

Site Ref: 037	Site Name: Rear of The Gables	Parish: Staplehurst (100%)			
Address	Marden Rd, Staplehurst	AVAILABILITY			
Landowner	Mr P Garrod	Landowner Consent?	"N/A"	Legal Constraints?	No
Agent	DHA Planning	Developer interest?	Yes	Nominated Capacity	20-40 units
Current Use	Residential	Availability Date	Now	Modelled Capacity	31 units
Promoted Use(s)	Residential				
Site Area (Ha)	1.62    Brownfield/Greenfield    Greenfield				
Site Description	Grassed field with areas of scrub. Contained by hedges/trees. Narrow grassed access to Marden Rd.				
Surrounding Uses	Some houses to north and storage use to NE. Fields to east, south and west.				
Planning History	1978 – Refused temporary portable office. 1989 – Approval for established use certificate. 2015 – Approval change of use from storage/distribution to dwelling. 2016 – Refused residential development (following demolition of buildings). 2017 – Refused residential development (126 dwellings). 2018 – Refused demolition of existing buildings and erection of residential/replacement storage. Refused demolition of existing buildings and erection of residential/replacement storage.				

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

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

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

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

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



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

SUITABILITY

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

Ecology (including ponds)	Lowland Meadow. The site is surrounded by mature hedgerows and there are buildings within the site. In addition to the botanical interest there is potential for protected species to be present within the site including bats and breeding birds	importance there will be a need for mitigation for the loss of the grassland. Retention and enhancement of site boundaries likely to retain connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for post medieval agrarian heritage remains	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	No watercourses showing up from mapping however that does not mean they are not present. Further investigation needed as to method of discharge; may need to cross third party land		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-



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

SUITABILITY

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

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



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

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

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

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

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

MODELLED DEVELOPMENT SCHEDULE																
Original Site Area	4.64 Ha															
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.97 Ha															
Net Developable Site Area	3.67 Ha															
Gross Floorspace (m <sup>2</sup> )	7,479 m <sup>2</sup>															
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use				A Use				Infrastructure						
	88	-				-				-						
Policy density assumption	30 dph															
Modelled Delivery Rate	(Units p.a.)	Permission Date				Commencement Year				Completions Begin						
	44	2022				2023				2024						
Delivery Profile																
	2022-2027				2027-2032				2032-2037				2037+			
Resi (units p.a)																

Site Ref: 066	Site Name: Land at Lodge Rd	Parish: Staplehurst (100%)			
Address	Lodge Rd, Staplehurst	AVAILABILITY			
Landowner	CCL Pension Fund, M&M Pension Fund, Thackeray Pension Fund & Ammasa Pension Fund	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Civils Contracting Ltd	Developer interest?	No	Nominated Capacity	90-105 units, 6,000m <sup>2</sup> B1c/B8
Current Use	Fallow and overgrown field and orchard	Availability Date	Now	Modelled Capacity	34 units, 3,963m <sup>2</sup> B use
Promoted Use(s)	Residential & Commercial				
Site Area (Ha)	4.24      Brownfield/Greenfield      Greenfield				
Site Description	Level grassed field with areas of scrub. Hedge line along frontage and mature trees to rear. Edge of settlement.				
Surrounding Uses	Rail line forms the northern boundary, the Lodge Rd industrial estate lies to the west of the site, with Allocation H1(49) to the south and west.				
Planning History	1976 – Approved erection of 10 greenhouses. 1977 – Refused outline application for residential development. 1979 – Approved renewal for the erection of 10 plastic greenhouses. 1980 – Approved additional office space. Refused outline application for residential development. Approved storage and distribution warehouse plus administrative offices. 1981 – Refused provisional user for light industrial and warehousing. Approved 12 industrial units. Approved gatehouse for storage distribution warehouse for vehicle parts and administrative 102office. 1984 – Approved extension to warehouse and distribution centre. Approved building for storage of van, grass cutting equipment mowers and horticultural implements. 1986 – Approved 12 industrial units.				
<p>1988 – Approved extension to warehouse and distribution centre. Approved 18 general industrial B2 units. 1989 – Approved temporary accommodation for training/engineering centre. 1990 – Approved retention of temporary accommodation for training centre. 1993 – Approved renewal of permission for extension to warehouse and distribution centre. 1996 – Approved outline application for erection of buildings for B1(c) and B2 to form extension to existing industrial estate. 1998 – Approved renewal of permission for extension to warehouse and distribution centre. 2001 – Approved erection of industrial unit with workshop and offices. Approved new spur road to access allocated land to the north of Lodge Road. 2002 – Approved erection of 4 industrial units with workshops, offices and associated works. 2003 – Approved erection of 5 buildings for B1 and B2 use. Approved erection of 5 industrial units and estate road for use as B1(c) or B2. 2004 – Approved erection of 2 single</p>					

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

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

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

Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	Yes	Route will be preserved and enhanced.	Included within density assumption.
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	Part of the site is an existing DEA	1.94 Ha of the site should be allocated for commercial use.	1.94 Ha allocated for employment
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable	Provision of a suitable access point. Suitable pedestrian access to regular public transport services within 400m could potentially be achieved for much of the site by creating an access to the rail station directly from the north of the site. It appears that this would require some 3rd party land, however. An extension / diversion to the number 5 bus service so that it continued past Staplehurst Rail Station and stopped within the site (and had turning facilities provided) could also provide the required services. PROW will be preserved and enhanced. 1.94 Ha of the site should be allocated for commercial use. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		
CONCLUSION: Is the Site Achievable?	Yes		

CONCLUSION Is the Site...

Available?	Suitable?	Achievable?
Yes	Yes	Yes

MODELLED DEVELOPMENT SCHEDULE																
Original Site Area	4.24 Ha															
Deductions to Site Area	Constraints deduction: 1.94 Ha (employment use), Open Space deduction 0.89 Ha															
Net Developable Site Area	2.30 Ha															
Gross Floorspace (m <sup>2</sup> )	7,479 m <sup>2</sup>															
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units				B Use				A Use				Infrastructure			
	34				3,964				-				-			
Policy density assumption	30 dph															
Modelled Delivery Rate	(Units p.a.)				Permission Date				Commencement Year				Completions Begin			
	44				2022				2023				2024			
Delivery Profile																
	2022-2027				2027-2032				2032-2037				2037+			
Resi (units p.a)																

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

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

	include reptiles, GCN (which have been recorded within the surrounding area), breeding birds and bats.		
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for multi period archaeology especially post medieval remains associated with Piles historic farmstead within NW corner	-	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation site, discharge to OWC; constrained by high groundwater		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring residential use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable	Provision of a suitable access point. Provision of a new bus route and a stop within 400m. Development will need to protect neighbouring residential amenity.		

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

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

MODELLED DEVELOPMENT SCHEDULE													
Original Site Area	2.57 Ha												
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.54 Ha												
Net Developable Site Area	2.03 Ha												
Gross Floorspace (m <sup>2</sup> )	4,134 m <sup>2</sup>												
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use			A Use			Infrastructure					
	49	-			-			-					
Policy density assumption	30 dph												
Modelled Delivery Rate	(Units p.a.)			Permission Date			Commencement Year			Completions Begin			
	24			2022			2024			2025			
Delivery Profile													
	2022-2027				2027-2032				2032-2037				2037+
Resi (units p.a)													

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

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

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

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

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

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	4.64 Ha			
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.97 Ha			
Net Developable Site Area	3.67 Ha			
Gross Floorspace (m <sup>2</sup> )	7,479 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure

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

Site Ref: 137	Site Name: Land at Marden Rd	Parish: Staplehurst (100%)			
Address	Land south of Marden Rd, Staplehurst	AVAILABILITY			
Landowner	c/o David Simpson, Lemsford Developments	Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields	Developer interest?	Yes	Nominated Capacity	36 units
Current Use	Agriculture	Availability Date	Now	Modelled Capacity	116 units
Promoted Use(s)	Residential				
Site Area (Ha)	6.10      Brownfield/Greenfield      Greenfield				
Site Description	Large arable field and small grassed field. Bounded by Pagehurst Rd to west and two small frontages onto Marden Rd between houses. Tree line along south boundary. Generally level.				
Surrounding Uses	Few houses along north boundary, fields to the east, south, and west.				
Planning History	1975 – Approval for extension. 1976 – Approval for additional bedrooms and bathroom built over existing floor extension. 1977 – Approval for single storey rear extension. 1978 – Approval for single storey rear extension. Approval for extension of dining area. 1980 – Approval for double garage. 1981 – Approval for erection of artists/photographic studio. 1983 – Approval for detached garage. 1984 – Approval for demolition of shed/store and erection of artists studio. 1986 – Approval for new studio annexe. 1987 – Approval for studio annexe. 1993 – Approval dormer extension. 2000 – Refused demolition of existing buildings and erection of detached house with double garage. 2001 – Approval for detached double garage. Refused demolition of B8 and erection of 1 dwelling and detached double garage. 2004 – Approval for side conservatory. 2014 – Refused self-build dwelling (outline). 2015 – Prior approval granted for change of use from B8 to any land within the curtilage to a dwelling. 2016 – Refused outline application for residential development following demolition of existing buildings with replacement storage building. 2018 – Refused demolition of existing buildings and erection of two detached dwellings and replacement storage building (resubmission). Refused demolition of existing buildings and erection of two detached dwellings and replacement storage building				

SUITABILITY

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

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



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

SUITABILITY

Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability	
Access to Highway Network	Access achievable onto Headcorn Road.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	A new/extended/diverted bus service, along with the necessary stops and infrastructure.	Required mitigation measures not feasible if the site is viewed in isolation, however adjacent proposed sites 229, 114 and 198 could provide sufficient scale to enable a new bus service. Site recommended as suitable on sustainability grounds at this stage, dependant on collaboration of existing sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	The Low Weald (100%)	Retain and utilise strong field boundary vegetation to contain further development; respect rural, isolated setting of Spilsill Farm to south; retain landscape buffer between Staplehurst Golf Course and any further development; reflect density, pattern, scale and style of housing to the west; redefine settlement edge and create sensitive urban/rural interface; consider views from, and character of, public footpaths	25% deduction from the site's developable area.
Landscape Character	The Landscape Character Assessment identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		

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

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

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	9.26 Ha			
Deductions to Site Area	Constraints deduction: 2.32 Ha (Landscaping), Open Space deduction 1.46 Ha			
Net Developable Site Area	5.49 Ha			
Gross Floorspace (m <sup>2</sup> )	11,198 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure
	132	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	50	2022	2023	2024



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

**SUITABILITY**

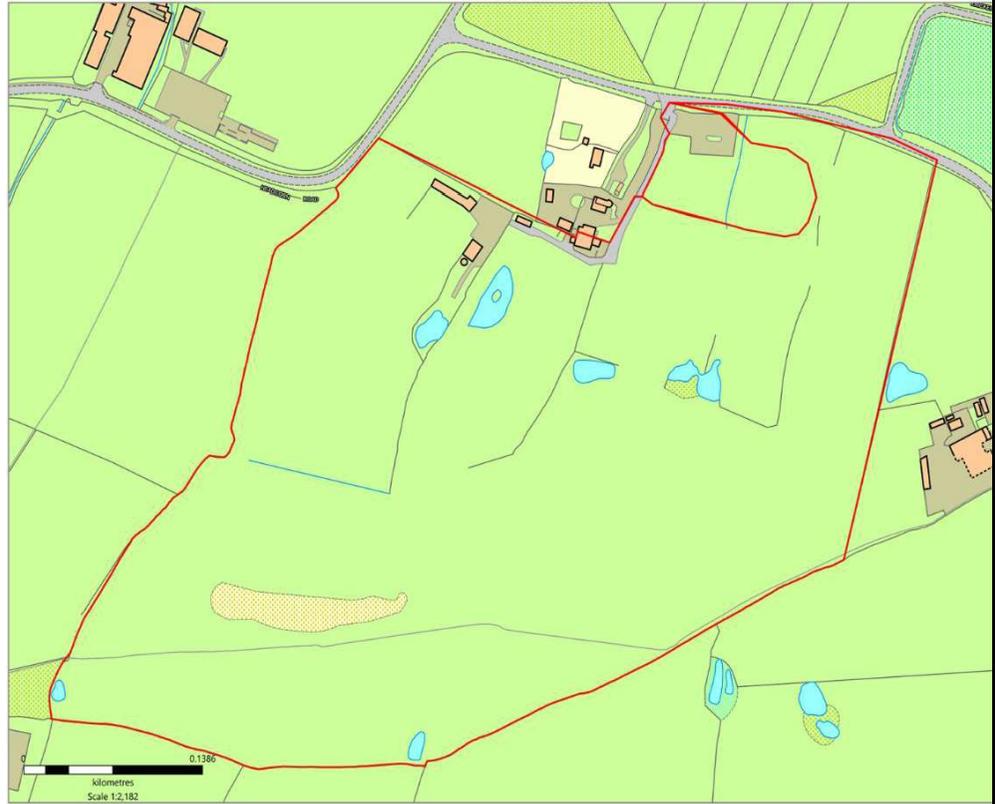
	Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto Cradducks Lane.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	A new / extended / diverted bus service, along with the necessary stops and infrastructure.	Required mitigation measures not feasible if the site is viewed in isolation, however adjacent proposed sites 229, 114 and 186 could provide sufficient scale to enable a new bus service. Site recommended as suitable on sustainability grounds at this stage, dependant on collaboration of existing sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	The Low Weald (100%)	On site mitigation can be implemented through good design and the retention and enhancement of site boundaries.	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:4 KCC Ecology comments - hard standing, short mown grassland, a line of trees/scrub through the centre of the site and a mature hedgerow along the northern boundary. GCN have been recorded within the immediate	Unlikely that on site mitigation can be implemented - what mitigation is required will be dependent on the results of the surveys. Retention and enhancement of	-
Local Wildlife Sites			
Special Area of Conservation			

Ecology (including ponds)	area. Some Potential for protected species to be present including breeding birds, GCN and reptiles (particularly along the hedgerows).	site boundaries likely to retain connectivity to the wider area.	
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	low potential for multi period remains	-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (46.89%) / Flood Zone 3 (0.5%) / None (52.61%)	Development will need to be directed to the areas of lowest flood risk.	No deduction from site area.
Drainage	Attenuation with controlled discharge to OWC; UNCLEAR definition of boundary makes it difficult to fully extent of flood impacts; possible little area that is flood free		49% deduction from site area.
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			

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

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

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

Site Ref: 198	Site Name: Main Golf Course Site at The Former Staplehurst Golf Course			Parish: Staplehurst (100%)			
Address	Cradducks Lane, Staplehurst			AVAILABILITY			
Landowner	Simon Evans and Virginia Flower			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Bloomfields			Developer interest?	No	Nominated Capacity	240-340 units
Current Use	Golf Course			Availability Date		Modelled Capacity	227 units
Promoted Use(s)	Residential						
Site Area (Ha)	20.0	Brownfield/Greenfield	Greenfield				
Site Description	Former golf course now overgrown. Generally level and open with sporadic trees. Hedge/tree line along west and south boundaries. Cradducks Lane to north.						
Surrounding Uses	Group of houses to north, G&T sites and fields beyond to east, grazing fields to south and west.						
Planning History	<p>1988 - Refused extension to lounge and bedrooms and formation of dining room. 1989 - Approved single storey side extension. Refused two storey extension. 1991 - Approved construction of 9-hole golf course and conversion of cattle shed to clubhouse. Approved Use of existing private pitch &amp; putt course. 1992 - Approved construction of green keeper's store. 2001 - Approved construction of 8 no. all weather booths. 2001 - Approved erection of single storey side extension. 2002 - Refused retrospective application for use of land and buildings for the sale of cars. 2003 - Approved retrospective application for the change of use of land from agricultural to mixed use of agricultural and the keeping of horses 2010 - Refused erection of 7 bay garage with 2 bed flat above to provide live/work property with existing buildings on site to be removed. 2012 - Refused Erection of an oak framed 6 bay garage with 1 bed flat above to provide live/work property with existing buildings on site to be removed. 2017 - Approved Conversion of the former golf clubhouse building to a dwelling with addition of first floor. 2017 - Approved Increase in size of gypsy family site for additional 3 static mobile homes, 3 utility rooms and 3 touring caravans.</p>						
				 <p>The map shows a large green field area outlined in red, representing the site. To the north, there are several buildings and a road. To the east, there are more fields and a road. A scale bar at the bottom left indicates 0.1386 kilometres and a scale of 1:2,182.</p>			

SUITABILITY

Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto Headcorn Road.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	A new/extended/diverted bus service, along with the necessary stops and infrastructure.	Required mitigation is feasible due to the scale of the site.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	The Low Weald (99.94%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.	Retain and utilise strong field boundary vegetation to contain further development; respect rural, isolated setting of existing farms; retain landscape buffer between further development and the countryside to the south and east; reflect density, pattern, scale and style of housing to the west; redefine settlement edge and create sensitive urban/rural interface; consider views to the church and in relation to public footpaths	Site would need to retain views to the church from Headcorn Rd, and create a suitable “edge” to the village. 40% reduction in developable site area.

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

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

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	20.0 Ha			
Deductions to Site Area	Constraints deduction: 7.99 Ha (Landscaping/ Eastern Buffer), Open Space deduction 2.52 Ha			
Net Developable Site Area	9.47 Ha			
Gross Floorspace (m <sup>2</sup> )	19,325 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure
	227	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	50	2022	2023	2024



Site Ref: 215	Site Name: Woodford Yard Depot			Parish: Staplehurst (100%)			
Address	Maidstone Road, Staplehurst			AVAILABILITY			
Landowner	Mr Trevor Jenkins and Mr Raymond Jenkins, Homeleigh Timber and Buildings Supplies Ltd			Landowner Consent?	Yes	Legal Constraints?	No
Agent	Josh Thomas, DHA Planning Ltd			Developer interest?	No	Nominated Capacity	2,000m <sup>2</sup>
Current Use	Builders merchants (south) and orchard (north)			Availability Date	Now	Modelled Capacity	12,084m <sup>2</sup>
Promoted Use(s)	Employment, B1(b), B1.(c), B8, Trade counters						
Site Area (Ha)	4.49 Ha	Brownfield/Greenfield	Brownfield/Greenfield				
Site Description	Managed orchard and agricultural land adjacent to existing builders' yard. Site is accessed through the builders' yard. Far reaching views over countryside.						
Surrounding Uses	Agricultural fields, builders' yard/trade depot						
Planning History							

SUITABILITY

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

Special Area of Conservation	KCC Ecology comments: A large site with hardstanding/industrial buildings (SE corner), Traditional orchard (NE Corner) and grassland field (eastern boundary). There are hedgerows along the southern boundary and there are mature trees along the northern boundary. There is some connectivity the surrounding area so depending on how the orchard is managed there is potential for protected species to be present - including breeding birds, bats and reptiles. Grassland field may be used by ground nesting birds.	onsite if presence of protected species considered at design stage. Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area.	
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology		-	-
AQMA	-	-	-
Flood Risk	Flood Zone 2 (9.29%) None (90.71%)	Sequential & Exceptions Tests apply	-
Drainage	Although not showing on GIS watercourse layer, google mapping indicates that watercourses are present and flow to the River Beult.		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	-	-	-
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	-	-	-
Other (add to list)	-	-	-

CONCLUSION: Is the Site Suitable?	Yes
<b>ACHIEVABILITY</b>	
Conditions required to make site Suitable	Provision of suitable pedestrian access to bus stops on A229. Pedestrian access from the northern end of the site, with a short section of pavement on highways owned verge and a crossing facility at Chart Hill Road.
Exceptional Circumstances?	
Is site considered to be viable?	Yes - Site is assumed to be viable for a policy-compliant scheme.
CONCLUSION: Is the Site Achievable?	Yes

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

MODELLED DEVELOPMENT SCHEDULE																
Original Site Area	4.49 Ha															
Deductions to Site Area	Constraints deduction: 1.47 Ha															
Net Developable Site Area	3.02 Ha															
Gross Floorspace (m <sup>2</sup> )	30,210m <sup>2</sup>															
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use				A Use				Infrastructure						
	-	12,084m <sup>2</sup>				-				-						
Policy density assumption	-															
Modelled Delivery Rate	(Units p.a.)				Permission Date				Commencement Year				Completions Begin			
	-				2022				2023				2024			
Delivery Profile																
	2022-2027				2027-2032				2032-2037				2037+			
Resi (units p.a)																

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

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

#### SUITABILITY

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

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

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



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

SUITABILITY

Issue/ Constraint	Mitigation Required	Impact on developable land area/capacity/site suitability	
Access to Highway Network	Access achievable onto Cradducks Lane.	Provision of a suitable access point.	None. Site recommended as suitable on access grounds at this stage.
Access to Public Transportation & Services	No bus stops or routes within 400m. No GP, Primary School or shop within 800m. More than 30 minutes public transport time to town centre and over an hour to the hospital.	A new / extended / diverted bus service, along with the necessary stops and infrastructure.	Required mitigation measures not feasible if the site is viewed in isolation, however adjacent proposed sites 229, 114 and 186 could provide sufficient scale to enable a new bus service. Site recommended as suitable on sustainability grounds at this stage, dependant on collaboration of existing sites.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-
MBLP Landscapes of Local Value	The Low Weald (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Staplehurst Low Weald landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.	Retain and utilise strong field boundary vegetation to contain further development; retain landscape buffer between any further development; reflect density, pattern, scale and style of housing to the west; redefine settlement edge and create sensitive urban/rural interface	20% reduction in developable area.

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

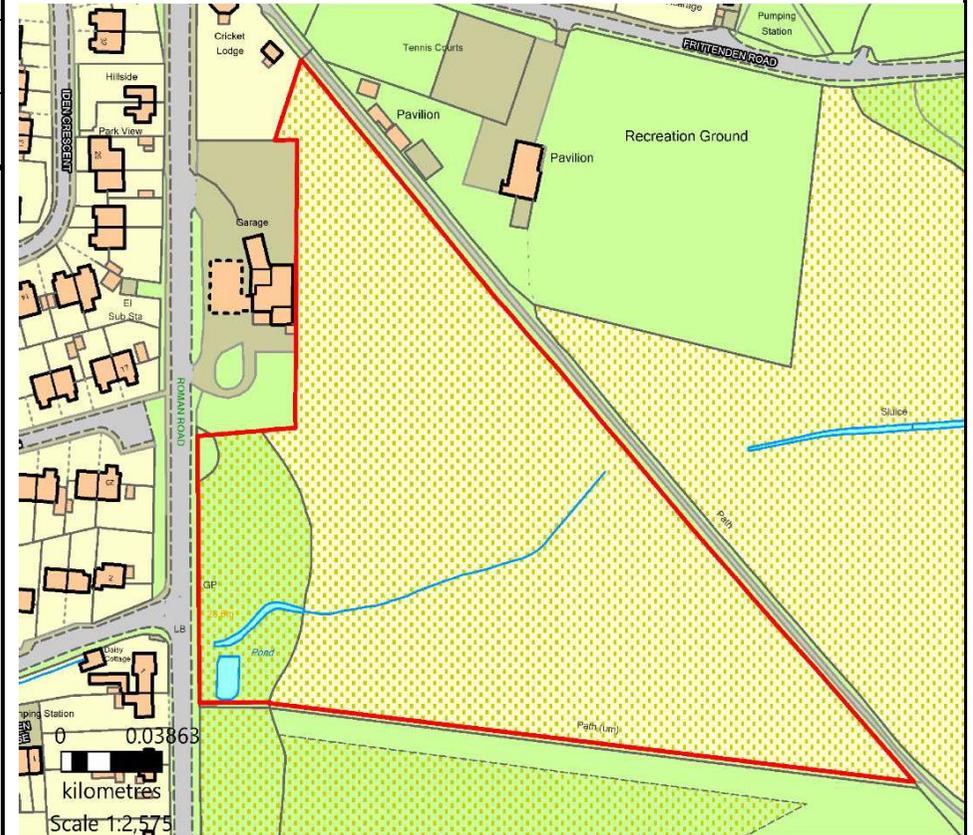
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable	Provision of a suitable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

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	2.10 Ha			
Deductions to Site Area	Constraints deduction: 0.42 Ha (Landscaping), Open Space deduction 0.35 Ha			
Net Developable Site Area	1.25 Ha			
Gross Floorspace (m <sup>2</sup> )	2,541 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure
	32	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	16	2022	2023	2024



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



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

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

	the sensitivity to be High, with an overall recommendation to Conserve. The Landscape Character Assessment identifies that the site is partially within the Sherenden Wooded Hills landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Very Good, and the sensitivity to be High, with an overall recommendation to Conserve.		
Local Nature Reserves	Ecology Score:2 KCC Ecology comments - Two grassland fields, a woodland strip along the western boundary and a mature hedgerow along the NE and southern boundary. There is a pond and ditch within the site. The grassland was recorded as other lowland meadow during the 2012 habitat survey. This highlights that the site is botanically interesting but at the time of the survey was not of sufficient quality to be considered as priority habitat/Habitats of principle importance. The survey data is now 7 years old and therefore if there has been a change in management the floristic diversity may have improved since the survey was carried out. Habitats of principle importance are capable of being material consideration within the planning process. Site provides good connectivity to the wider area and there is potential for protected species to be present within the site including reptiles, bats, GCN, breeding birds and badger.	Mitigation requirements will be dependent on the results of any surveys (including botanical). If the grassland is identified as a habitat of principle importance there will be a need for mitigation for the loss of the grassland and depending on the number of dwellings proposed it's unlikely that it can be done on site. Species Mitigation requirements will be dependent on the results of any surveys - possible that mitigation can be implemented onsite if presence of protected species considered at design stage. it's likely that retention and enhancement of the hedges can retain connectivity through the site.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	2, but on the opposite site of the track from the site.	Protected trees should not be adversely affected by development.	Assumed included in landscape deduction.
Heritage	-	-	-

Archaeology	Site contains remains of Pinnock Farm, identifiable on Tithe Map, which later forms the access entrance to Staplehurst Place. Remains associated with the farm and with the high status residence of Staplehurst Place survives within the site.	Predetermination Archaeological and archaeology landscape assessment needed to inform any detailed design. Original access to Staplehurst Place should be maintained and integrated in to development design. Preservation of original access and avenue preferred	Assumed included in landscape deduction.
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	Attenuation site, discharge to OWC; constrained by high groundwater and depths of SW flooding along OWC		11% of site affected, included within open space deduction.
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	The developer should ensure that appropriate consultation with the underground utilities operator take place.	Assumed no change in developable land.
Public Rights of Way	Yes	PROW should be retained and enhanced.	Included within density assumption.
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
<b>ACHIEVABILITY</b>			
Conditions required to make site Suitable	Provision of a suitable access point. Enhancements to ensure pedestrian access to bus stops. Protected trees should not be adversely affected by development. The developer should ensure that appropriate consultation with the underground utilities operator take place. PROW should be retained and enhanced. Development will need to protect neighbouring residential amenity.		

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

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	3.17 Ha			
Deductions to Site Area	Constraints deduction: 2.06 Ha (Landscaping), Open Space deduction 0.23 Ha			
Net Developable Site Area	0.88 Ha			
Gross Floorspace (m <sup>2</sup> )	1,786 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure
	21	-	-	-
Policy density assumption	30 dph			
Modelled Delivery Rate	(Units p.a.)	Permission Date	Commencement Year	Completions Begin
	21	2022	2023	2024
Delivery Profile				
	2022-2027		2027-2032	
	2032-2037		2037+	
Resi (units p.a)				

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

**SUITABILITY**

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

	<p>habitat survey. This highlights that the site is botanically interesting but at the time of the survey was not of sufficient quality to be considered as priority habitat/Habitats of principle importance. The survey data is now 7 years old and therefore if there has been a change in management the floristic diversity may have improved since the survey was carried out. Habitats of principle importance are capable of being material consideration within the planning process. There are a number of ponds within the surrounding area. Potential for protected species to be present including bats, reptiles, GCN and breeding birds.</p>	<p>can be fully implemented - what mitigation is required will be dependent on the results of the surveys. Site designs to be informed by species and habitat data.</p>	
TPO/ Veteran Trees	-	-	-
Heritage	-	-	-
Archaeology	<p>site seems to have contained a tile works, identifiable on 1st Ed OS map. High potential for associated structural and cultural remains of local heritage interest. Site has general potential for post medieval agrarian heritage remains.</p>	<p>Preliminary archaeological assessment needed to establish nature and extent of tile works and to guide suitable mitigation, including consideration of preservation in situ and constraint of development in SW corner.</p>	-
AQMA	-	-	-
Flood Risk	-	-	-
Drainage	<p>No watercourses showing up from mapping however that does not mean they are not present. Further investigation needed as to method of discharge; may need to connect to sewer</p>		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	Yes	<p>The developer should ensure that appropriate consultation with the underground utilities operator take place.</p>	Assumed no change in developable land.
Public Rights of Way	-	-	-

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

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

MODELLED DEVELOPMENT SCHEDULE				
Original Site Area	1.43 Ha			
Deductions to Site Area	Constraints deduction: 0, Open Space deduction 0.30 Ha			
Net Developable Site Area	1.13 Ha			
Gross Floorspace (m <sup>2</sup> )	2,311 m <sup>2</sup>			
Policy Mix of Uses (Modelled m <sup>2</sup> )	Residential Units	B Use	A Use	Infrastructure

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