** No	Screening Part 2 Assessment: Proceed to SA	

Suitability & Achievability Assessment:

This is a small site but is relatively unconstrained, with a potential for a proportionate amount of infill development to accord with existing. This is achievable given the availability of access and a certain amount of local infrastructure.

Developable Area (ha): 0.45ha
Density Calculation (dph):
Expected Yield: 4

Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Mersham



Site Ref : WE56 Site Name: Land South of Red Barn Farm

Site Address: Land at Laws Lane	**Other Site Refs**:	**Current Use:** Agricultural
Site Description and Adjacent Uses: Isolated site some distance from settlements. Bounded by hedgerow and surrounded by further agricultural land. Some isolated dwellings in immediate surroundings. A public right of way bounds the north and west edges		
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes 2017
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:** <400m from wildlife site and ancient woodland		Screening Part 1 Assessment: Move to part 2
Location and Access to Services: 1.5km from Aldington village		
Site Access: ☒		**Highway Constraints:**
Infrastructure Constraints:	**AONB:** ☐	**Overall Landscape and Visual Impact Summary:** ***Isolated site with limited natural screening. Development here would be incongruous with the surrounding landscape.***
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:** / **Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐ / **Public Open Space:**

Woodland: ☐	**Tree Preservation Order:** Within 100m of site	Screening Part 2 Assessment: Filtered at part 2
Suitability & Achievability Assessment: The site is isolated and therefore not suitable for development.		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 – Egerton



Site Ref : WN24 Site Name: Land south of junction of Stone Hill Road and New Road

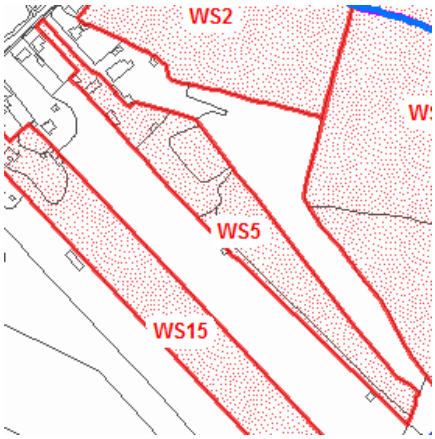
Site Address: Land south of junction of Stone Hill Road and New Road, Egerton	**Other Site Refs**: N/A	**Current Use:** Fallow (greenfield)
Site Description and Adjacent Uses: This is a substantial fallow field adjacent to the eastern edge of the settlement of Egerton (Harmers Way), beyond Stone Hill Road. The land falls from its boundary with New Stonehill Farm down to New Road (and immediately opposite the existing proposed allocation in Egerton). As mentioned, the site is adjacent to New Stone Hill Farm - now in purely residential use - to the south-west. To the north-west is the mid-1990s cul-de-sac residential development of Harmers Way; to the north-east across New Road is a sheep pasture, the northern part of which would be allocated for housing development in the emerging Local Plan; and to the south-east is open countryside.		
Available: ☒	Land Use: Fallow (Greenfield)	Submission Details: Main Changes Omission Site
Site Area (ha): 1.3	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing - semi-sheltered for older people, circa 12 units

<table>
<tr><td colspan="2">Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site
Details: None</td><td colspan="2">Screening Part 1 Assessment:
Progress to Part 2</td></tr>
<tr><td colspan="4">Location and Access to Services:
Located on the eastern edge of the village of Egerton. The village has a primary school, local shop and post office, pub and recreation grounds. Distance-wise these are all within walking distance, however there are no pedestrian footways on the site or between it and the village centre.</td></tr>
<tr><td colspan="2">Site Access: ☒ Potential accesses on to New Road and Stone Hill Road</td><td colspan="2">Highway Constraints: The New Road boundary runs only 55m from the junction between New Road and Stone Hill Road. There are no pedestrian footways on or near the site.</td></tr>
<tr><td>Infrastructure Constraints: Mains gas in road; mains sewers near site.</td><td>AONB: ☐
Not in an AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Visual impact in terms of entrance to village along New Road, as any housing would sit on higher land and therefore be more visible from some substantial distance. This could be mitigated somewhat through focusing development on the northern part of the site.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐
Not near a SM. AAP on site area of early prehistoric potential. W of site has a sliver AAP around pre-medieval windmill</td><td>Conservation Area: ☐
Not in a Conservation Area</td><td>Listed Buildings:
Not close to a LB</td><td>Overall Heritage Summary:
AAP so watching brief would be necessary. Otherwise, few constraints.</td></tr>
<tr><td>Flood Risk:
Not in FZ2 or 3</td><td>Drainage:
Harmers Way development connected to mains sewerage. On-site improvements would be required to address any surface water runoff.</td><td>Green Corridor:
☐</td><td>Public Open Space:
No</td></tr>
<tr><td>Woodland: ☐
None</td><td>Tree Preservation Order: No</td><td colspan="2">Screening Part 2 Assessment:
In most objective measures this site offers few constraints. However, the biggest issues are pedestrian access between the site and village services, and long-ranging views/visual impact of development, and highways improvements required to ensure a safe access point.</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

Development of this site would extend the built settlement markedly to the south into what is now</td><td colspan="2">Developable Area (ha): 1.3ha
Density Calculation (dph):
Expected Yield: 12</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

countryside. The development to the north at Harmers Way effectively rounds-off the settlement which, while not an unsustainable village by any means, is not as well equipped with local services as others in the borough. The existing Local Plan allocation's south-eastern boundary is opposite Stone Hill Road, and there is a requirement for extensive landscaping to diminish its visual impact. At present, Stone Hill Road provides a suitable village development boundary and, given that the land rises noticeably from its junction with New Road, development on this site would have a major visual impact. Not suitable for development at this time.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☒	☒

Site Assessments by Parish/Area – Shadoxhurst



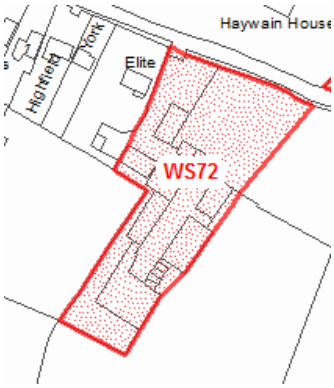
Site Ref : WS5 Site Name: Whiteholm

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 residential 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 commercial/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 and resubmission reg 19 main changes.
Site Area (ha): 2.112	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 the Clarks Land 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 a very rural locations and therefore possesses a very limited access to services.</td></tr>
<tr><td colspan="2">Site Access: ☒</td><td colspan="2">Highway Constraints:</td></tr>
<tr><td>Infrastructure Constraints:</td><td>AONB: ☐</td><td colspan="2">Overall Landscape and Visual Impact Summary:
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.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐</td><td>Conservation Area: ☐</td><td>Listed Buildings:</td><td>Overall Heritage Summary:</td></tr>
<tr><td>Flood Risk:</td><td>Drainage:</td><td>Green Corridor: ☐</td><td>Public Open Space:</td></tr>
<tr><td>Woodland: ☐</td><td>Tree Preservation Order: Yes. Half of site subject to group TPO.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at part 2</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Development of this isolated site would have a detrimental impact on the landscape and biodiversity through the unacceptable loss of protected trees and habitats.</td><td colspan="2">Developable Area (ha):
Density Calculation (dph):
Expected Yield:</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><td>☐</td></tr>
</table>

Site Assessments by Parish/Area – Shadoxhurst



Site Ref : WS72 Site Name: Elite, Hornash Lane

Site Address: Shadoxhurst, Ashford	**Other Site Refs**:	**Current Use:** Agricultural
Site Description and Adjacent Uses: The site is located on Hornash Lane, Shadoxhurst and is adjacent to residential dwellings at the western end of the village. Ancient woodland is located to the east and south. There is an open grassed area to the southeast fronting Hornash Lane, which benefits from existing access and track across the land to the main farmyard. To the northern side of Hornash Lane, lies a large detached dwelling with gardens. The area is mainly residential. There is a wide access off of Hornash Lane, leading to an extensive area of hard standing on the front of the side, which continues through to the rear. The track is overgrown but exists just below the surface grass and its raised route is visible on site. The secondary agricultural access is still in use and is proposed to be closed off. Several large scale agricultural buildings are located on the site, which are not currently in active use.		
Available: ☒	Land Use: Brownfield	Submission Details: Main Changes Omission Site
Site Area (ha): 0.765	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** To the east and south of the site is a LWS/AW. Part of site is AW		Screening Part 1 Assessment: Move to Part 2
Location and Access to Services: The site is on the outer edge of a rural built up area and therefore possesses very limited access to services.		
Site Access: ☒ The site is accessible via Hornash Lane		**Highway Constraints:** No constraints known
Infrastructure Constraints: No sewer or main gas supply	**AONB:** ☐ No	**Overall Landscape and Visual Impact Summary:** ***Significant potential for encroachment and domestication of countryside, and impact on LWS and AW***

Archaeology/ Scheduled Monument: ☐ No	**Conservation Area:** ☐ No	**Listed Buildings:** No	**Overall Heritage Summary:** Unlikely to have sig. impact.
Flood Risk: Not in FZ2 or FZ3	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** Less than 400m to recreation ground
Woodland: ☒ Eastern part of site is AW. As is whole adj. land parcel	**Tree Preservation Order:**	Screening Part 2 Assessment: Filtered at Part 2	

Suitability & Achievability Assessment:

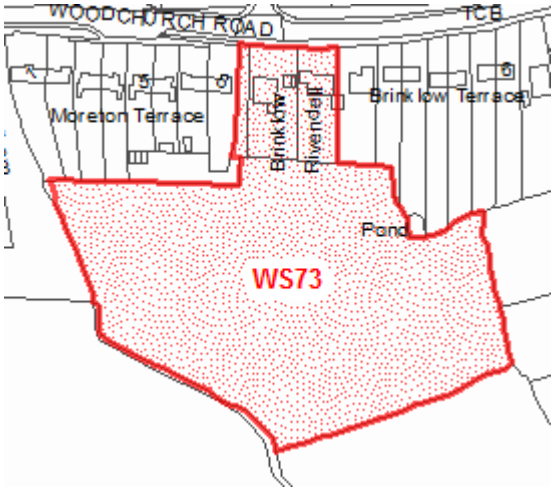
This site is not suitable for development as it is open countryside and very rural in character. There is very limited housing in this location on that side of Hornash Lane. A large area of the site is within flood zone and it is bounded by Ancient woodland. Development in this location would have a detrimental effect on the landscape.

Developable Area (ha): 0.765
Density Calculation (dph):
Expected Yield:

Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Shadoxhurst



Site Ref : WS73 Site Name: Land adjacent Woodchurch Road

Site Address: Land adj. Woodchurch Road, Shadoxhurst	**Other Site Refs**:	**Current Use:** Part residential / majority greenfield

Site Description and Adjacent Uses:
Site comprises two detached bungalows with frontage to Woodchurch Road, and an extensive area of open grassland. There is existing residential development to the north of the site, and immediately adjacent to the Woodchurch Road frontage. There is a pond beyond the site's eastern boundary. The southern boundary is bounded by a tree belt, beyond which is open countryside. The western boundary is the rear of Wymondham, at which frontage development of 4 dwellings is being carried out.

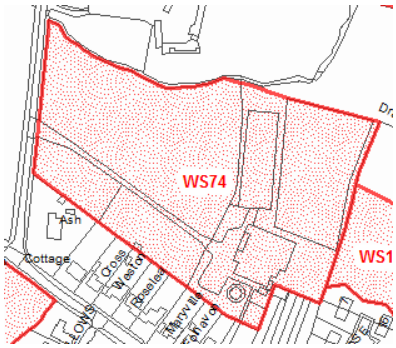
Available: ☐	Land Use: Part residential / majority greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 1.5	Neighbourhood Plan Designation: ☐	Proposed Site use: Retirement community; GP surgery, pharmacy and local shop
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** None		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:
The site is well related to the village of Shadoxhurst, with access to some limited village services within 200m of the site.

Site Access: ☒ This site would be accessible from Woodchurch Road pending demolition of Brinklow and Rivendell bungalows		**Highway Constraints:** No constraints known	
Infrastructure Constraints: Inadequate waste water capacity	**AONB:** ☐ N/A	**Overall Landscape and Visual Impact Summary:** ***The proposed development is likely to domesticate the countryside, and cause harm to the visual amenity of the area.***	
Archaeology/ Scheduled Monument: ☐ No	**Conservation Area:** ☐ No	**Listed Buildings:** 90m from Grade II listed Park Farmhouse	**Overall Heritage Summary:** Unlikely to have significant impact on heritage assets
Flood Risk: FZ1	**Drainage:** Foul sewer runs E-W across site south of curtilage of existing dw.	**Green Corridor:** ☐	**Public Open Space:** Playing field within 400m of site
Woodland: ☒ There is an AW in relatively close proximity of the site.	**Tree Preservation Order:** No	Screening Part 2 Assessment: Generally unconstrained site, but for potential for detrimental impact on visual amenity and countryside.	
Suitability & Achievability Assessment: While development of the site has a high potential to domesticate the countryside and cause harm to		Developable Area (ha): 1.5 Density Calculation (dph): circa 26 Expected Yield: 39dw + 20-30 bed extra care Deliverability & Developability Timeframe:	

	0-5 Year	6-10 Year	11-15 Year	16+ Year
the visual amenity of the wider area through the extension of the settlement southwards outside its E-W linear pattern, the site is otherwise unconstrained. A Sustainability Assessment is required given that the proposal has the potential - pending the demolition of properties fronting Woodchurch Road - to expand the range of services in Shadoxhurst and cater for a population in need.	☒	☐	☐	☐

Site Assessments by Parish/Area – Shadoxhurst



Site Ref : WS74 Site Name: Land north of Bethersden Road west of Criol Lane (Findon Stables)

Site Address: Criol Lands Farm, Shadoxhurst TN26 1LJ	**Other Site Refs**:	**Current Use:** Stables and greenfield
Site Description and Adjacent Uses: This site has a number of stables/outbuildings on the eastern part of the site. The western two thirds of the site consists of two long paddocks divided by a linear access road. The Mace Terrace Waste Water Pumping Station is on the eastern boundary of the site. The site is adjacent on its southern boundary to a row of bungalows in generous gardens; to the north beyond the land drain is Little Criol Wood Ancient Woodland, in which there is some limited development. To the east and the west are parcels of agricultural (grazing) land.		
Available: ☒	Land Use: Mixed	Submission Details: Main Changes Omission Site
Site Area (ha): 2.35	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Adjacent to Great Dynes Wood Ancient Woodland to north of site		Screening Part 1 Assessment: Progress to Part 2

Location and Access to Services:
The site is reasonably well-related to the village of Shadoxhurst, within close proximity to its limited services, including its pub. However, it is some way from the playing field, and there is no local shop and so residents are dependent on services in other settlements.

Site Access: ☒ Site currently accessed from Criol Lane		**Highway Constraints:** No known constraints	
Infrastructure Constraints: Foul sewer to south of site but inadequate capacity; surface water sewer runs along eastern part of site.	**AONB:** ☐ N/A	**Overall Landscape and Visual Impact Summary:** ***Would extend village to the north, and domesticate the countryside to some extent.***	
Archaeology/ Scheduled Monument: ☐ N/A - 320m south of Roman Road.	**Conservation Area:** ☐ N/A - circa 600m from Shadoxhurst CA	**Listed Buildings:** While the site is within 50m of the Grade II listed Kings Head Pub, there is existing development in the intervening area	**Overall Heritage Summary:** No significant heritage impacts
Flood Risk: Not in FZ2 or FZ3	**Drainage:** Land drain along northern boundary of site	**Green Corridor:** ☐	**Public Open Space:** No - sports field is circa 800m from this site at the opposite end of Shadoxhurst
Woodland: ☒ Ancient woodland adj. to N of site	**Tree Preservation Order:** TPO adj. to north of site.	Screening Part 2 Assessment: Development would extend the built area of the settlement, domesticating the countryside, and there are a lack of services, but otherwise this site is relatively unconstrained and part of this is PDL.	

Suitability & Achievability Assessment:

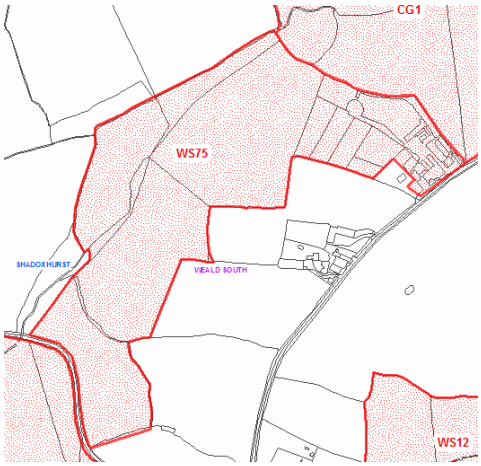
Site is available and adjacent to existing residential uses. It is realtively unconstrainted, and enjoys existing access. However, there is limited availablility of local services in Shadoxhurst, and residents would potentially be reliant on private transport. As such, it is not a preferred site to come forward soon. Proceed to SA.

Developable Area (ha): 2.35
Density Calculation (dph): 20
Expected Yield: 45

Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Shadoxhurst



Site Ref : WS75 Site Name: Criol Lands Farm

Site Address: Criol Lane, Shadoxhurst	**Other Site Refs**:	**Current Use:** Stables, Farmland, pasture
Site Description and Adjacent Uses: This vast area of land extends from the edge of the Chilmington site down towards the village of Shadoxhurst and the site can be assessed via Criols lane. To the east is the Chilmington Green AAP boundary and to the west there is arable land and woodland. The site is currently used as a farm, but the bulk of the area is open sheep pasture on flat land.		
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 18.6	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 to the north and in close proxmity of a LWS/AW and TPO to the south.		Screening Part 1 Assessment: Move to Part 2
Location and Access to Services: The site extends from the far periphery of the village of Shadoxhurst up to the border of the ongoing Chilmington Green urban extension. No part possess good access to services such as local shops, a Primary School and a GP Surgery (all more than 1.6km away).		
Site Access: ☒ The site can be assessed via Criol Lane.		**Highway Constraints:** No known constraints
Infrastructure Constraints: Gas line near Criol Lane; inadequate waste water capacity	**AONB:** ☐ No	**Overall Landscape and Visual Impact Summary:** ***Likely to have a significant impact. This is a large expanse of flat pasture land, and any major development would affect landscape and visual amenity.***

Archaeology/ Scheduled Monument: ☒ There is archaelogical importance to the west of the site.	**Conservation Area:** ☐ No	**Listed Buildings:** The site is in proximity to Criol farmhouse which is a listed building.	**Overall Heritage Summary:** Likely to have heritage impact
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** No proximate PoS at this time.
Woodland: ☒ The Colebran wood AW is in close promixty to the west.	**Tree Preservation Order:**	Screening Part 2 Assessment: Filtered at part 2	

Suitability & Achievability Assessment:

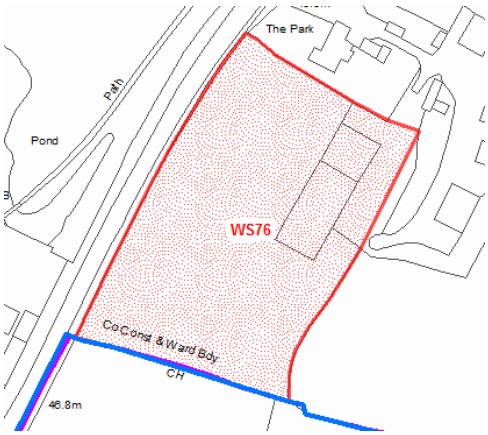
Not suitable for development at this time. Development would erode the rural nature of the area, is likely to have heritage, landscape and visual impacts to a significant degree, and does not benefit from access to services. Development here would erode gaps between the Ashford Urban Area and Shadoxhurst.

Developable Area (ha): 18.6
Density Calculation (dph): 25
Expected Yield: xx

Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Shadoxhurst



Site Ref : WS76 Site Name: Land south of The Park

Site Address: East of Ashford Road	**Other Site Refs**:	**Current Use:** Ahricultural land and buildings

Site Description and Adjacent Uses:
The site is a field located to the South of the dwelling known as The Park. To the South and East is Ahricultural land, and to the west is Ashford Road with agricultural land beyond. The north east of the site is occupied by a large agricultural bulfing which is served by an existing access north of the Park. The site is bounded by mature hedgerows and some larger trees bound the east of the site.

Available: ☒	Land Use: Greenfield	Submission Details: Main Changes 2017	
Site Area (ha): 0.757	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** AW and LWS within 100m of the site		Screening Part 1 Assessment: Move to part 2	
Location and Access to Services: >2km from Shops, GP, Railway station			
Site Access: ☒		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	**Overall Landscape and Visual Impact Summary:** ***The site occupies a prominent location in an area characterised by well saced ribbon development.***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:** Adjacent to the site	**Overall Heritage Summary:** Development here would have to take into account the impact on the setting of the nearby listed buildings
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment: Filtered at part 2	

Suitability & Achievability Assessment:

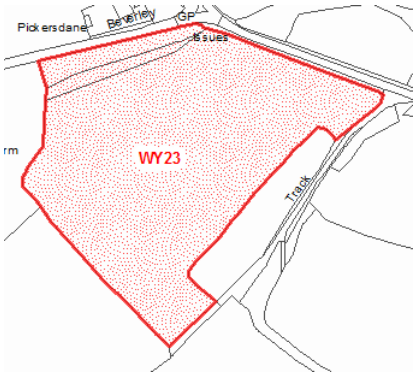
This site is too far from settlement and development here would result in isolated housing which would harm the landscape and openness of the countryside.

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 – Wye with Hinxhill



Site Ref : WY23 Site Name: Land south of Brabourne Road

Site Address: Land south of Brabourne Road, Brook	**Other Site Refs**:	**Current Use:** Greenfield
Site Description and Adjacent Uses: This site is related to the settlement of Brook, but within the parish of Wye with Hinxhill. It is currently undeveloped land within the Kent Downs AONB, immediately south of The Street/Brabourne Road, which is a sunken road typical of the AONB - to this end the road is some way below the surrounding land level. To the south and south-east is open countryside; to the immediate west are two Grade II listed buildings relating to Chelsbourne Farm; to the north-east are listed buildings relating to Pickersdane Farm which are situated within the Wye & Crundale Downs SSSI/SAC/NNR.		
Available: ☒	Land Use: Greenfield	Submission Details: Main Changes Omission Site
Site Area (ha): 2.25	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing (infill)
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Adjacent to the Wye & Crundale Downs SSSI/SAC/NNR		Screening Part 1 Assessment: Pass to Stage 2
Location and Access to Services: This site is related to the settlement of Brook, but within the parish of Wye with Hinxhill. Within Brook there are some but limited services, and no school or GP surgery, but there is a pub within 300m. It is currently undeveloped land within the Kent Downs AONB, immediately south of The Street/Brabourne Road, which is a sunken road typical of the AONB - to this end the road is some way below the surrounding land level. To the south and south-east is open countryside; to the immediate west are two Grade II listed buildings relating to Chelsbourne Farm; to the north-east are listed buildings relating to Pickersdane Farm which are situated within the Wye & Crundale Downs SSSI/SAC/NNR.		
Site Access: ☒ Access possible from Brabourne Road; but this appears to be long-established coppice hedgerow		**Highway Constraints:** Difference in levels between site and highway; no pedestrian footway along road.

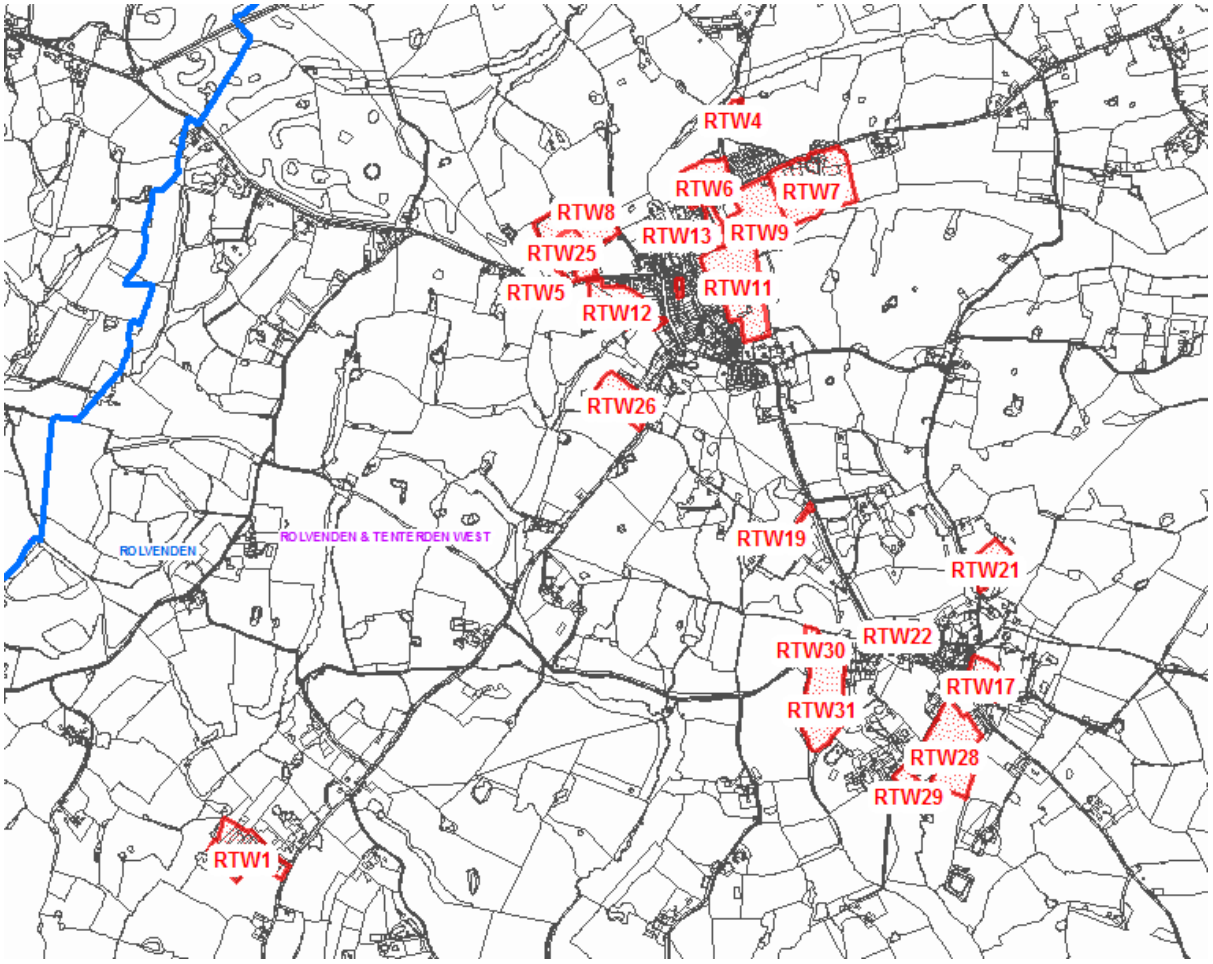
<table>
<tr><td>Infrastructure Constraints: Mapping shows no gas or mains sewers</td><td>AONB: ☒
Kent Downs AONB</td><td colspan="2">Overall Landscape and Visual Impact Summary:
There is high potential for substantial landscape and visual impact relating to development on this site. There are many PRoWs passing through, around and south of the site. Given the slope of the land, visual impact likely to be substantial</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
AAP along NE boundary relating to the Pilgrim's Way</td><td>Conservation Area: ☐
N/A</td><td>Listed Buildings:
Site is adjacent to Grade II listed Chelsbourne Farm and Grade II listed barn to west; adjacent across Brabourne Road to Grade II listed Pickersdane Farmhouse and Grade II listed Pickersdane Cottage.</td><td>Overall Heritage Summary:
Site is in a sensitive location in relation to heritage assets</td></tr>
<tr><td>Flood Risk:
N/A</td><td>Drainage:
No mains drainage</td><td>Green Corridor:
☐</td><td>Public Open Space:
No access to PoS, but two PRoWs cross site, and across SE boundary relating to the National Trail.</td></tr>
<tr><td>Woodland: ☐
N/A</td><td>Tree Preservation Order: N/A</td><td colspan="2">Screening Part 2 Assessment:
Filtered at part 2</td></tr>
<tr><td colspan="2">Suitability & Achievability Assessment:

Given the multiple sensitivities related to this site - including its location within the Kent Downs AONB, its proximity to heritage assets and sites of national and international ecological importance, and its lack of a clear relationship with existing settlement, this site would be unsuitable for development. Development would be a clear encroachment into valued countryside and would present logistical challenges.</td><td colspan="2">Developable Area (ha): 2.25
Density Calculation (dph):
Expected Yield:

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>

APPENDIX 5: ROLVENDEN NEIGHBOURHOOD PLAN SITE LIST

Site ref	Town/Parish/ Area	Site Name	Final Assessment Category
RTW1	**ROLVENDEN**	Copfield farm, Rolvenden	**Neighbourhood plan decision**
RTW10	**ROLVENDEN**	Korkers Sausage Factory	**Filtered at Part 1**
RTW11	**ROLVENDEN**	Rear of Sparkeswood	**Neighbourhood plan decision**
RTW12	**ROLVENDEN**	Land at back of Regent Street	**Filtered at Part 1**
RTW13	**ROLVENDEN**	Allotment site - Tenterden Road	**Filtered at Part 1**
RTW17	**ROLVENDEN**	Land at Winser Road, Rolvenden Layne	**Filtered at Part 1**
RTW18	**ROLVENDEN**	Thornden Road, Rolvenden Layne	**Filtered at Part 1**
RTW19	**ROLVENDEN**	Great Maytham Hall, Maytham Road, Rolvenden	**Filtered at Part 1**
RTW21	**ROLVENDEN**	Kingsgate View, Mounts Lane, Rolvenden Layne	**Neighbourhood plan decision**
RTW22	**ROLVENDEN**	land to the west of Kingsgate Cottage, Rolvenden Layne	**Neighbourhood plan decision**
RTW25	**ROLVENDEN**	Windmill House Meadow, Benenden Road, Rolvenden	**Neighbourhood plan decision**
RTW26	**ROLVENDEN**	Land opposite West Lodge, Hastings Road, Rolvenden	**Neighbourhood plan decision**
RTW27	**ROLVENDEN**	Cornex Garage, High Street, Rolvenden	**Neighbourhood plan decision**
RTW28	**ROLVENDEN**	Thornden Field (N), Thornden Lane, Rolvenden Layne	**Neighbourhood plan decision**
RTW29	**ROLVENDEN**	South Field, Thornden Lane, Rolvenden Layne	**Neighbourhood plan decision**
RTW3	**ROLVENDEN**	Gatefield Cottages	**Filtered at Part 1**
RTW30	**ROLVENDEN**	Land north of Frogs Lane, Rolvenden Layne	**Neighbourhood plan decision**
RTW31	**ROLVENDEN**	Dallens, Frogs Lane, Rolvenden Layne	**Neighbourhood plan decision**
RTW4	**ROLVENDEN**	Halden Lane	**Filtered at Part 1**
RTW5	**ROLVENDEN**	Land adjoining Windsmill Farm	**Filtered at Part 1**
RTW6	**ROLVENDEN**	Rolvenden Football Field, Tenterden Road (POLICY ROLV1)	**Remain in Survey - Housing**
RTW7	**ROLVENDEN**	12 Acres of land along A28 Tenterden Road	**Filtered at Part 1**
RTW8	**ROLVENDEN**	Field adjacent to cricket ground	**Filtered at Part 1**
RTW9	**ROLVENDEN**	Land adjacent to Redwood	**Neighbourhood plan decision**


RTW4
RTW6
RTW7
RTW8
RTW13
RTW9
RTW25
RTW5
RTW11
RTW12
RTW26
RTW19
RTW21
RTW22
RTW30
RTW17
RTW31
RTW28
RTW29
RTW1
ROLVENDEN
ROLVENDEN & TENTERDEN WEST

Appendix 6 – Rolvenden Site Assessments

Site Assessments by Parish/Area – Rolvenden

Site Ref : RTW1 Site Name: Copfield farm

Site Address: Hastings Road, Rolvenden TN17 4PN	**Other Site Refs**: 11/01424	**Current Use:** Poultry Farm	
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.			
Available: ☒	Land Use: Mixed	Submission Details: Site Submission 2014 & Planning permission	
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:** 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).		Screening Part 1 Assessment: Move to Part 2	
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.			
Site Access: ☒ The site is located on Hastings Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the High Weald AONB.	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☒ There is a medieval chapel 350m to the SE of the site.	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**

Woodland: ☐	**Tree Preservation Order:** There is a large TPO within 200m of the site.	Screening Part 2 Assessment: Neighbourhood plan assessment
Suitability & Achievability Assessment: Neighbourhood plan decision		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 – Rolvenden

Site Ref : RTW3 Site Name: Gatefield Cottages

Site Address:	**Other Site Refs**: rolv01	**Current Use:**	
Site Description and Adjacent Uses:			
Available: ☐	Land Use:	Submission Details: 2007 submission	
Site Area (ha):	Neighbourhood Plan Designation: ☐	Proposed Site use:	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:**		Screening Part 1 Assessment: Not available or achievable. The site is not suitable for further development.	
Location and Access to Services:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	

Suitability & Achievability Assessment: Neighbourhood plan assessment	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 – Rolvenden

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
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** The site adjoins an AW.		Screening Part 1 Assessment:

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

Suitability & Achievability Assessment: Neighbourhood plan assessment	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 – Rolvenden

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:

Location and Access to Services:

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

Woodland: ☐	Tree Preservation Order:	Screening Part 2 Assessment:
Suitability & Achievability Assessment: Neighbourhood plan assessment		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 – 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:***

Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☒ The site adjoins the Rolvenden CA.	**Listed Buildings:** There is a LB adjacent to the west of the site.	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**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 – Rolvenden

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: Site not re submitted therefore considered unavailable

Location and Access to Services:

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

Suitability & Achievability Assessment:	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 – Rolvenden

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: The site is not considered suitable for development. Site not re submitted therefore considered to be unavailable.
Location and Access to Services:		
Site Access: ☐		**Highway Constraints:**

Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	
Suitability & Achievability Assessment:		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 – 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:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐ The site is within circa 150m of a CA.	**Listed Buildings:** Coveneys LB is within 200m.	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**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: Neighbourhood plan assessment	

Suitability & Achievability Assessment: Neighbourhood Plan asessment	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 – Rolvenden

Site Ref : RTW10 Site Name: Korkers Sausage Factory

Site Address: Rolvenden	**Other Site Refs**: ROLV10	**Current Use:** Meat processing
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.		
Available: ☐	Land Use: Brownfield	Submission Details: 2007 submission
Site Area (ha): 0.133	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 High Weald AONB.		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.	
Location and Access to Services:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	
Suitability & Achievability Assessment:		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 – 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: Informal SS & 2007 submission
Site Area (ha): 4.502	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing

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.	Screening Part 1 Assessment: Move to Part 2

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.

Site Access: ☒ The site is accessible via a lane off of 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:***	
Archaeology/ Scheduled Monument: ☐ The Rolvenden Churchyard site is in close proximity.	**Conservation Area:** ☒ The site adjoins a CA.	**Listed Buildings:** There are a number of LBs in close proximity to the site.	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** The site is in close proximity to POS.
Woodland: ☒ The site adjoins AW.	**Tree Preservation Order:** The site is 200m north of a large TPO.	Screening Part 2 Assessment: Neighbourhood plan assessment	

Suitability & Achievability Assessment:

Neighbourhood Plan assessment

Developable Area (ha): 4.502
Density Calculation (dph): 25
Expected Yield: 112

Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Rolvenden

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.	
Location and Access to Services:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	
Suitability & Achievability Assessment:		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 – Rolvenden

Site Ref : RTW13 Site Name: Allotment site - Tenterden Road

Site Address:	Other Site Refs:	Current Use:
Rolvenden	ROLV14	Allotment site

Site Description and Adjacent Uses: Land falls away to parkland at rear.			
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 AW and a scattering of TPOs in close proximity to the site.		Screening Part 1 Assessment: Site not resubmitted therefore considered not available.	
Location and Access to Services:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	
Suitability & Achievability Assessment:		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 – 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 achievable. The site is not suitable for further development.	
Location and Access to Services:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	
Suitability & Achievability Assessment:		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 – Rolvenden

Site Ref : RTW18 Site Name: Thornden Road

Site Address: Rolvenden Layne	**Other Site Refs**: Other127	**Current Use:**
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:**		Screening Part 1 Assessment: Not available or achievable. The site is not suitable for further development.	
Location and Access to Services:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	
Suitability & Achievability Assessment:		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 – 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:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	
Suitability & Achievability Assessment:		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 – Rolvenden

Site Ref : RTW21 Site Name: Kingsgate View

Site Address: Mounts Lane, Rolvenden Layne, Cranbrook, Kent TN17 4NU	**Other Site Refs**:	**Current Use:** Grassland
Site Description and Adjacent Uses: Kingsgate View is located just on the outskirts of the Rolvenden Layne CA. The site is surrounded by agricultural fields to the west north and east, whilst there is residential development to the south.		

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013	
Site Area (ha): 1.211	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: Move to Part 2	
Location and Access to Services: The site is north of Rolvenden Layne but there are very few services here, with most in the neighbouring village of Rolvenden over 1.6km away.			
Site Access: ☒ The site is accessible via Mounts Lane		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the High Weald AONB.	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐ There is an archaeological site within 100m north.	**Conservation Area:** ☒ Part of the site is within the Rolvenden Layne CA	**Listed Buildings:** The site adjoins Mount Cottage LB	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** There is POS within Rolvenden Layne.
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment: Neighbourhood plan assessment	
Suitability & Achievability Assessment: Neighbourhood Plan Assessment		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 – Rolvenden

Site Ref : RTW22 Site Name: Land to the west of Kingsgate Cottage

Site Address: Frensham Road, Rolvenden Layne, Cranbrook, TN17 4NJ	**Other Site Refs**:	**Current Use:** Scrubland

Site Description and Adjacent Uses:
Open grassland. No structures, three-line fence enclosing boundary. Electricity substation adjacent. Too south and west sides are bounded by the highway. The adjacent plot to the east is occupied by a three-storey detached house. An area of fenced copses bound the northern side of the land.

Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 0.263	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 a large area of TPO.		Screening Part 1 Assessment: Move to Part 2

Location and Access to Services:
The site possesses a relatively poor access to services as they are located within the neighbouring village of Rolvenden. However, there is local access to a play area and green open space.

Site Access: ☒ The site is accessible via Frensham Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☒ The site is within the High Weald AONB.	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☒ The site is within the Rolvenden Layne CA.	**Listed Buildings:**	**Overall Heritage Summary:** The Great Maytham Historic Parks and Gardens lies to the west of the site.
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:** There is a large area of TPO adjacent.	Screening Part 2 Assessment: Neighbourhood plan assessment	

Suitability & Achievability Assessment:

Neighbourhood Plan assessment

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 – Rolvenden

Site Ref : RTW25 Site Name: Windmill House Meadow

<table>
<tr><td colspan="2">Site Address:
Benenden Road</td><td colspan="2">Other Site Refs:</td><td colspan="2">Current Use:
Agricultural buildings and field</td></tr>
<tr><td colspan="6">Site Description and Adjacent Uses:
The site is a farm located to the west of Rolvenden. The south west corner is occupied by farm buildings and the remainder comprises agricultural land. Southern half lies within the conservation Area.</td></tr>
<tr><td colspan="2">Available: ☐</td><td colspan="2">Land Use: Greenfield</td><td colspan="2">Submission Details:
Neighbourhood Plan 2016</td></tr>
<tr><td colspan="2">Site Area (ha): 2.4</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:</td><td colspan="3">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="6">Location and Access to Services:</td></tr>
<tr><td colspan="3">Site Access: ☒</td><td colspan="3">Highway Constraints:</td></tr>
<tr><td colspan="2">Infrastructure Constraints:</td><td colspan="2">AONB: ☒</td><td colspan="2">Overall Landscape and Visual Impact Summary:
Unknown</td></tr>
<tr><td colspan="2">Archaeology/ Scheduled Monument: ☐</td><td colspan="2">Conservation Area: ☒</td><td>Listed Buildings:
Adjacent to</td><td>Overall Heritage Summary:</td></tr>
<tr><td colspan="2">Flood Risk:
None</td><td colspan="2">Drainage:</td><td>Green Corridor:
☐</td><td>Public Open Space:</td></tr>
<tr><td colspan="2">Woodland: ☐</td><td colspan="2">Tree Preservation Order:</td><td colspan="2">Screening Part 2 Assessment:
Neighbourhood Plan assessment</td></tr>
<tr><td colspan="3" rowspan="3">Suitability & Achievability Assessment:

Neighbourhood Plan assessment</td><td colspan="3">Developable Area (ha):
Density Calculation (dph):
Expected Yield:</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></td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

Site Assessments by Parish/Area – Rolvenden

Site Ref : RTW26 Site Name: Land opposite West Lodge

<table>
<tr><td colspan="2">Site Address:
Hastings Road, Rolvenden</td><td colspan="2">Other Site Refs:</td><td colspan="2">Current Use:
Field</td></tr>
<tr><td colspan="6">Site Description and Adjacent Uses:
The site is a large field located to the south of Rolvenden. It is bound to the north by garages and dwellinghouses, and agricultural land on the remaining three sides.</td></tr>
<tr><td colspan="2">Available: ☒</td><td colspan="2">Land Use: Greenfield</td><td colspan="2">Submission Details:
Neighbourhood Plan 2016</td></tr>
<tr><td colspan="2">Site Area (ha): 1.906</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: Adjacent Ancient woodland</td><td colspan="3">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="6">Location and Access to Services:</td></tr>
<tr><td colspan="3">Site Access: ☒</td><td colspan="3">Highway Constraints:</td></tr>
<tr><td colspan="2">Infrastructure Constraints:</td><td colspan="2">AONB: ☒</td><td colspan="2">Overall Landscape and Visual Impact Summary:</td></tr>
<tr><td colspan="2">Archaeology/ Scheduled Monument: ☐</td><td colspan="2">Conservation Area: ☐
Adjacent to</td><td>Listed Buildings:
Within 100m</td><td>Overall Heritage Summary:</td></tr>
<tr><td colspan="2">Flood Risk:
None</td><td colspan="2">Drainage:</td><td>Green Corridor:
☐</td><td>Public Open Space:</td></tr>
<tr><td colspan="2">Woodland: ☒
Adjacent to</td><td colspan="2">Tree Preservation Order: Adjacent to</td><td colspan="2">Screening Part 2 Assessment:
Neighbourhood Plan assessment</td></tr>
<tr><td colspan="3" rowspan="2">Suitability & Achievability Assessment:

Neighbourhood plan assessment</td><td colspan="3">Developable Area (ha):
Density Calculation (dph):
Expected Yield:</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 – Rolvenden

Site Ref : RTW27 Site Name: Cornex Garage

<table>
<tr><td colspan="2">Site Address:
High Street</td><td>Other Site Refs:</td><td colspan="2">Current Use:
Petrol station and workshop</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
Site sits to the west ofd the high street and is bound to the north and south by dwellings, and to the west by woodland.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use: Brownfield</td><td colspan="2">Submission Details:
Neighbourhood Plan 2016</td></tr>
<tr><td colspan="2">Site Area (ha): 0.2</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:</td><td colspan="2">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:</td></tr>
<tr><td colspan="3">Site Access: ☒</td><td colspan="2">Highway Constraints:</td></tr>
<tr><td>Infrastructure Constraints:</td><td>AONB: ☒</td><td colspan="3">Overall Landscape and Visual Impact Summary:</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐</td><td>Conservation Area: ☒</td><td>Listed Buildings:
Sat within a row of LB's</td><td colspan="2">Overall Heritage Summary:</td></tr>
<tr><td>Flood Risk:
None</td><td>Drainage:</td><td>Green Corridor:
☐</td><td colspan="2">Public Open Space:</td></tr>
<tr><td>Woodland: ☐</td><td>Tree Preservation Order:</td><td colspan="3">Screening Part 2 Assessment:
Neighbourhood plan assessment</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Neighbourhood Plan assessment</td><td colspan="3">Developable Area (ha):
Density Calculation (dph):
Expected Yield:</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 – Rolvenden

Site Ref : RTW28 Site Name: Thornden Field (N)

<table>
<tr><td colspan="2">Site Address:
Thornden Lane, Rolvenden Lanye</td><td colspan="2">Other Site Refs:</td><td colspan="2">Current Use:
Agricultural</td></tr>
<tr><td colspan="6">Site Description and Adjacent Uses:
Agricultural land to the south of Rolvenden Lanye. The site is bound by housing to the north east and orth weat, by further agricultural land to the north, west, east and south.</td></tr>
<tr><td colspan="2">Available: ☒</td><td colspan="2">Land Use: Greenfield</td><td colspan="2">Submission Details:
Neighbourhood Plan 2016</td></tr>
<tr><td colspan="2">Site Area (ha): 4</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:</td><td colspan="3">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="6">Location and Access to Services:</td></tr>
<tr><td colspan="3">Site Access: ☒</td><td colspan="3">Highway Constraints:</td></tr>
<tr><td colspan="2">Infrastructure Constraints:</td><td colspan="2">AONB: ☒</td><td colspan="2">Overall Landscape and Visual Impact Summary:</td></tr>
<tr><td colspan="2">Archaeology/ Scheduled Monument: ☐</td><td colspan="2">Conservation Area: ☒
Adjacent to</td><td>Listed Buildings:
Adjacent to</td><td>Overall Heritage Summary:</td></tr>
<tr><td colspan="2">Flood Risk:
None</td><td colspan="2">Drainage:</td><td>Green Corridor:
☐</td><td>Public Open Space:</td></tr>
<tr><td colspan="2">Woodland: ☐</td><td colspan="2">Tree Preservation Order:</td><td colspan="2">Screening Part 2 Assessment:
Neighbourhood Plan decision</td></tr>
<tr><td colspan="3" rowspan="3">Suitability & Achievability Assessment:

Neighbourhood Plan assessment</td><td colspan="3">Developable Area (ha):
Density Calculation (dph):
Expected Yield:</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 – Rolvenden

Site Ref : RTW29 Site Name: South Field

Site Address: Thornden Lane, Rolvenden Lanye	**Other Site Refs**:		**Current Use:** Agricultural
Site Description and Adjacent Uses: Field o the south of Rolvenden Lanye. Dwellings to the north, agricultural land on all remaining sides.			
Available: ☒	Land Use: Greenfield	Submission Details: Neighbourhood Plan 2016	
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:**		Screening Part 1 Assessment: Move to part 2	
Location and Access to Services:			
Site Access: ☒		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☒	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:** Within 200m	**Overall Heritage Summary:**
Flood Risk: None	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:** Adjacent to	Screening Part 2 Assessment: Neighbourhood plan decision	
Suitability & Achievability Assessment: Neighbourhood plan assessment		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 – Rolvenden

Site Ref : RTW30 Site Name: Land north of Frogs Lane

<table>
<tr><td colspan="2">Site Address:
Rolvenden Lanye</td><td>Other Site Refs:</td><td colspan="2">Current Use:
Agricultural</td></tr>
<tr><td colspan="5">Site Description and Adjacent Uses:
Small eastern portion of larger agricultural field located to the west of Rolvenden Lanye.</td></tr>
<tr><td colspan="2">Available: ☒</td><td>Land Use: Greenfield</td><td colspan="2">Submission Details:
Neighbourhood Plan 2016</td></tr>
<tr><td colspan="2">Site Area (ha): 0.2</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: Ancient woodland adjacent</td><td colspan="2">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="5">Location and Access to Services:</td></tr>
<tr><td colspan="2">Site Access: ☒</td><td colspan="3">Highway Constraints:</td></tr>
<tr><td>Infrastructure Constraints:</td><td>AONB: ☒</td><td colspan="3">Overall Landscape and Visual Impact Summary:</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☒
Potential asjacent</td><td>Conservation Area: ☒
Within 100m</td><td>Listed Buildings:
Within 100m</td><td colspan="2">Overall Heritage Summary:</td></tr>
<tr><td>Flood Risk:</td><td>Drainage:</td><td>Green Corridor:
☐</td><td colspan="2">Public Open Space:</td></tr>
<tr><td>Woodland: ☒
Adjacent</td><td>Tree Preservation Order: Adjacent</td><td colspan="3">Screening Part 2 Assessment:
Neighbourhood plan decision</td></tr>
<tr><td colspan="2" rowspan="3">Suitability & Achievability Assessment:

Neighbourhood plan decision</td><td colspan="3">Developable Area (ha):
Density Calculation (dph):
Expected Yield:</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></td><td>☐</td><td>☐</td><td>☐</td><td>☐</td></tr>
</table>

Site Assessments by Parish/Area – Rolvenden

Site Ref : RTW31 Site Name: Dallens

Site Address: Frogs Lane, Rolvenden Lanye	**Other Site Refs**:		**Current Use:** Agricultural
Site Description and Adjacent Uses: West of Rolvenden Lanye, edge of built form. Surrounded by agricultural land with ancient woodland to the west.			
Available: ☒	Land Use: Greenfield	Submission Details: Neighbourhood Plan 2016	
Site Area (ha): 3.44	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		Screening Part 1 Assessment: Move to part 2	
Location and Access to Services:			
Site Access: ☒		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☒	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☒ Adjacent to	**Listed Buildings:** Adjacent to	**Overall Heritage Summary:**
Flood Risk: None	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☒ Adjacent to	**Tree Preservation Order:** Within 10m	Screening Part 2 Assessment: Neighbourhood plan assessment	
Suitability & Achievability Assessment: Neighbourhood plan assessment		Developable Area (ha): Density Calculation (dph): Expected Yield:	
		Deliverability & Developability Timeframe:	

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

Appendix 7 – Amended Site Assessments & previously omitted site sheets

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: Development complete. Site not available	
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:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☒ The site is adjacent to an archaeological area.	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** There is POS opposite the site.

Woodland: ☐	**Tree Preservation Order:** There are a number of TPOs in close proximity to the south of the site.	Screening Part 2 Assessment: Extant Permission
Suitability & Achievability Assessment: Development complete, site not available.	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 – 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:** ☐	***Overall Landscape and Visual Impact Summary:***	
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:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☒ The Great Park Wood AW is within 200m west.	**Tree Preservation Order:** There is a row of TPOs adjoining.	Screening Part 2 Assessment: Filtered	

Suitability & Achievability Assessment: Permission granted for three dwellings. Extant permission not included in SHELAA as does not meet minimum 5. no. criteria.	Developable Area (ha): 0.5 Density Calculation (dph): 25 Expected Yield: n/a			
	Deliverability & Developability Timeframe:			
	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:	**Other Site Refs**:	**Current Use:**
Hythe Road, Smeeth		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: Mixed	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: Filtered at part 1	
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:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☒ The southern half of the site is within an area of archaeological potential.	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:** Within site	Screening Part 2 Assessment: Remain in survey for housing	

Suitability & Achievability Assessment: Site no longer available for housing development.	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 – Bethersden

Site Ref : WC4 Site Name: Land to the north of the A28 off forge Hill, Bethersden

Site Address: Bethersden	**Other Site Refs**: beth09	**Current Use:** 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:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☒ The site adjoins the edge of a CA.	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** There is informal POS surrounding the site.
Woodland: ☒ Eight Acre Wood AW is within 350m south.	**Tree Preservation Order:**	Screening Part 2 Assessment: Remain in survey - housing. 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.	

Suitability & Achievability Assessment:

Neighbourhood plan decision

Developable Area (ha): 0.89
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 – Bethersden

Site Ref : WC5 Site Name: Land at Church Hill

<table>
<tr><td colspan="2">Site Address:
Land adjoining Courtlands, Church Hill, Bethersden</td><td colspan="2">Other Site Refs:
beth19</td><td>Current Use:
Paddock</td></tr>
<tr><td colspan="5">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.</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): 1.5</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: 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.</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 within the village and therefore possesses good access to a range of services including a Primary School and local shops.</td></tr>
<tr><td colspan="3">Site Access: ☒ The site is accessible via Church Hill Road</td><td colspan="2">Highway Constraints: None known</td></tr>
<tr><td>Infrastructure Constraints: None known</td><td colspan="2">AONB: ☐</td><td colspan="2">Overall Landscape and Visual Impact Summary:</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐</td><td colspan="2">Conservation Area: ☒
The site is within a CA.</td><td>Listed Buildings:
Court Lodge LB lies adjacent</td><td>Overall Heritage Summary:</td></tr>
<tr><td>Flood Risk:</td><td colspan="2">Drainage:</td><td>Green Corridor:
☐</td><td>Public Open Space:
There is informal POS to the west of the site.</td></tr>
<tr><td>Woodland: ☐</td><td colspan="2">Tree Preservation Order: The Hillside TPOs are within 50m east</td><td colspan="2">Screening Part 2 Assessment:
Remain in survey - housing. 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.</td></tr>
<tr><td colspan="3">Suitability & Achievability Assessment:

Neighbourhood plan decision</td><td colspan="2">Developable Area (ha): 1.5
Density Calculation (dph): 25
Expected Yield: 35

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

	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	
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.			
Site Access: ☒ The site is accessible via an access off of the Ashford Road.		**Highway Constraints:** None known	
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☒ There is an archaeological site within 200m south.	**Conservation Area:** ☐	**Listed Buildings:** There is a LB adjacent to the south.	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**

Woodland: ☒ There are a number of AWs 300m to the east, south and west.	**Tree Preservation Order:** There is a TPO within 300m south and 100m west.	Screening Part 2 Assessment: Remain in Survey - Housing

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 a settlement. A full Appraisal will be carried out to assess it suitability for development and the impact on the landscape.	Developable Area (ha): Density Calculation (dph): Expected Yield: 50

Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Bethersden

Site Ref : WC72 Site Name: Great Chart Golf Course

Site Address: Bears Lane, Great Chart, Ashford TN23 3BW	**Other Site Refs**:	**Current Use:** Golf course
Site Description and Adjacent Uses: 9 Hole golf course with clubhouse building and parking. This site falls within the Weald Central Ward.		
Available: ☒	Land Use: Mixed	Submission Details: Formal Site Submission &PP
Site Area (ha): 11.33	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/TPO/AW designation to the west, and an AW designation to the east.		Screening Part 1 Assessment: Move to Part 2
Location and Access to Services: The site is in a very isolated location and therefore services can only feasibly be accessed via commute.		
Site Access: ☒ The site is accessible via Bears Lane		**Highway Constraints:** None known

Infrastructure Constraints: None known	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** The site is surrounded by informal POS.
Woodland: ☒ There is AW adjoining the east and west of the site.	**Tree Preservation Order:** There is an area of designated TPO adjoining the west.	Screening Part 2 Assessment: Neighbourhood plan decision	

Suitability & Achievability Assessment:	Developable Area (ha): Density Calculation (dph): Expected Yield:
Neighbourhood plan decision	Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Bethersden

Site Ref : WC87 Site Name: The Beeches and Bailey Fields

Site Address: Ashford Road, Bethersden TN26 3AS	**Other Site Refs**:	**Current Use:** Residential and Equestrian
Site Description and Adjacent Uses: 1 dwelling; 2 garages; 1 field shelter; 1 tack room; 3 stables; 1 barnAdjacent land-uses are agricultural, commercial and residential.		
Available: ☒	Land Use: Mixed	Submission Details: Site Submission 2013
Site Area (ha): 1.4	Neighbourhood Plan Designation: ☒	Proposed Site use: Mixed Use
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** Eight Acre Wood AW is 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 just outside the village of Bethersden and therefore possesses good access to a range of services including a Primary School, local shops and a play area.		

Site Access: ☒ The site is accessible via the A28.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☒ There is a CA in close proximity to the west.	**Listed Buildings:** There are a number of LBs in close proximity to the west.	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** The site is surrounded by informal POS to the south.
Woodland: ☒ The Eight Acre Wood AW is less than 150m south	**Tree Preservation Order:**	Screening Part 2 Assessment: Neighbourhood plan decision	

Suitability & Achievability Assessment: Neighbourhood plan decision	Developable Area (ha): 1.4 Density Calculation (dph): 25 Expected Yield:			
	Deliverability & Developability Timeframe:			
	0-5 Year	**6-10 Year**	**11-15 Year**	**16+ Year**
	☐	☐	☐	☐

Site Assessments by Parish/Area – Smarden

Site Ref : WN17 Site Name: Land at Ash Farm

Site Address: Smarden	**Other Site Refs**: OTHER67b	**Current Use:** Arable
Site Description and Adjacent Uses: Site can be approached from both Mill Lane and Lewd Lane. It is located one field away from the sports field and the Ashenden housing estate, by which it is approached by a footpath.		
Available: ☐	Land Use: Greenfield	Submission Details:
Site Area (ha):	Neighbourhood Plan Designation: ☐	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:**		Screening Part 1 Assessment: Filtered at part 1

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

Suitability & Achievability Assessment:	Developable Area (ha): Density Calculation (dph): Expected Yield:
Site not re submitted therefore considered unavailable. The site is north of the village and well outside the built confines of the village. The Ashenden Housing estate mentioned in the description is itself on the very margins of the village and is some 350 to the south of this site.	Deliverability & Developability Timeframe:

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

Site Assessments by Parish/Area – Woodchurch

Site Ref : WS25 Site Name: Land north of 22 Lower Road

Site Address: Lower Road, Woodchurch TN26 3SG	**Other Site Refs**: Former SHELAA ref WOOD14	**Current Use:** 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:

<table>
<tr><td colspan="2">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</td><td colspan="2">Screening Part 1 Assessment:
Move to part 2</td></tr>
<tr><td colspan="4">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.</td></tr>
<tr><td colspan="2">Site Access: ☒</td><td colspan="2">Highway Constraints:</td></tr>
<tr><td>Infrastructure Constraints:</td><td>AONB: ☐</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: ☐</td><td>Conservation Area: ☒</td><td>Listed Buildings:</td><td>Overall Heritage Summary:</td></tr>
<tr><td>Flood Risk:</td><td>Drainage:</td><td>Green Corridor:
☐</td><td>Public Open Space:</td></tr>
<tr><td>Woodland: ☐</td><td>Tree Preservation Order:</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</td><td colspan="2">Developable Area (ha):
Density Calculation (dph):
Expected Yield: 31</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

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

Site Assessments by Parish/Area – Charing

Site Ref : CH22 Site Name: The Slaughterhouse Land

Site Address: The Abattoir, Charing	**Other Site Refs**: CHAR21		**Current Use:** Abattoir and adjoining countryside
Site Description and Adjacent Uses: The railway line adjoins the north eastern boundary. There is open countryside between the slaughterhouse buidings and the detached residential properties fronting Pluckley Road. This site is predominantly level with open views out to the west and south. Some of the Greenfield land is used for grazing. The railway line to the east acts as a buffer on the site's north eastern boundary.			
Available: ☐	Land Use: Mixed		Submission Details: 2007 submission
Site Area (ha): 8.93	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 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:			
Site Access: ☐			**Highway Constraints:**
Infrastructure Constraints:	**AONB:** ☐		***Overall Landscape and Visual Impact Summary:***
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**

Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:
Suitability & Achievability Assessment:		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 – Charing

Site Ref : CH23 Site Name: KCC Road Depot

Site Address: Maidstone Road, Charing	**Other Site Refs**: CHAR22	**Current Use:** Depot for Morrison Utility Services formerly KCC
Site Description and Adjacent Uses: The site is relatively level and fronts onto the A20 along its north eastern boundary. The railway forms the rear boundary and a row of dwellings fronting the A20 adjoins to the south. An undeveloped area used as grazing paddocks for horses, adjoins to the northThe site is in a prominent position along the A20. There are a numerous industrial storage units within the site.		
Available: ☐	Land Use: Brownfield	Submission Details: 2007 submission
Site Area (ha): 1.49	Neighbourhood Plan Designation: ☒	Proposed Site use: Mixed
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are some TPOs bordering the west of the site.		Screening Part 1 Assessment: Not available and therefore not achievable.
Location and Access to Services:		
Site Access: ☐		**Highway Constraints:**
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:** / **Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐ / **Public Open Space:**

Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:
Suitability & Achievability Assessment:		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 – Charing

Site Ref : CH24 Site Name: Land south of Cleardowns, Maidstone Road

Site Address: Maidstone Road, Charing	**Other Site Refs**: CHAR23	**Current Use:** Sheep grazing
Site Description and Adjacent Uses: Land opposite the A20 roundabout. Mainly level, open countryside with prominent views from all areas although interupted in some places by tree coverage and hedgerows. The site is prominent in the landscape when viewed from the north (AONB) and west.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 2.11	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.		Screening Part 1 Assessment: Site is suitable for development as it will create a natural extension to the existing housing estate using exisiting hedgerows and treelines as a natural boundary to development. It also is within walking distance of the village centre and services. Allocated in the Tenterden and Rural Sites plan CHAR 2. Site reference CH12 covers whole allocation, no details assigned to this site.
Location and Access to Services:		
Site Access: ☐		**Highway Constraints:**
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***

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

Suitability & Achievability Assessment:	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 – Charing

Site Ref : CH25 Site Name: Brett Aggregates, Hook Lane

Site Address: Charing	**Other Site Refs**: CHAR24	**Current Use:** Disused sand quarry
Site Description and Adjacent Uses: The site is a sand quarry and therefore takes the form of a dip in the landscape. The site is surrounded by trees and is not easily visible from outside the site. The quarry entrance is off a narrow country lane known as Hook Lane.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 6.5	Neighbourhood Plan Designation: ☒	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is AW to the NW and a LWS to the SW.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.
Location and Access to Services:		
Site Access: ☐		**Highway Constraints:**
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***

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

Suitability & Achievability Assessment:	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 – Charing

Site Ref : CH26 Site Name: Land at Moat Park

Site Address: Maidstone Road, Charing	**Other Site Refs**: CHAR25	**Current Use:** Grazing for horses
Site Description and Adjacent Uses: A row of semi detached former L.A. houses adjoins the site in the north, the southern part of the site has frontage onto the A20. A new housing association development has been built on this site adjoining the existing semi detached houses. The railway line forms the south western boundary of the site and is on an embankment higher than the site itself. There are views into the site from the south. The site slopes gently upwards from south to north. A public footpath crosses the site. Access is from the minor road which connects the slaughter house with the A20.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
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 are a number of TPOs 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:		
Site Access: ☐		**Highway Constraints:**

Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	
Suitability & Achievability Assessment:		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 – Charing

Site Ref : CH27 Site Name: Sayer Road

Site Address: Sayer Road, off Charing Hill	**Other Site Refs**: CHAR26	**Current Use:** Grass verge
Site Description and Adjacent Uses: The site abuts the Northern Bypass from the A20 roundabout for 250m, to the south is a large residential cul-de-sac. The site acts as a buffer from the A252 for the residential estate to the south.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 0.68	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:		
Site Access: ☐		**Highway Constraints:**
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***

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

Suitability & Achievability Assessment:	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 – Charing

Site Ref : CH28 Site Name: Land rear of Palace Corner to Seymour

Site Address:	**Other Site Refs**: CHAR27	**Current Use:** Agricultural
Site Description and Adjacent Uses: This site runs along the western boundary of housing in The Hill. Detached residential properties on The Hill have large rear gardens. Open countryside adjoins to the east. The site slopes slightly down from west to east. The site is prominent when viewed from the south and east. Adjoining rear gardens of properties on The Hill mainly have tall hedges and trees on their rear boundaries with the site.		
Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 1.69	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:		
Site Access: ☐		**Highway Constraints:**
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***

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

Suitability & Achievability Assessment:	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 – Charing

Site Ref : CH29 Site Name: Charing Primary School grounds

Site Address: School Road, Charing	**Other Site Refs**: CHAR28	**Current Use:** School buildings and playing field
Site Description and Adjacent Uses: There is residential development to the north, and south of the site, the A20 adjoins the southern boundary of the site and a cemetery adjoins to the west. The High Street adjoins to the east. The site comprises school playing fields with the school buildings lotated on the northern side of the site. It is prominently located in the village and can be seen from the A20.		
Available: ☐	Land Use: Mixed	Submission Details: 2007 submission
Site Area (ha): 1.71	Neighbourhood Plan Designation: ☒	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There are TPOs within the site.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.
Location and Access to Services:		
Site Access: ☐		**Highway Constraints:**
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***

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

Suitability & Achievability Assessment:	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 – Charing

Site Ref : CH30 Site Name: Land west of Pluckley Road (Rear of Dillington to Old Corn Store)

Site Address: Pluckley Road	**Other Site Refs**:	**Current Use:** Open fields, grazing land
Site Description and Adjacent Uses: Bordered by Ashford to Maidstone railway line. There are some low density detached residential properties fronting onto Pluckley Road along the northern half of the eastern site boundary. There is open countryside to the west and north. Prominent views of the site from surrounding countryside to the west. The site is mainly level although it there is a slight slope down from east to west. The site is boundeed by a number of hedgerows and tree lines. The western boundary of the site does not correspond with any visible boundary on the ground.		
Available: ☒	Land Use: Greenfield	Submission Details: 2007 Submission & Local Plan Reg 19 Omission Site
Site Area (ha): 11.79	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 400m of an AW to the south, and a number of TPOs to the NE.		Screening Part 1 Assessment: Move to Part 2

<table>
<tr><td colspan="4">Location and Access to Services:
The site adjoins ribbon development in Charing and possesses reasonable access to a variety of services such as local shops, GP surgery, railway station and a primary school (all 400-800m away).</td></tr>
<tr><td colspan="2">Site Access: ☐ Access would have to be achieved through third party land.</td><td colspan="2">Highway Constraints:</td></tr>
<tr><td>Infrastructure Constraints:</td><td>AONB: ☐
The site lies approximately 500m south of the boundary of the Kent Downs AONB.</td><td colspan="2">Overall Landscape and Visual Impact Summary:
The site lies to the west of Pluckley Road which is characterised by sporadic groupings of linear ribbon development on the outskirts of the main village which are physically and visually separated from Charing by the railway line. The development of this site would add a prominent addition in an area which is visually peripheral from Charing village and which lies beyond the visual entrance to the village in a valued landscape area. It would be out of character with the relatively tight built configuration of the existing village.</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐</td><td>Conservation Area: ☐
The site lies approximately 170m south of the boundary of the Charing Conservation Area</td><td>Listed Buildings:
There is a LB opposite the south of the site and others along the Pluckley Road. .</td><td>Overall Heritage Summary:
There would be a negative impact on the setting and significance of Listed Buildings along Pluckley Road</td></tr>
<tr><td>Flood Risk:</td><td>Drainage:</td><td>Green Corridor:
☐</td><td>Public Open Space:</td></tr>
<tr><td>Woodland: ☒
The Beesmount Wood AW is within 400m south.</td><td>Tree Preservation Order: There is a scattering of TPOs within 400m NE.</td><td colspan="2">Screening Part 2 Assessment:
Filtered at Part 2</td></tr>
<tr><td colspan="2" rowspan="2">Suitability & Achievability Assessment:

The availability of the site is dependent on the ability to provide access across third party land. It is</td><td colspan="2">Developable Area (ha):
Density Calculation (dph):
Expected Yield:</td></tr>
<tr><td colspan="2">Deliverability & Developability Timeframe:</td></tr>
</table>

not suitable because development on this site would result in a significant development in an area which is visually detached from Charing. This would have an unacceptable detrimental impact on the landscape and visual amenity of the area and the associated nearby setting of heritage assets.	0-5 Year	6-10 Year	11-15 Year	16+ Year
	☐	☐	☐	☐

Site Assessments by Parish/Area – Charing

Site Ref : CH31 Site Name: Sports Pavilion, Arthur Baker Playing Fields, The Moat

Site Address: The Moat, Charing	**Other Site Refs**: 12/00711		**Current Use:** Sports pavilion	
Site Description and Adjacent Uses: The site is located in a designated POS area that lies just behind a residential development called The Moat. Adjoining the pavilion site is a sports field, which possesses two tennis courts, two football pitches and a cricket square.				
Available: ☐	Land Use: Mixed		Submission Details: Planning permission	
Site Area (ha): 0.293	Neighbourhood Plan Designation: ☒		Proposed Site use: Leisure/Recreation	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO adjoining the site.			Screening Part 1 Assessment: The site is not suitable for resdiential development and should be retained as public open space.	
Location and Access to Services:				
Site Access: ☐			**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐		***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐		**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**		**Green Corridor:** ☐	**Public Open Space:**

Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:
Suitability & Achievability Assessment:		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 – Charing

Site Ref : CH32 Site Name: Land rear of Little Minden and Millgarth

Site Address: The Hill, Charing	**Other Site Refs**:	**Current Use:** Open land (garden)	
Site Description and Adjacent Uses: Grassed area of land to the rear of residential properties			
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 cluster of TPOs directly opposite the entrance to the site.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.	
Location and Access to Services:			
Site Access: ☐		**Highway Constraints:**	
Infrastructure Constraints:	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	

Suitability & Achievability Assessment:	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 – Charing

Site Ref : CH33 Site Name: Yew Tree Park Homes, Maidstone Road

Site Address: Charing, Ashford	**Other Site Refs**: 15/01621/AS		**Current Use:**	
Site Description and Adjacent Uses: The site lies adjacent to a mobile home park to the east and will eventually provide an extension to that site. The site also lies on the A20 and is predominantly surrounded by agricultural land on all sides, although there is an area consisting of a few residences in close proximity to the west and woodland in close proximity to the east.				
Available: ☒	Land Use: Greenfield		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:** The site neighbours a solitary TPO and is in very close proximity to a LWS.			Screening Part 1 Assessment: Move to Part 2	
Location and Access to Services: The site is in an isolated location and therefore possesses limited access to services.				
Site Access: ☒ The site is accessible via the A20.			**Highway Constraints:** None known	
Infrastructure Constraints:	**AONB:** ☒ The site is within the North Downs AONB.		***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐		**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**		**Green Corridor:** ☐	**Public Open Space:**

Woodland: ☐	**Tree Preservation Order:** There is a TPO adjacent.	Screening Part 2 Assessment: Remain in Survey - Housing
Suitability & Achievability Assessment: Extant permission		Developable Area (ha): 0.23 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 : CH34 Site Name: The Green Health Club

Site Address: The Old Pumping Station, Pluckley Road, Charing, Ashford	**Other Site Refs**: 17/00530/AS	**Current Use:** Swimming Pool	
Site Description and Adjacent Uses: The site is within a small business park in a rural area to the south west of Charing. To the east, west and south there are predominantly agricultural fields. To the north there are also agricultural fields but in close proximity along Charing Heath Road there are a number of residences.			
Available: ☐	Land Use: Brownfield	Submission Details: Planning Permission (2017)	
Site Area (ha): 0.12	Neighbourhood Plan Designation: ☒	Proposed Site use: Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site **Details:** There is a TPO within 50m to the NW of the site, as well as an AW within 200m to the east.		Screening Part 1 Assessment: Move to Part 2	
Location and Access to Services: The site is removed from Charing to the south-west and therefore possesses a limited access to services.			
Site Access: ☒ The site is accessible via Pluckley Road.		**Highway Constraints:** None known	
Infrastructure Constraints: None known	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:** There is a LB in the adjacent plot to the south.	**Overall Heritage Summary:**

Flood Risk:	Drainage:	Green Corridor: ☐	Public Open Space:
Woodland: ☒ There is an AW 200m to the east.	**Tree Preservation Order:** There is a TPO within 50m to the NW.	Screening Part 2 Assessment: Remain in survey - housing	
Suitability & Achievability Assessment: Extant planning permission	Developable Area (ha): 0.12 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 – Charing

Site Ref : WC20 Site Name: Land at Brockton Farm Paddock

Site Address: Vicarage Lane, Egerton Road, Charing Heath TN27 0AX	Other Site Refs:	Current Use: Gypsy site with 3 year temporary permission
Site Description and Adjacent Uses: Comprises 3 pitches each with 2 caravans and a single utility building. Adjacent land uses - open agricultural.		
Available: ☒	Land Use: Greenfield	Submission Details: Site Submission 2013
Site Area (ha): 0.46	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 very close proximity to any ecological designations.		Screening Part 1 Assessment: Move to Part 2
Location and Access to Services: Due to the site's relatively isolated location it is more than 1.6km away from any local services.		
Site Access: ☒ The site is accessible via Vicarage Lane and Egerton Road.		**Highway Constraints:** None known
Infrastructure Constraints: None known	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***

Archaeology/ Scheduled Monument: ☒ The NW part of the site is in an area of archaeological importance	**Conservation Area:** ☐	**Listed Buildings:** The Brockton Manor LB is in very close proximity to the SE of the site.	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:** There is POS less than 200m east of the site.
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment: Remain in survey - other uses	

Suitability & Achievability Assessment:

This site has potential for a gypsy / traveller site as it is already occupied for such a use (although temporarily).

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 – Charing Heath

Site Ref : WC22 Site Name: Housing at Wind Hill

Site Address: Charing Heath	**Other Site Refs**:	**Current Use:** Residential
Site Description and Adjacent Uses: This site forms part of Charing Heath housing estate and comprises a mix of semi detached properties including Airey houses, bungalowsand a garage court situated along the southen boundary. To the east and west lies residential development to the north and south, open countryside and agricultural land.		
Available: ☐	Land Use: Brownfield	Submission Details: ABC Owned
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:** There is a large cluster of TPOs less than 100m 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:		

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

Suitability & Achievability Assessment:

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 – Charing

Site Ref : WC71 Site Name: Land adjacent to Yew Tree Farm

Site Address: Charing	**Other Site Refs**: Other135	**Current Use:** Agricultural/paddock

Site Description and Adjacent Uses:
The site is currently used in an agricultural capacity and is marginally attached to residential development on the outskirts of Charing Heath. The site is bordered by Tile Lodge Road to the east, and Charing Heath Road to the south. To the north and west the site is bordered by hedgerows, separating the site from adjoining paddock/agricultural fields.

Available: ☐	Land Use: Greenfield	Submission Details: 2007 submission
Site Area (ha): 2.09	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 large cluster of TPOs.		Screening Part 1 Assessment: Not available or achieveable. The site is not suitable for further development.

Location and Access to Services:

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

Suitability & Achievability Assessment:

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 – Charing

Site Ref : WC73 Site Name: Land adjoining the Red Lion Public House

Site Address: Charing, Ashford, Kent	**Other Site Refs**: Other141	**Current Use:** Open land

Site Description and Adjacent Uses:
The land is bounded by Egerton Road (formerly Swan Lane), Wind Hill Lane and The Lodge Road. The site is located towards the centre of the settlement surrounded by housing and the Public House. The site's northern boundary adjoins a 1940's council housing estate.

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:** There is a large cluster 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:

Site Access: ☐	**Highway Constraints:** None known

Infrastructure Constraints: None known	**AONB:** ☐	***Overall Landscape and Visual Impact Summary:***	
Archaeology/ Scheduled Monument: ☐	**Conservation Area:** ☐	**Listed Buildings:**	**Overall Heritage Summary:**
Flood Risk:	**Drainage:**	**Green Corridor:** ☐	**Public Open Space:**
Woodland: ☐	**Tree Preservation Order:**	Screening Part 2 Assessment:	

Suitability & Achievability Assessment:	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 – Charing

Site Ref : WC82 Site Name: Barn north west of Fayre Acre, Church Hill

Site Address: Charing	**Other Site Refs**: 12/00732	**Current Use:** Agricultural building
Site Description and Adjacent Uses: Portal frame agricultural buiding that lies in a relatively undeveloped area of countryside outside Charing. There is an existing access to the field (currently temporarily fenced). There is substantial hedge screening to the roadside as well as along the boundary to the east which which divides the site from the dwelling know as Fayre Acre (Grade II listed).		
Available: ☐	Land Use: Greenfield	Submission Details: Refused PP
Site Area (ha): 0.153	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 100m west of the site.		Screening Part 1 Assessment: Development in this isolated location would be harmful on the character of the surrounding landscape.
Location and Access to Services:		
Site Access: ☐		**Highway Constraints:**

<table>
<tr><td>Infrastructure Constraints:</td><td>AONB: ☐</td><td colspan="2">Overall Landscape and Visual Impact Summary:</td></tr>
<tr><td>Archaeology/ Scheduled Monument: ☐</td><td>Conservation Area: ☐</td><td>Listed Buildings:</td><td>Overall Heritage Summary:</td></tr>
<tr><td>Flood Risk:</td><td>Drainage:</td><td>Green Corridor: ☐</td><td>Public Open Space:</td></tr>
<tr><td>Woodland: ☐</td><td>Tree Preservation Order:</td><td colspan="2">Screening Part 2 Assessment:</td></tr>
<tr><td rowspan="3">Suitability & Achievability Assessment:</td><td colspan="3">Developable Area (ha):
Density Calculation (dph):
Expected Yield:</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>
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