

Tonbridge & Malling Borough Council

Local Plan

Strategic Land Availability Assessment (SLAA)

Final Site Assessments

September 2016

Call for Sites Assessments – Frequently Asked Questions

Introduction

The purpose of this note is to explain why the Call for Sites exercise was undertaken, how the sites were assessed and what will happen to the outputs from the assessment.

Why did the Council undertake the Call for Sites exercise?

The exercise is a requirement of central Government planning policy and practice guidance to inform the preparation of a new Local Plan (www.tmbc.gov.uk/localplan) which will need to respond to assessed needs for housing, employment and other uses. More details of Planning Practice Guidance: <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/what-is-the-purpose-of-the-assessment-of-land-availability/>

What was the purpose of the Call for Sites exercise?

The purpose of the 'Call for Sites' exercise was to provide an opportunity for land owners, developers, parish councils and others to promote sites to be assessed for their suitability and deliverability for development. The exercise took place from the Spring 2014 until 1st September 2015 with information on how to take part and explanatory text made available on the Council's website (www.tmbc.gov.uk/callforsites). Letters of invitation to take part were sent to a wide audience including parish councils, landowners, developers, businesses and some local interest groups.

Please note: This is not an assessment of whether sites will be allocated for future uses in the new Local Plan or developed either in whole or in part. It is a technical exercise that the Local Planning Authority is required to do as part of the Local Plan evidence base.

How were the sites assessed?

The assessment formed a technical appraisal of all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above. The sites were assessed against the requirements of the Government's **National Planning Policy Framework (NPPF)** (<http://planningguidance.communities.gov.uk/blog/policy/>) and the **Planning Practice Guidance** (<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>) This involved an assessment of the following:

- **Suitability** – This involved an assessment of the sites against policies in the NPPF, including an assessment of the sustainability credentials of each site, i.e. proximity to existing centres, services, community facilities and transport nodes/hubs. It also involved an assessment of specific site characteristics including:
 - physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;

- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- **Availability** – This involved an assessment of whether or not the site is available for development. A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.
- **Achievability** – This involved an assessment of whether or not there is a reasonable prospect of development taking place on the site. This was a judgement about the economic viability of the site, i.e. an assessment of whether there are any abnormal costs (eg infrastructure, remedial work) that would put at serious risk the delivering of development within the time frame of the new Local Plan (up to 2031).

The outcome of this assessment is a conclusion on the **suitability and deliverability** of each site. **Please note: Suitability does not necessarily imply the whole site is suitable.** Deliverability was determined by the outputs of the availability and achievability assessments. The timeframe within which deliverability was assessed is the timeframe for the new Local Plan, i.e. 2031, which might mean that only part of a site might be deliverable within the plan period. For the assessment outcome, each site falls within one of the following categories:

Suitable and deliverable
Suitable but undeliverable
Unsuitable

What are 'high-level constraints' and how did these affect the assessment?

The assessment took account of those issues which are beyond the control of the Borough Council but which preclude development, taking a lead from the **NPPF** (<http://planningguidance.communities.gov.uk/blog/policy/>). The high-level constraints that were factored into the assessments were (in no particular order):

- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- Flood Zone 3 (for more vulnerable uses, eg residential)
- Ancient Monuments
- Ancient Woodlands
- Areas, parks and woodlands covered by Tree Preservation Orders

Those sites wholly covered by one or more of these high-level constraints were assessed as unsuitable. Parts of sites covered by high-level constraints were excluded from the developable area and the calculation of the potential yield (see below). The assessment

took account of other high-level policies including Areas of Outstanding Natural Beauty (AONB), Conservation Areas and Listed Buildings. However, according to the **NPPF** (<http://planningguidance.communities.gov.uk/blog/policy/>) and the Government's **Planning Practice Guidance** (<http://planningguidance.communities.gov.uk/blog/guidance/>), these do not preclude any development potential but instead affect the amount that could take place, i.e. minor as opposed to major. This was reflected in the assessment.

Did the assessment take account of local planning policies?

The assessment is part of the evidence base for the Local Plan; it is not part of plan-making itself (that is the next stage in the process). The assessment is a technical exercise, primarily to clarify practical aspects of the sites, rather than to judge whether or not they should feature as future allocations for development in the Local Plan. For these reasons the assessment was effectively 'local planning policies-off'. So, for example it did not consider policies that are made during the preparation of the Local Plan, such as the Green Belt or other local policy considerations. These are matters that are addressed at the next stage which is when the Local Plan takes shape, responding to the evidence base.

What does 'potential yield' mean?

Potential yield is an initial assessment of what each suitable and deliverable site could accommodate in terms of different types of development, eg residential, employment.

For those sites assessed as suitable and deliverable for residential uses the calculation is quite simple:

developable area (site area (hectares) excluding high-level constraints) x 30
(average dwellings per hectare).

For non-residential purposes, the potential yield is simply the developable area (site area (hectares) excluding high-level constraints).

The outcome of this calculation is by no means a final figure of what is acceptable in planning terms; if and when the sites are progressed through to the plan-making stage a more detailed assessment will be required. At that stage planning judgements about how much of a site is appropriate for development will need to be made which might well reduce the area and yield significantly. Again, at that stage it will be necessary to understand fully the land-take for supporting uses including schools, healthcare facilities, open space and roads. Potential yield at this stage is therefore very much a starting point for this exercise.

Where sites have been assessed as suitable and deliverable for more than one use, eg residential and employment, the potential yield figures that are stated in the assessment are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Multiple uses on a site would impact upon the potential yield for each use.

Please note: These yields are a simple, overall estimation at an indicative density of 30 dwellings per hectare. In the event of a site being allocated in the Local Plan the actual developable area and density of development will have to take local policy considerations, character and the need for necessary supporting infrastructure into account and as a result yields may be lower.

What will happen to the outputs from the assessments?

After fact checking with the submitters of the sites, the assessments will provide important evidence for the preparation of the new Local Plan (www.tmbc.gov.uk/localplan). The evidence will feed into the assessment of potential development strategies for the new Local Plan.

If a site is assessed as 'suitable and deliverable' does this mean it will be automatically allocated for development in the Local Plan?

No. The call for sites and the technical assessment of sites put forward is an important evidence source to inform plan-making but does not in itself determine whether a site should be allocated for development. Allocation of land for development will depend upon the extent of policy and practical constraints identified in the assessment and the choices ultimately made by the Borough Council following public consultation on the strategy options available. The technical assessment provides information on the range of sites which are available to meet need, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those needs.

When can I comment on the sites?

The initial assessment is purely a technical exercise in accordance with Government policy and planning practice (see above), which means the first opportunity to comment will be during the initial consultation on the Issues & Options for the new Local Plan in the **Autumn 2016**.

Over the next few months Borough Council Members will be considering some potential options for the future development strategy and approach to site allocation. Following that will be an opportunity to comment during the initial consultation on the **Issues & Options** for the new Local Plan. This consultation is timetabled to commence in the **Autumn 2016** (more details: www.tmbc.gov.uk/localplan). It is at this stage that people will be able to make a formal representation on what is to be contained in the emerging Plan.

The consultation will identify potential borough-wide strategies for addressing identified local needs and will feature, for consideration, those sites that are assessed as potentially suitable and deliverable for housing and economic uses during the period up to 2031. Following the initial consultation there will be some challenging choices to be made before the preferred strategy and site allocations are identified and are subject to further consultation and ultimately scrutinised at a local public examination.

How do I keep in touch with the progress of the Local Plan?

Details of the Local Plan preparation process: www.tmbc.gov.uk/localplan.

If you are unable to find the answers to your questions on these pages, please do not hesitate to contact the Local Plan team: localplan@tmbc.gov.uk

List of Sites by Parish/Settlement Boundaries

Addington

213 North of Mill House Lane
285 London Road, Wrotham Heath
293 adj The Chestnuts
373 South of London Road, Wrotham Heath
375 The Warren, Trottiscliffe Road
401 East Street
414 Mayhill House, London Road

Aylesford

188 Whitepost Field
193 West of Coldharbour Lane
194 West of Whitepost Wood Lane
199 Bushey Wood (part)
200 Rear of Robin Hood Lane, Blue Bell Hill
206 North of Pratling Street
212 Land off Oakapple Lane (part)
239 Land South of Hermitage Lane
257 West of Hermitage Lane
262 Detling Field, Hermitage Lane
269 Bull Lane, Eccles
278 Aylesford Quarry
294 Land off Hermitage Lane
297 Former Upper Bell Car Park, Blue Bell Hill (part)
322 Mackenders Lane, Eccles
381 Bunyards Farm, Allington
389 North of M20 Junction 5, Coldharbour Lane
391 East of Aylesford Priory
392 Barming Depot, Hermitage Lane
410 East of Hermitage Lane
418 Vincent Road, Kits Coty Estate
419 North of RBLI Warehouse
431 Former Aylesford Newsprint (part)
435 Dog Kennel Wood

Birling

204 West of Rowan House
287 Bull Road (Option A)
288 Bull Road (Option B)
289 Ryarsh Road
380 West of Castle Way, Leybourne

Borough Green

189 Southways (part)
283 North of Tolsey Mead
300 Crouch Lane
309 Office site, Quarry Hill Road
311 North of Fairfield Road
312 West of Wrotham Road
313 A-Z Geographers, Fairfield Road
316 Land off Dryland Road
377 Joco Pit East
415 Little Harps, St Mary's Platt
416 Celcon Works
445 Land at Borough Green Station

Burham

216 Land at Scarborough Terrace
270 Bell Lane
272 Peters Village South Extension

Ditton

212 Land off Oakapple Lane, Barming (part)
236 Land off Cobdown Close
241 East of Cobdown Close
242 North of London Road
243 Station Road
252 Webbs Field, Station Road
304 East Malling Research Station (part)
411 Sheldon Way, Larkfield (part)
431 Former Aylesford Newsprint (part)
441 10 Bradbourne Lane (part)
444 Land at 6 & 8 Downderry Way

East Malling and Larkfield

202 The Meadow, Lunsford Lane
225 Land adjacent 166 The Rocks Road
228 Land at Eden Farm (part)
238 Westbrook Farm
253 Land at South Lodge
268 Hermitage Farm, Winterfield Lane
277 Clare Park, East of Winterfield Lane
281 Paris Farm, Rocks Road
304 East Malling Research Station (part)
358 North of Kings Hill (part)
359 Land at Woodland's Children Centre
369 Paris Farm, Rocks Road
387 Larkfield Library and Land adjacent
390 Winterfield House, Winterfield Lane
411 Sheldon Way, Larkfield
412 Winterfield Farm
440 The Old Coal Yard, New Hythe Lane
441 10 Bradbourne Lane, Ditton (part)
443 No. 736 London Road

East Peckham

186 Hale Street Farm
187 Edwards Yard
201 Arnolds Lodge Farm
233 South of Church Lane
245 Land at Snoll Hatch
246 39 Bells Farm Road
267 Branbridges Wharf
321 Pinkham
395 Land West of Hale Street
407 West of Snoll Hatch
409 Strettit Farm
426 North of the Freehold
427 Church Lane

Hadlow

192 North of The Paddock
197 Carpenters Lane
215 Rear of Palmars Brook
251 Land off Court Lane
254 North of The Paddock
260 Three Elm Lane, Golden Green
263 The Freehold
264 Court Lane Nurseries
302 Goblands Farm, Court Lane
305 Ashes Lane, Pittswood
308 The Harrow PH, Maidstone Road
337 South of Golden Green
349 Hope Farm – East of High House Lane
351 Hope Farm – North of High House Lane
354 Dene Park
355 North of The Paddock
366 North of Hadlow Park
386 Land north of The Paddock
388 Goose Green Farm
425 Rear of St Peters Place

Hildenborough

207 Rear of Greenview Crescent
209 Next to Bridge Cottage
201 Next to Chapel Cottage, Stocks Green Road
211 Rear of Bourne House, Leigh Road
221 London Road
227 Chequers Farm
237 Land at Stocks Green Road
244 East of Riding Lane
356 West of Horns Lodge Farm
362 Whitestepes, London Road
363 Great Holland Farm
364 West of Riding Lane
365 Mill Lane – North of Woodland Barn
371 West of Elmhurst Gardens (part)
382 Nobel Tree End, Philpots Lane
402 Land at Stocks Green Road

404 Stocks Green Road
417 Coblands Nursery, Trench Road (part)
420 Hawden Farm, Tonbridge (part)
421 North of Tonbridge Road
447 Latter's Farm

Ightham

185 Greenacres Garden Centre
189 Southways, Borough Green (part)
230 Dark Hill Farm/Gracelands Park
256 Dark Hill Farm
296 Dark Hill Farm/Gracelands Park
298 South of Rectory Lane
383 Plasterite, Redwell Lane
384 The Paddock, Copt Hall Road
408 North of Borough Green and Platt (part)
416 Celcon Works, Borough Green (part)

Kings Hill

358 North of Kings Hill (part)
406 Water Lane, Kings Hill
432 Ketridge Lane (part)

Leybourne

217 Land at Park Road
218 Land at Birling Road
224 Land east of Castle Way

Mereworth

219 Graythwaite, Seven Mile Lane
249 Hut Field, The Street
317 Bells Wood Yard, Kings Hill
319 The Street
320 Brewers Hall Farm

Offham

310 Barfield House, Teston Road
323 East of Church Road
324 West of Church Road

Platt

190 Ladylees South, Wrotham Heath
191 Ladylees North, Wrotham Heath
208 North of Basted Lane, Crouch
231 Rear of Platt Mill Close
235 North of Maidstone Road
301 Opposite Pine View
328 South of Birchen Naps Farm
394 Ingleborough Lane
408 North of Borough Green and Platt (part)
415 Little Harps, St Mary's Platt

Plaxtol

261 Reed House Paddock
284 Roughway Mill
329 South Hurst Wood
330 Roughways Barn
331 Yopps Green
333 Plaxtol Allotments
336 Broadfield
338 West of Dunks Green (part)
405 Rear of Long Mill Lane

Ryarsh

214 Ryarsh Place Farm
290 East of Chapel Street
291 Woodgate Road
295 Adjacent Callis Court Bungalow, London Road
306 South of Chapel Street
307 West of Chapel Street
398 Holmes Paddock

Shipbourne

338 West of Dunks Green (part)
340 Puttenden Road, Dunks Green
341 Point Corner
342 East Upper Green Lane
343 Five Acre Field
344 South Ambleside
347 School Field, Back Lane
348 Callis Wood
352 Tinley Farm Buildings
361 Tinley Cottage – south and east paddock

Snodland

370 Snodland Common
400 Paddlesworth Road Green
438 Mill Fields Farm

Stansted

222 Wentfield, Fairseat
223 Land off Crabtree Close, Fairseat
226 Wentshaw Lodge, Fairseat

Tonbridge

195 North of Lower Haysden Lane
196 North of Dryhill Park Road
203 Adjoining Yardley Close
247 Land at Tile Barn Corner
248 Drayton Road Industrial Estate
250 Nettle Bank, Postern Lane
259 Munday Works
266 Fishponds Farm, Upper Haysden Lane
274 North of Postern Lane
275 Grange Farm
276 Greentrees Farm
280 Little Postern, Postern Lane
332 North of Woodgate Way

334 South of Vauxhall Gardens
335 A21 Vauxhall intersection
345 23 Tulip Tree Close
346 North of Barchester Way
357 South of Woodgate Way
360 Ridgeview School
371 West of Elmhurst Gardens
376 Weald of Kent Lower Field, Tudeley Lane
368 North of Hilden Park
385 Depot, Upper Haysden Lane
393 Manor Farm
397 Land at Former Priory Works
413 World of Pots
417 Coblands Nurseries, Trench Road
420 Hawden Farm
422 Tonbridge and Little Trench Farm
423 Frogbridge Wood
424 Cuckoo Lane
430 South of Lower Haysden Lane
442 Land at Lovers Walk
446 Six-In-One Club, Northwood Road

Trottiscliffe

258 Green Lane
286 Trosley Farm, Addington Lane
292 Pinesfield Lane

Wateringbury

303 Land off Fields Lane
318 East of The Orpines
353 West of The Orpines
376 Red House Cottage, 29 Old Road
428 Love Lane
429 Pelican Court
432 Ketridge Lane, Kings Hill (part)

West Malling

220 Land at Teston Road
228 Land at Eden Farm

229 Triangle site, Lucks Hill
232 Opposite 170 Offham Road
234 Fatherwell Road
265 Lavenders Road
282 North of Norman Road
299 East of Offham Road
325 West of Fatherwell Avenue
326 North of Offham Road
327 West of West Malling
350 Rear of London Road and Town Hill
358 North of Kings Hill (part)
372 Banky Meadow
378 Appledene Farm, Norman Road
379 Opposite the Village Hall, Norman Road
396 Rear of London Road
403 Sportsman's Farm, Teston Road
433 Brickfields

West Peckham

279 Stan Lane

Wouldham

271 Peters Village North Extension
273 Wouldham Allotments
314 Rochester Road, Borstal

Wrotham

205 Former Spring Tavern
240 East of London Road
255 Rosador, London Road
283 North of Tolsey Mead (part)
315 Potters Mead, Wrotham Road
339 St Mary's Road
374 Land at Wrotham Hill Road
408 North of Borough Green and Platt (part)

Glossary

AONB – Area of Outstanding Natural Beauty

AQMA – Air Quality Management Area

CA – Conservation Area

CTRL – Channel Tunnel Rail Link

DPH – Dwellings per hectare

EA – Environment Agency

HA - Hectare

KCC – Kent County Council

LWS – Local Wildlife Site

NPPF – National Planning Policy Framework

PPG – Planning Practice Guidance

SAC – Special Area of Conservation

SAM – Scheduled Ancient Monument

SLAA – Strategic Land Availability Assessment

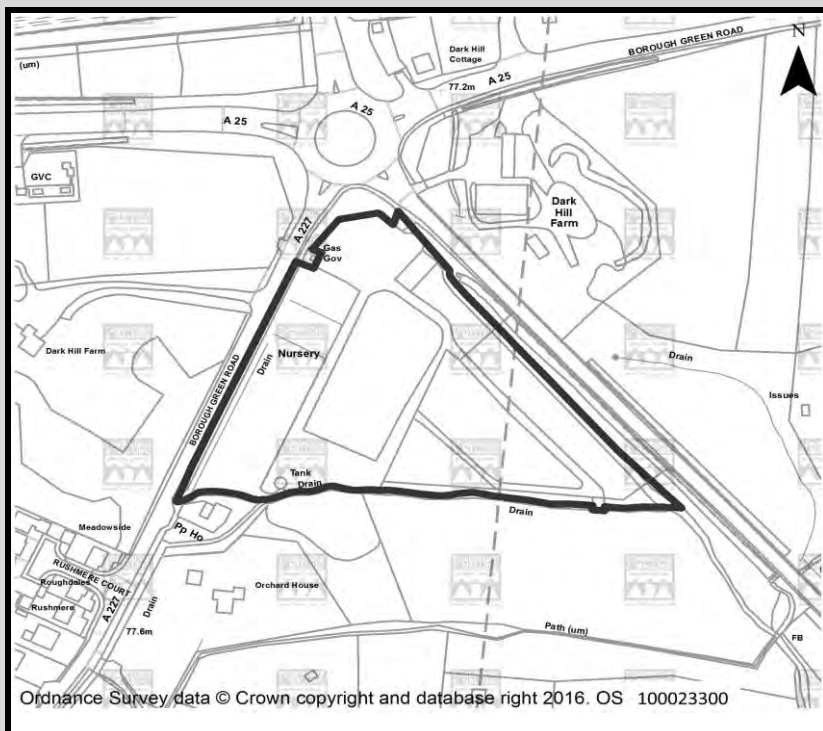
SSSI – Site of Special Scientific Interest

TPOs – Tree Preservation Orders

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
185	Greenacres Garden Centre, Ightham	Ightham



Site Description

Nestled between two roads and a roundabout, this triangular shaped site is in use as a horticultural nursery. It slopes gently southwards, is bounded on two sides by hedgerows and road and by a band of mature trees to the south. There are a number of buildings related to the nursery on site.

Surrounding Uses

Open countryside to the south and west and onwards to the village of Ightham. Borough Green village is to the north and east past the nearby Celcon Works. The A25 runs just to the north of the site.

Current/Previous Use: Other: Garden Centre

Type of Site: Previously developed land

Gross Site Area (ha): 1.7

SUITABILITY

The site is in a relatively sustainable location in terms of access to services but it is remote from the built up confines of Borough Green and lies in a prominent location in the AONB. The vast majority of the site is within an area at high risk of flooding. In addition there is a National Grid pipe cutting across the site. This assessment concludes that the site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

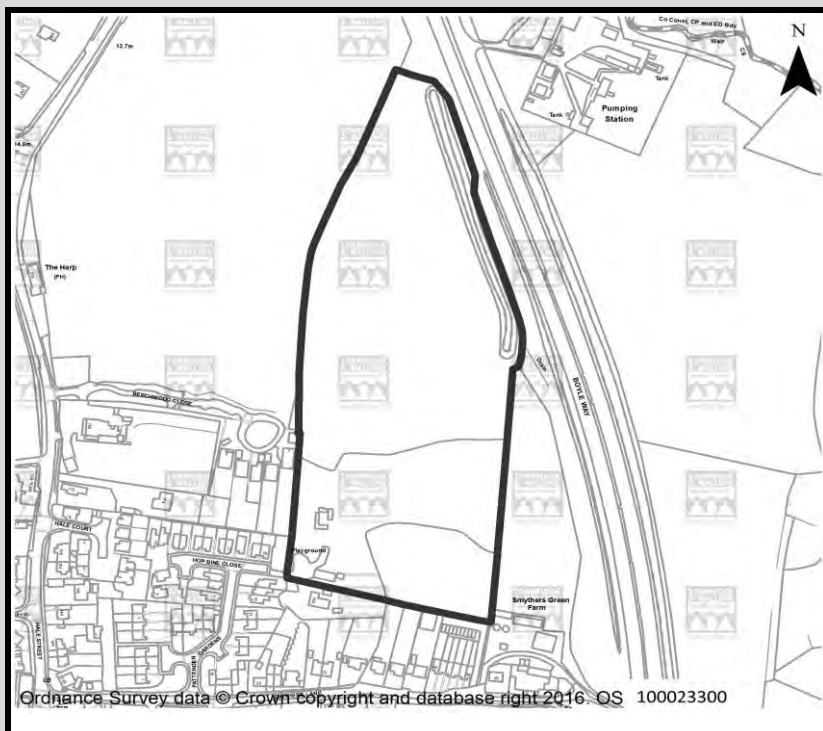
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
186	Hale Street Farm, East Peckham	East Peckham



Site Description

A flat, grassed field bounded by trees and hedgerows with some dense woodland and scattered small trees located on the northern edge of Hale Street.

Surrounding Uses

Residential to the south and west, open land with the bypass beyond to the north and east.

Current/Previous Use: Other: Greenfield

Type of Site: Greenfield

Gross Site Area (ha): 4.63

SUITABILITY

The site is in a relatively unsustainable location in terms of access to services but is adjacent to the confines of Hale Street. There are likely impacts of noise and air quality on the site from the A228 that runs along its eastern boundary. The site itself is not subject to any high level constraints but the surrounding area is at high risk of flooding making safe access and egress challenging. Access would need to be via land outside of the submitted area. This assessment concludes that the site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development and the suitability of access, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are considered to be minimal.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

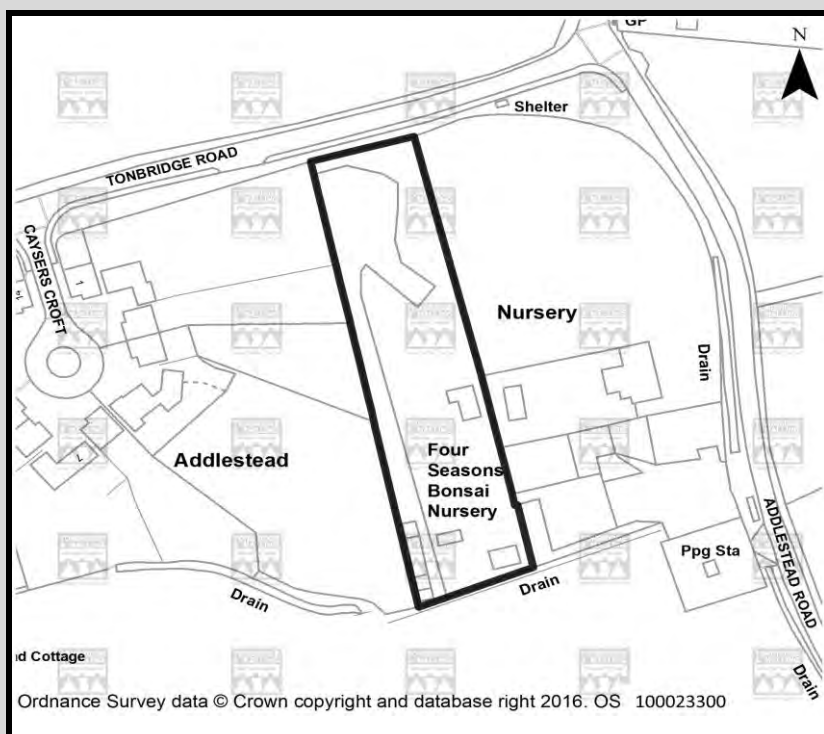
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
187	Edwards Yard, East Peckham	East Peckham



Site Description

An elongated site used as a builders/landscape yard containing mainly open storage areas with a few small scattered sheds towards the rear of the site. It is completely surrounded by mature hedgerows.

Surrounding Uses

Housing to the west, nursery to the east and agricultural land to the north and south.

Current/Previous Use: Employment

Type of Site: Previously developed land

Gross Site Area (ha): 0.4

SUITABILITY

The site is in a sustainable location in terms of access to services but does not abut the confines of East Peckham. The site is not subject to any high level constraints although it does fall within an area at medium risk of flooding and is subject to frequent surface water flooding which would need to be addressed. The site has a frontage with Tonbridge Road which could provide the means of access. This assessment concludes that the site is suitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation includes demolition of existing structures. Abnormal costs are considered to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

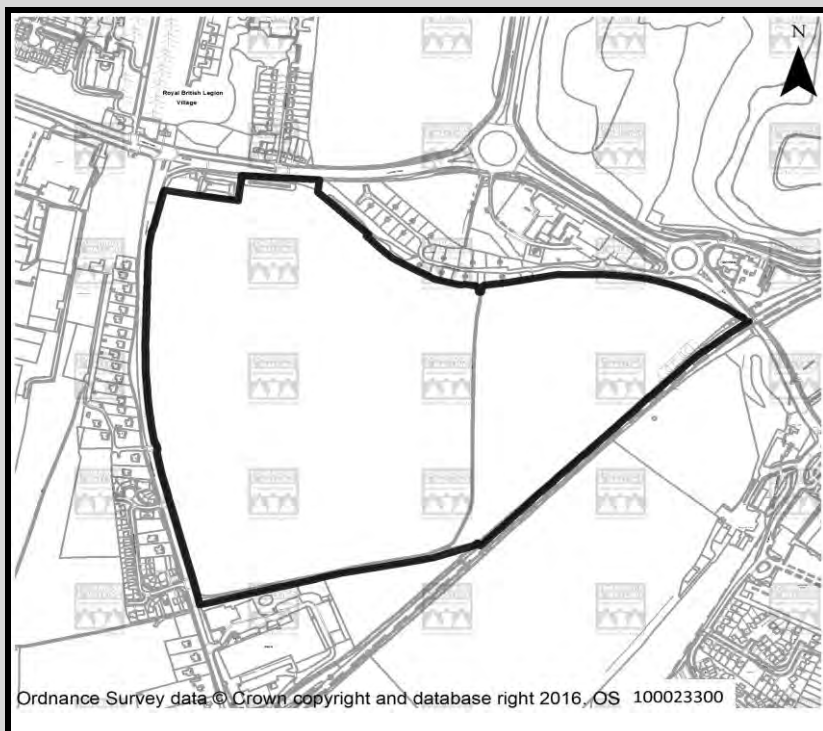
Potential Residential Yield (units):	12
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
188	Whitepost Field, Aylesford	Aylesford



Site Description

A substantial greenfield site separated from the urban confines of the Medway Gap by Hermitage Lane. The site slopes down gradually towards the north and is currently used for some equine grazing and pasture with scrub vegetation and high hedgerow boundaries with some mature boundary trees.

Surrounding Uses

The site is bounded by Hermitage Lane to the east with housing and employment uses beyond, by the A20, Kent Traffic Policy HQ and the Coldharbour Gypsy site to the north, a railway line to the east and a depot site to the south.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 34.13

SUITABILITY

The site is in a sustainable location adjacent to the Medway Gap area. The site is not subject to any high level constraints and there is site access with options from the north and west. The highway network in the vicinity suffers with traffic congestion and a Transport Assessment would be required. Air quality and traffic/ railway noise would also need to be addressed along with the protection of water resources. A Minerals Assessment would be required. This assessment concludes that the site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs are considered to be low. Costs are likely to be associated with road infrastructure.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

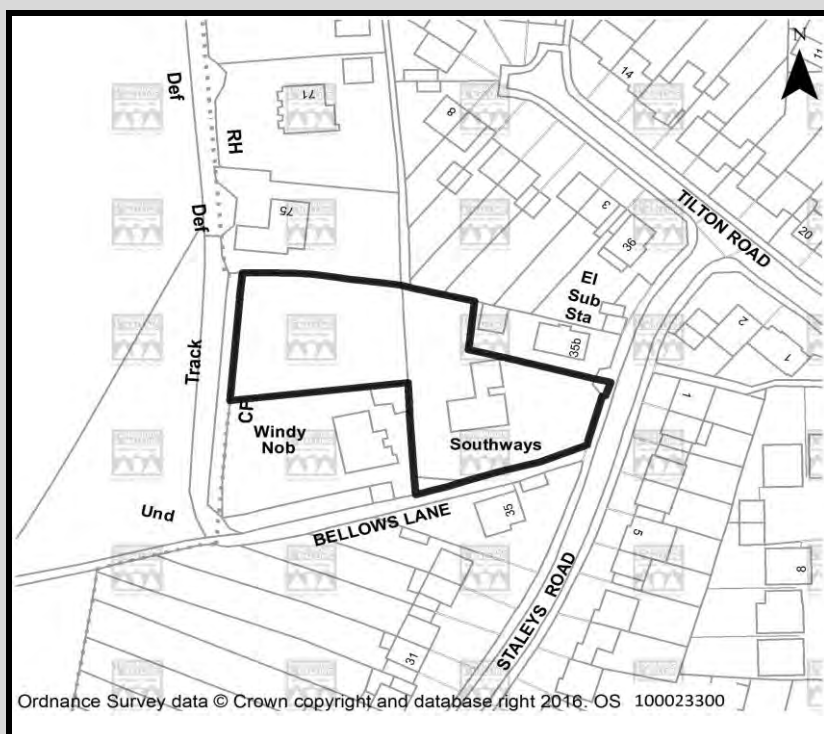
Potential Residential Yield (units):	1025
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
189	Southways, Borough Green	Borough Green/Ightham



Site Description

A chalet bungalow well concealed within a heavily wooded staggered site which slopes gently to the north west with a high conifer hedge above a fence or wall on the street boundaries.

Surrounding Uses

Surrounded on three sides by low density residential development and to the west by a band of trees and open countryside.

Current/Previous Use:	Residential
Type of Site:	Previously developed land
Gross Site Area (ha):	0.24

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of Borough Green and is not subject to any high level constraints with access via Bellows Lane. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition and site clearance. Abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

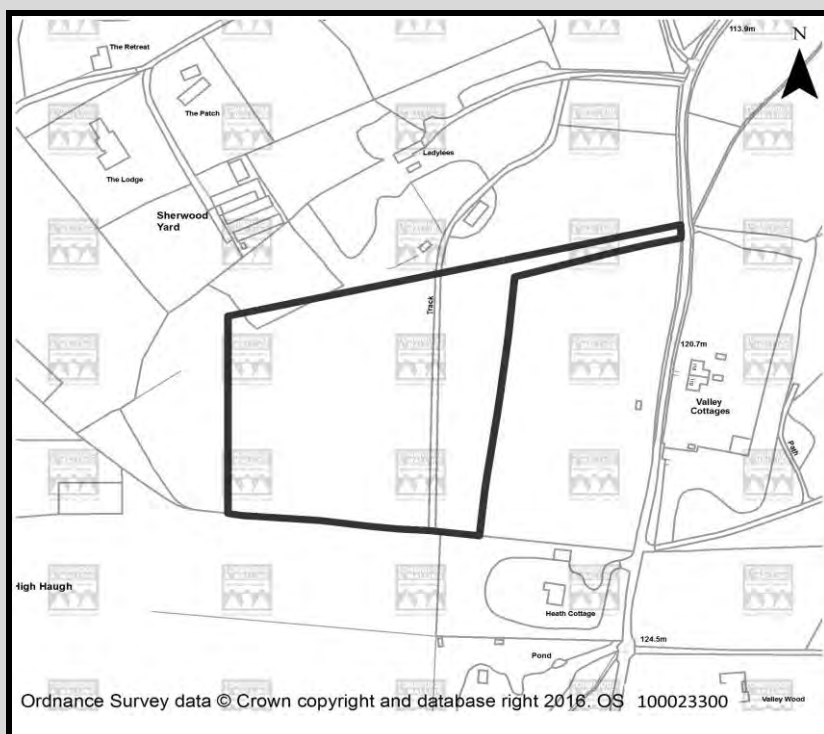
Potential Residential Yield (units):	7
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
190	Ladylees South, Wrotham Heath	Platt



Site Description

This site is not visible from the road, but is likely covered by trees and shrubs characteristic of the land that surrounds it.

Surrounding Uses

The site looks to be surrounded by woodland on all sides.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.09

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location and is not subject to any high level constraints. However, it is remote from the confines of both Wrotham Heath and Platt. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

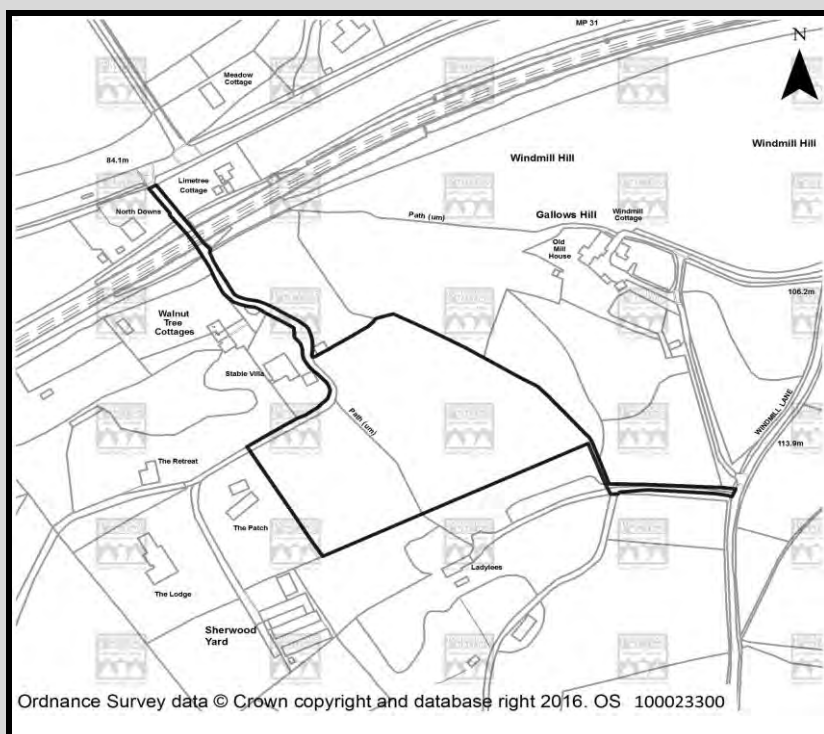
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
191	Ladylees North, Wrotham Heath	Platt



Site Description

This site is not visible from the road, but is likely covered by trees and shrubs characteristic of the land that surrounds it.

Surrounding Uses

Surrounded by farmland and open countryside, much of which is covered by woodland and mature shrubs.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.47

SUITABILITY

This site is not subject to any high level constraints and is in a relatively sustainable location in terms of access to services. However, it is remote from the confines of both Wrotham Heath and Platt. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

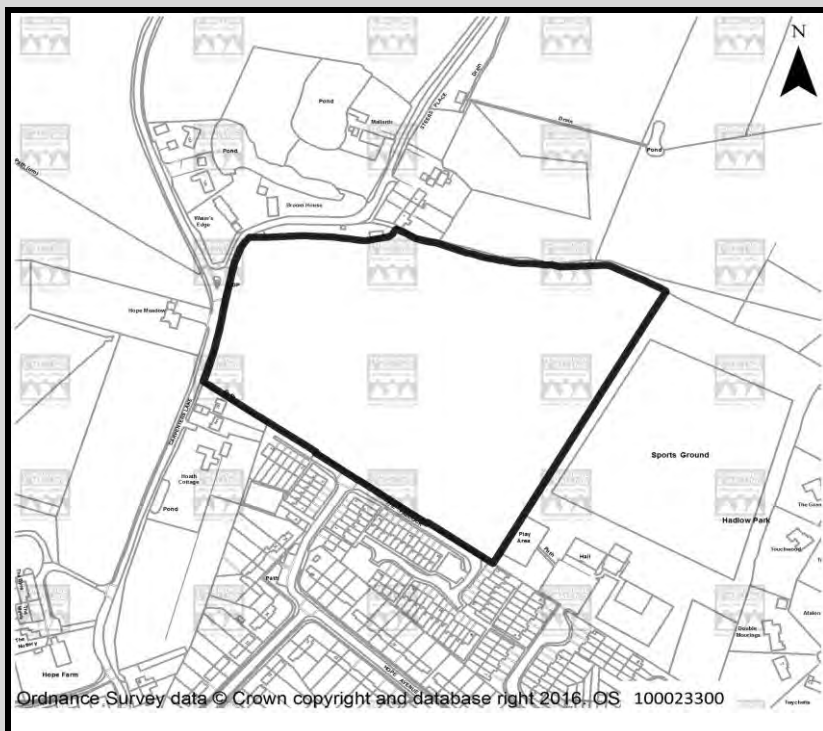
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
192	North of the Paddock, Hadlow	Hadlow



Site Description

A flat rough pasture bounded by a wire fence to the south and mature trees and hedgerows on all other boundaries.

Surrounding Uses

This site is surrounded by residential dwellings, a sports ground and open countryside.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 5.1

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the village confines. The site is not subject to any high level constraints. A Transport Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

This submission has not been promoted by the landowner. However a submission for the same site has been made separately by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

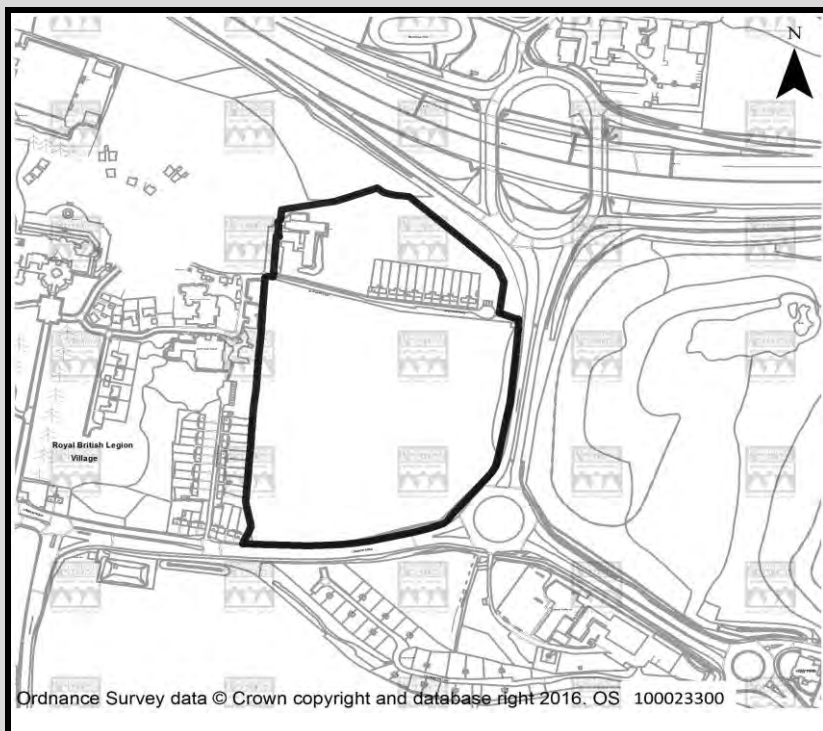
Potential Residential Yield (units):	153
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
193	West of Coldharbour Lane, Aylesford	Aylesford



Site Description

This open greenfield site gently undulates down from north to south, the highest point being the row of detached dwellings in East Park Road with a small allotment area to the west. To the north is an area of open space with a bank of mature trees adjacent to the motorway. Preston Hall and the surrounding development to the west is not visible from the site. A row of mature trees bound the site to the east and along the south eastern edges.

Surrounding Uses

Preston Hall, including new housing under construction, to the east with some older existing housing in London Road East backing on to the western edge of the site. Major roads surround the remaining boundaries with open countryside beyond.

Current/Previous Use: Mixed: Residential and medical/care

Type of Site: Previously developed land

Gross Site Area (ha): 9.74

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of the Medway Gap urban area. As the site is bounded on three sides by major roads, noise and air quality issues will need to be addressed and a Transport Assessment and Minerals Assessment will also be required. Given the impact of the surrounding roads, the site may be better suited to employment or commercial development. This assessment concludes that the site is suitable for employment, commercial or mixed use development including a limited residential element.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available (the promoter indicates post 2029).

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs are considered to be low. Abnormal costs could be associated with access/infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

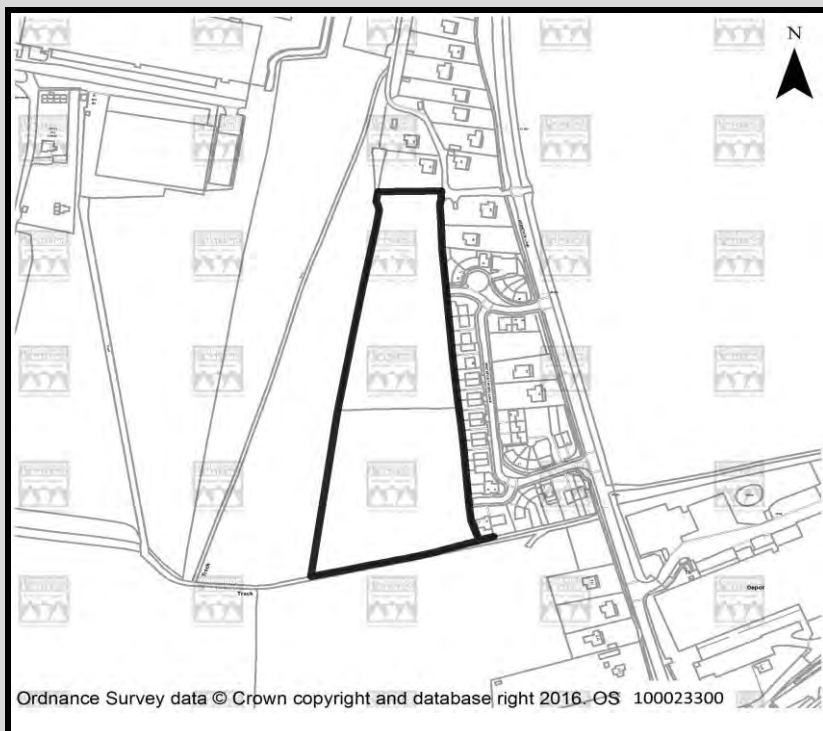
Potential Residential Yield (units):	293
Potential Employment Area (ha) :	9.74
Potential Other Use Area (ha):	9.74
Anticipated Start Date:	16-20 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
194	West of Whitepost Wood Lane, Aylesford	Aylesford



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Site Description

An area of coppiced woodland transitioning to scrub towards the south. Very gently sloping towards the north.

Surrounding Uses

Housing to the east and north, further woodland/scrub to the west and agricultural land to the south.

Current/Previous Use: Other: Greenfield

Type of Site: Greenfield

Gross Site Area (ha): 2.25

SUITABILITY

In terms of access to services, the site is in a sustainable location adjacent to the confines of the Medway Gap urban area and is not subject to any high level constraints. Noise and air quality issues will need to be addressed. A Minerals Assessment would be required, as would a Transport Assessment. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with woodland clearance.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

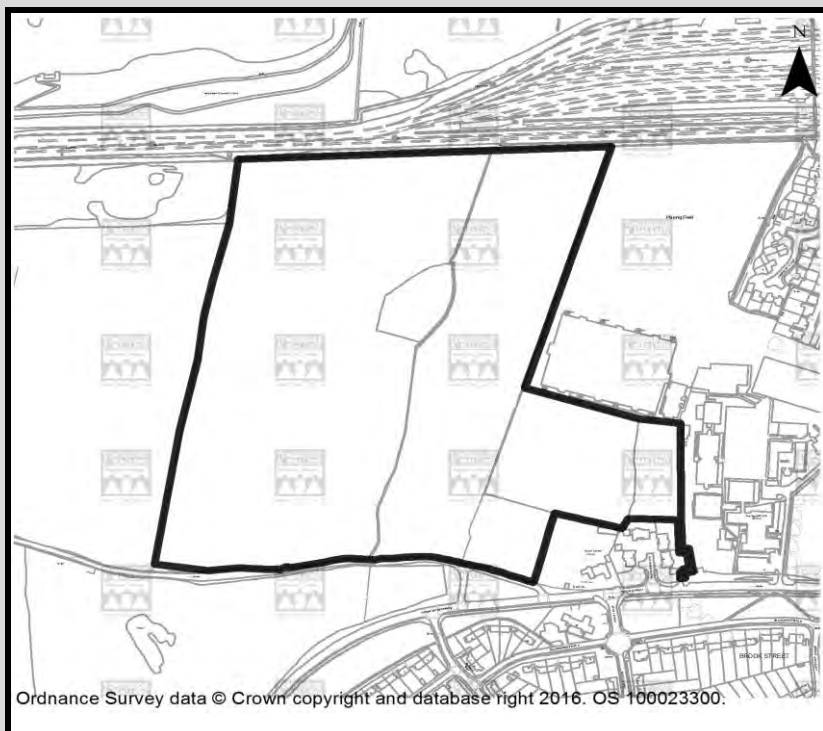
Potential Residential Yield (units):	68
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	11-15 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
195	North of Lower Haysden Lane, Tonbridge	Tonbridge



Site Description

Two large and one small arable almost flat fields surrounded by hedgerows with a cluster of trees around a pond at the northern edge of the area. There is a small area of scrubland to the north of Old Barn Close.

Surrounding Uses

Railway sidings to the north, built-up residential area and education land to the east with agricultural land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	14.24

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of south Tonbridge. The site is not subject to any high level constraints with the exception of a small pocket of Ancient Woodland on the northern boundary and which is also at medium risk of flooding as it falls within Flood Zone 2. A Traffic Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner. However, an agreement is in place and the land is available for development.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

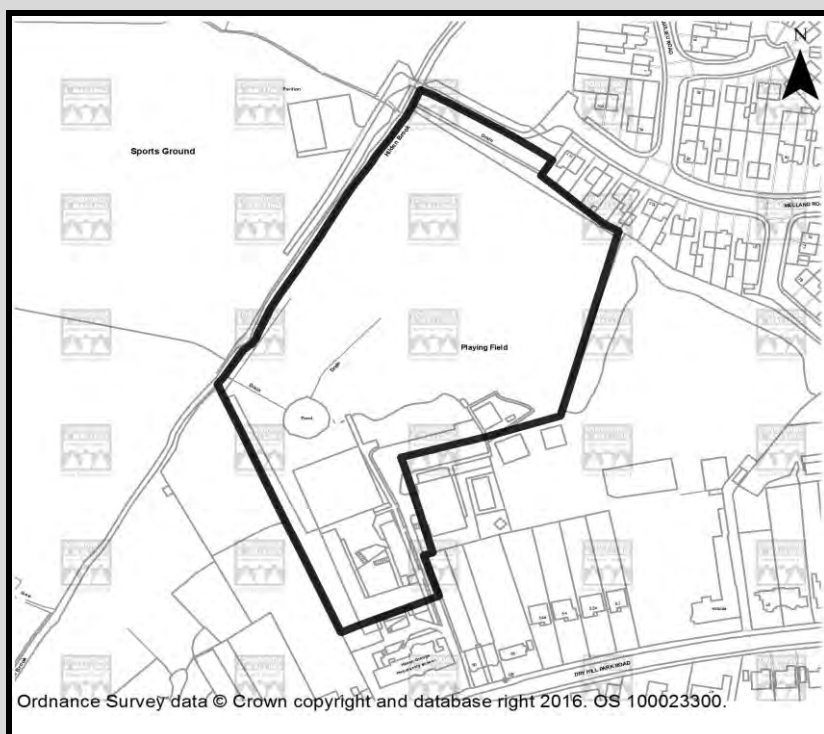
Potential Residential Yield (units):	416
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
196	North of Dryhill Park Road, Tonbridge	Tonbridge



Site Description

A triangular shaped site with two separate, but adjacent, school playing fields associated with the schools on the Dry Hill Park frontage, surrounded by hedgerows and trees with school buildings to the south.

Surrounding Uses

Residential and education uses to north and residential with education uses to the south; further playing fields to the west.

Current/Previous Use:	Institution/Education
Type of Site:	Greenfield
Gross Site Area (ha):	2.73

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Tonbridge. The western part of the site is at high risk of flooding, falling within Flood Zone 3 and is therefore unsuitable for residential development. The remainder of the site is not subject to any high level constraints other than the protected trees along the northern boundary. The southern boundary of the site abuts Tonbridge Conservation Area. A Transport Assessment would be required and surface water drainage issues would need to be addressed. This assessment concludes the land outside of Flood Zone 3 is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

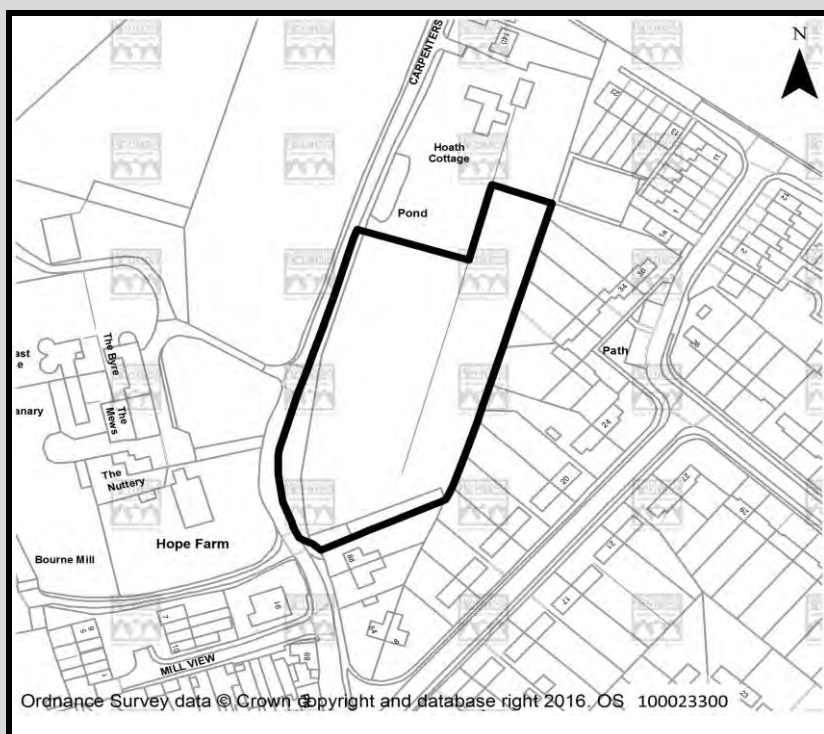
Potential Residential Yield (units):	44
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
197	Carpenters Lane, Hadlow	Hadlow



Site Description

A small flat field bounded by a hedgerow along Carpenters Lane with housing on the other boundaries. There are also some remnant hedgerow trees within the field.

Surrounding Uses

Countryside on the opposite side of Carpenters Lane with housing on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.77

SUITABILITY

In terms of access to services, the site is in a sustainable location adjacent to the confines of Hadlow village. The site is not subject to any high level constraints. A Minerals Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

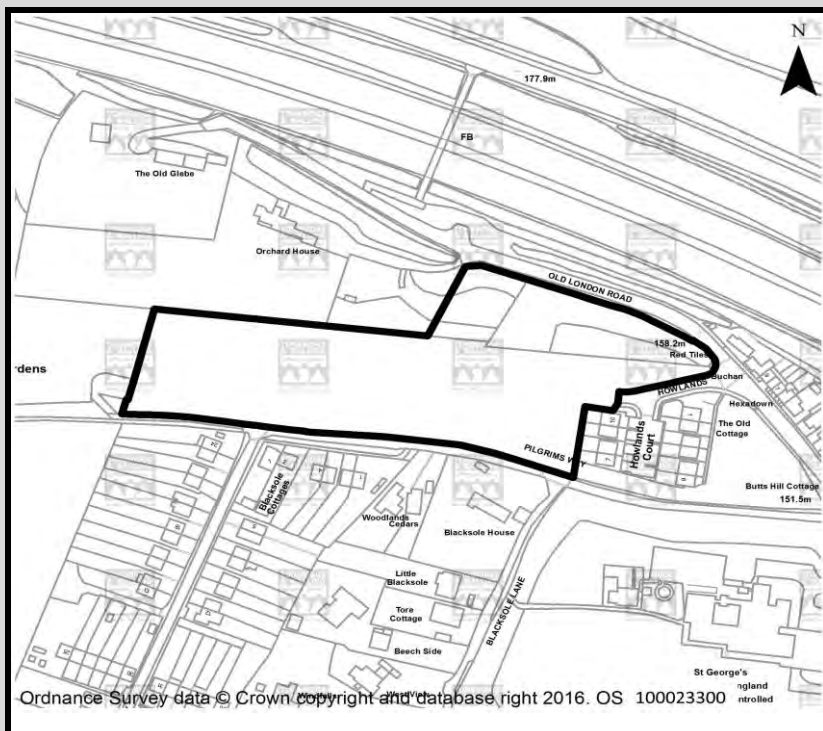
Potential Residential Yield (units):	23
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6 -10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
198	Land at Howlands Allotments	Wrotham



Site Description

A high level, prominent sloping site at the foot of the North Downs scarp. Partly overgrown former allotments with central mown path now used as an informal open space. The site slopes to the south and more gently to the west. It is bounded to the south by Pilgrims Way which lies behind a hedgerow at the foot of a steep bank. It is bounded by a strong treeline to the north.

Surrounding Uses

Residential to the south and east with two low density properties to the north. Allotments to the west.

Current/Previous Use: Tourism/Leisure

Type of Site: Greenfield

Gross Site Area (ha): 1.44

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Wrotham Village. The site lies entirely within the Kent Downs AONB and is not subject to any other high level constraints. Noise from the M20 may have an impact on the site. This assessment concludes that the site is suitable.

AVAILABILITY

The site is leased to the Parish Council on a short term lease and can be made available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

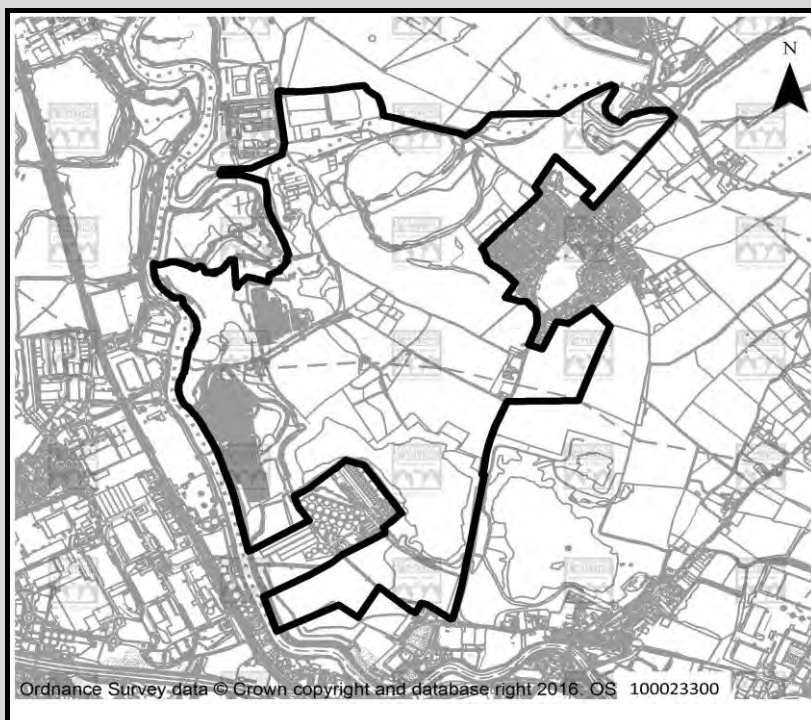
Potential Residential Yield (units):	43
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
199	Bushey Wood	Aylesford/Burham



Site Description

A large site located on the east bank of the Medway to the west of Eccles village. It comprises a mixture of greenfield and brownfield elements. It is undulating in nature, sloping generally downwards towards the river, with a network of large rolling fields, some left fallow and some in equine use with mature hedgerows and fenced boundaries. There are some allotments adjacent to Eccles village. In addition, there are a number of historic quarries on the site, most now filled with water creating a series of lakes and ponds and one active quarry to the south. There are also a number of parcels of woodland and areas of scrub. To the south of the site there are a number of solar arrays. From the north of the site there are long distance views to the north and south of the North Downs with views of the Medway Gap urban area to the southwest.

Surrounding Uses

Bull Lane and Eccles village to the east with agricultural land beyond; the River Medway to the west with employment uses on the other side; a large sewage works to the southwest, Aylesford Friars to the south and a large water filled quarry to the south east.

Current/Previous Use:	Mixed: Partly vacant/derelict, partly agriculture, partly quarry and partly solar farm
Type of Site:	Mixed
Gross Site Area (ha):	236.8

SUITABILITY

This site is in a sustainable location adjacent to the confines of Eccles Village. Part of the site along the western boundary is within Flood Zone 3 and at high risk of flooding. There is a number of protected trees and woodland areas within the site, but there are no other high level constraints. Surface water flooding would need to be addressed and a Transport Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs may be associated with infrastructure/off-site highway works.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units)*:	4451
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

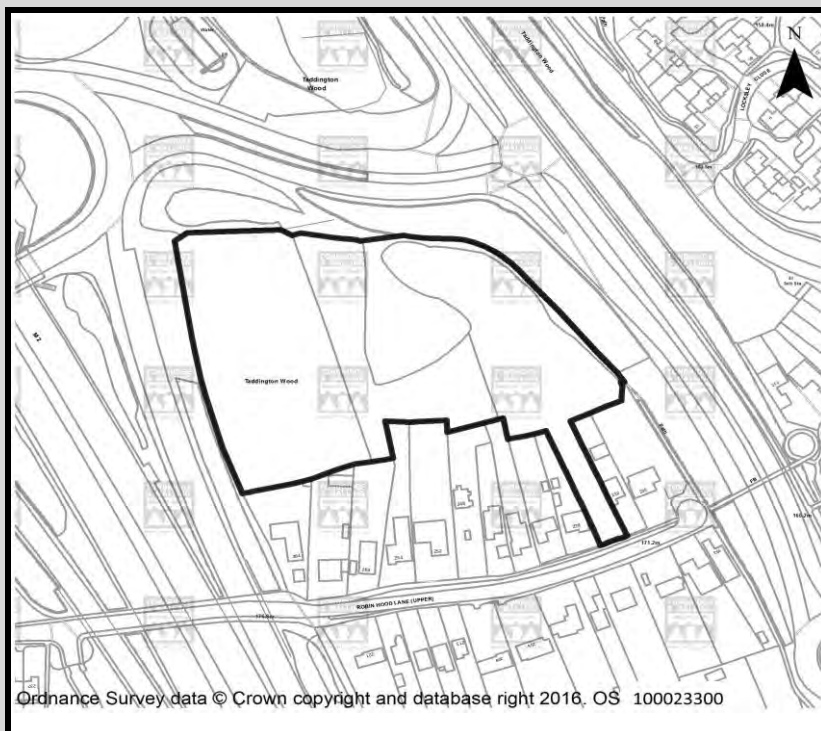
Assessment Outcome: **Suitable and deliverable**

* As noted in the FAQs at the front of this document, these yields are a simple, overall estimation at an indicative density of 30 dwellings per hectare. In the event of a site being allocated in the Local Plan, the actual developable area and density of development will have to take local policy considerations, character, and the need for necessary supporting infrastructure into account and as a result yields may be significantly lower.

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
200	Rear of Robin Hood Lane, Blue Bell Hill	Aylesford



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Site Description

A fairly wooded site but with some open grassed areas on the edge of Blue Bell Hill village bounded by the Motorway and other main roads which generally lie at a lower level providing extensive views to the north and west.

Surrounding Uses

Housing to the south. Bounded on all other sides by the motorway and other main roads.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Greenfield
Gross Site Area (ha):	1.8

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location adjacent to the confines of Bluebell Hill Village. The western half of the site is covered by Ancient Woodland. Although there are no other high level constraints, noise from the M2, A229 and A2054 is likely to be of considerable concern and the small areas of surface water flooding would need to be addressed. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

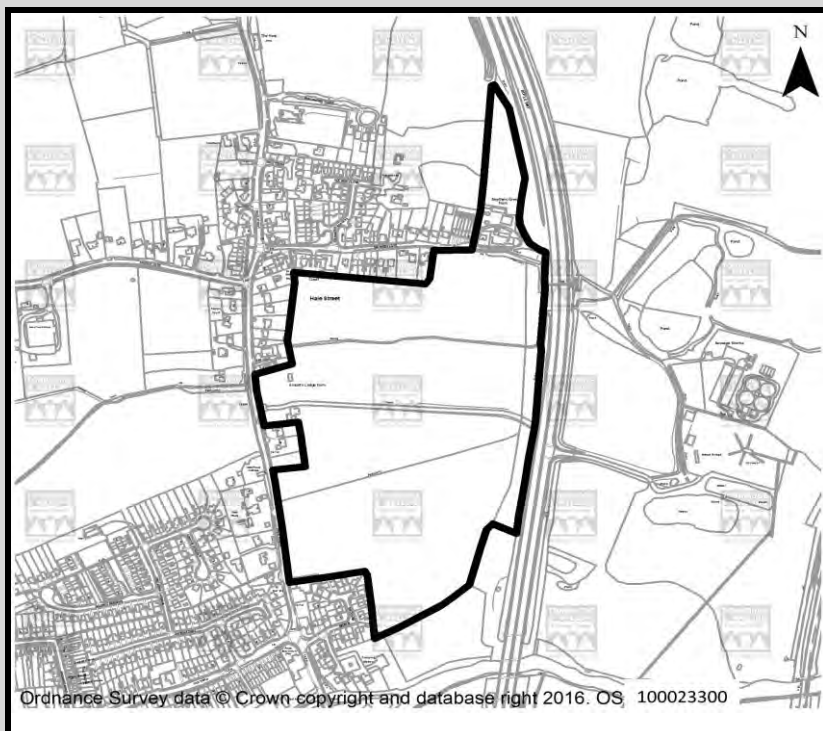
Potential Residential Yield (units):	24
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
201	Arnolds Lodge Farm, East Peckham	East Peckham



Site Description

Most of the site is a large almost flat arable field divided in two by a former minerals track bounded by hedgerows. The northern extension of the site at the end of Smithers Lane includes a series of derelict farm buildings. There are also a couple of derelict farm buildings on the Hale Street frontage. There is a fairly substantial hedgerow alongside Hale Street and a significant tree screen to the bypass. The site is overlooked by houses in Smithers Lane, Hale Street and Medway Meadow.

Surrounding Uses

Residential apart from the eastern boundary alongside the bypass and part of the southern boundary beyond which there is an agricultural field or paddock.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	17.45

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of East Peckham. The site, in its entirety falls within an area at medium risk of flooding, and all but a western segment is at high risk of flooding, making it unsuitable for residential development. There are no other high level constraints. A Transport Assessment would be required and there are concerns about noise impacts from the A228. The means of access to the site is through land that is at high risk of flooding. The Environment Agency would oppose any development within this area. Development of the site would have wider impacts on the road network, for example at Watlingbury which is also an AQMA. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Abnormal costs would likely be incurred if building in the flood zone.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

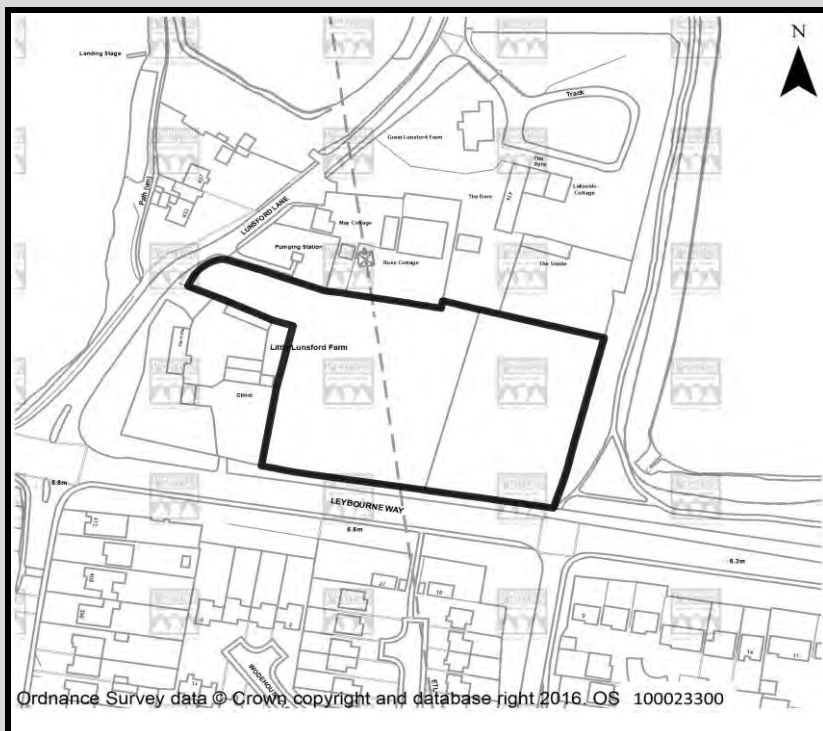
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
202	The Meadow, Lunsford Lane	East Malling and Larkfield



Site Description

A small flat grassed paddock with a hedgerow along the Leybourne Way and Country Park boundaries with an open post and rail fenced boundary to the north where it is overlooked by residential properties and a brick wall boundary to the west.

Surrounding Uses

Residential to the north, west and south (on the other side of Leybourne Way). Country Park to the east. There is a clinic immediately to the west on the Leybourne Way frontage.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.83

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of the Medway Gap. It lies entirely within an area at high risk of flooding where the EA would object to any housing development. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in single ownership. The site is therefore available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

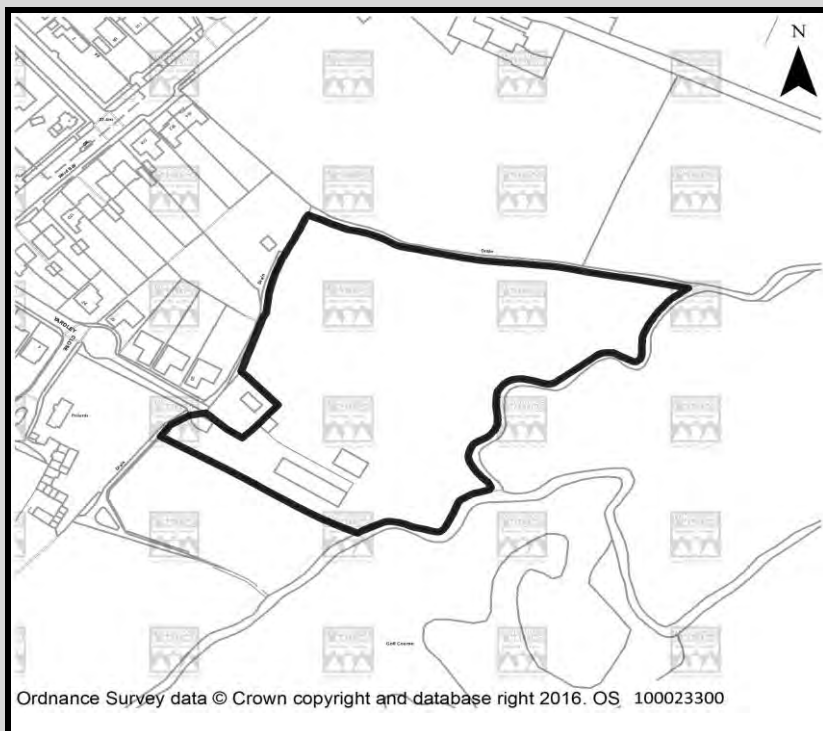
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
203	Adjoining Yardley Close, Tonbridge	Tonbridge



Site Description

This overgrown, well concealed, flat site is accessed along a narrow private drive which also provides access to a pumping station. It contains two small agricultural buildings/stables.

Surrounding Uses

Residential to the west. Recreation to the south. Agricultural land on other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.78

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Tonbridge. It lies entirely within an area at high risk of flooding. The EA would object to residential development on this site which is also designated as a Local Wildlife Site. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

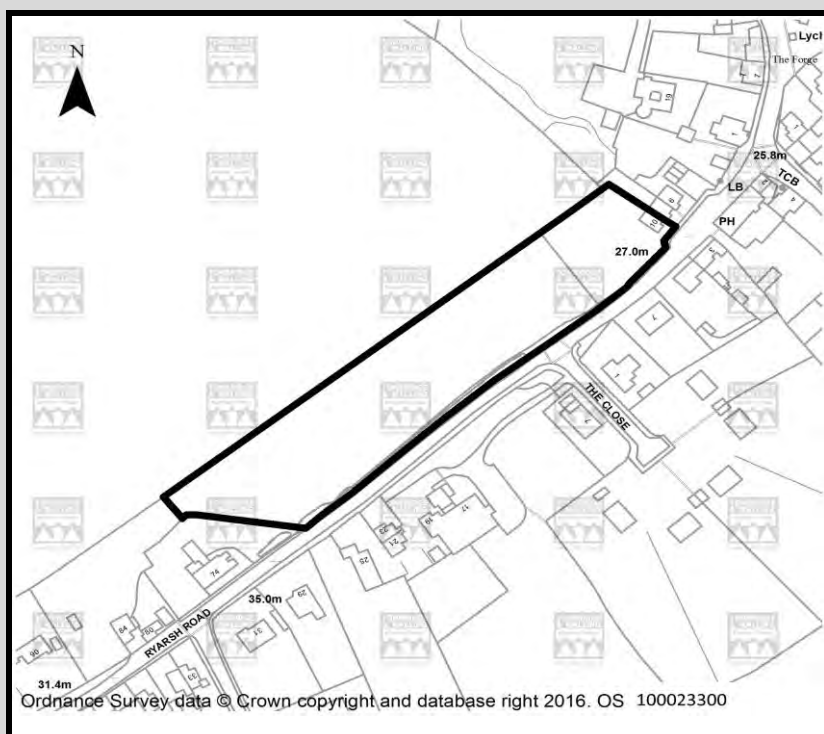
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
204	West of Rowan House, Birling	Birlinging



Site Description

This site lies at the top of a steep bank topped by a high dense hedgerow. There are no views into the site from the public highway.

Surrounding Uses

Residential to the east, west and south with open countryside to the north.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Not previously developed

Gross Site Area (ha): 0.71

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location adjacent to the confines of Birling Village. The site falls within the Kent Downs AONB and abuts Birling Conservation Area to the south and east. The site is not subject to any other high level constraints although protection of water resources would need to be addressed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs could be associated with excavation.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

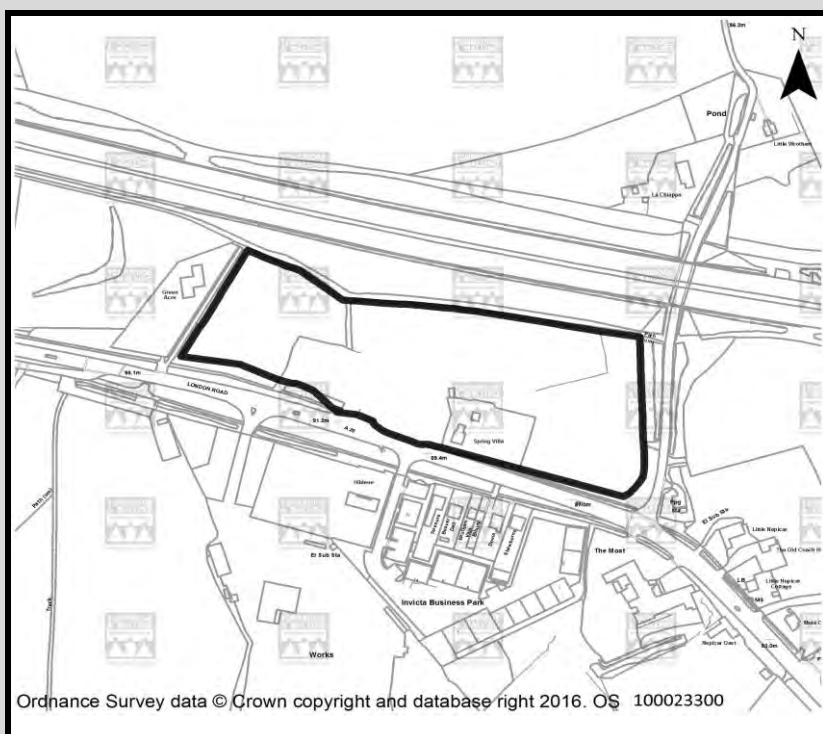
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
205	Former Spring Tavern, Wrotham	Wrotham



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Site Description

Derelict overgrown site of the former Spring Tavern and Spring Cottage with extensive tree cover around the former cottage site and at the western end of the site. Otherwise, the site is more or less flat and covered in rough scrub with tree screening from the motorway which is on an embankment and views of the North Downs beyond.

Surrounding Uses

Residential to the east and west. Motorway and open countryside beyond to the north with mixed residential and commercial uses on the other side of the A20 to the south.

Current/Previous Use:	Tourism/Leisure
Type of Site:	Previously developed land
Gross Site Area (ha):	3.22

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location and is remote from the built up area. It lies entirely within the Kent Downs AONB. It is not subject to any other high level constraints although there are small areas of water surface flooding on the site that would need to be addressed. The safeguarding of water resources and the small areas of surface water flooding would need to be addressed. A Transport Assessment would be required. This assessment concludes that the site is suitable for employment/commercial uses only.

AVAILABILITY

The site has not been promoted by the current landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs could be associated with access/infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

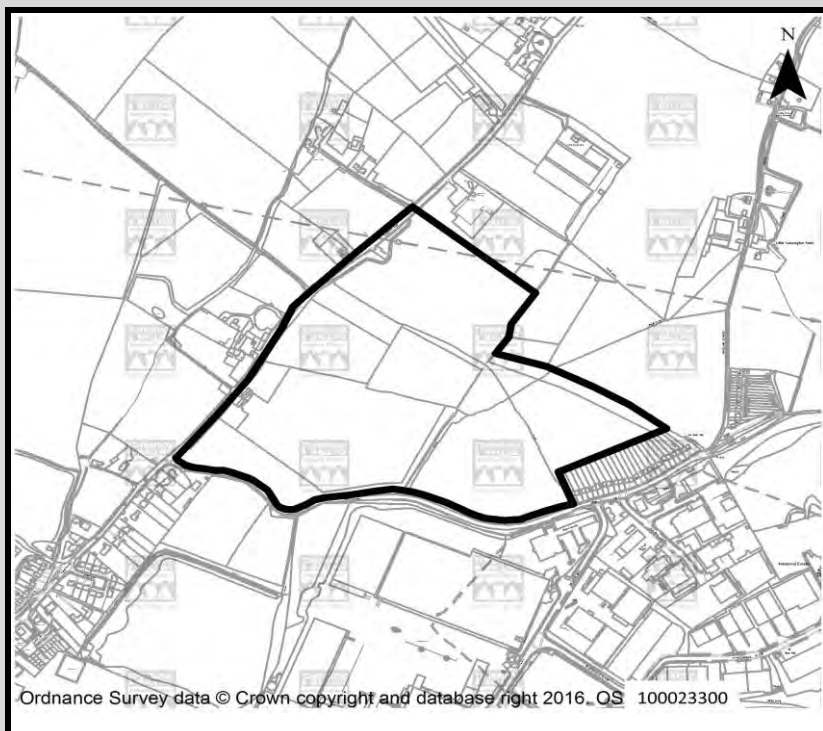
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	3.22
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
206	North of Pratling Street, Aylesford	Aylesford



Site Description

A mainly flat extensive area of grazing land which slopes gently down towards Pratling Street apart from in the southwest corner which slopes down more steeply towards the east from Rochester Road. It is open to view with only low hedgerows on the margins. It is mainly used for grazing horses with a few small stable buildings. There is an area of woodland in the centre of the site and long views to and from the North Downs.

Surrounding Uses

The southeast corner abuts the backs of housing in Pratling Street. About half of the remaining southern boundary abuts employment uses. All other boundaries abut agricultural land with a few isolated houses on Rochester Road.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	17.48

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Aylesford Village and Aylesford Forstal. It is not subject to any high level constraints with the exception of a parcel of land in the middle of the site that is Ancient Woodland. The site is adjacent to existing commercial uses with some residential properties nearby. Any issues regarding noise, light, odour etc. must be addressed and a Transport Assessment will be required. Surface water flooding within the site and the access to it would need to be addressed. This assessment concludes that this site is suitable for employment/commercial uses and unsuitable for residential development.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs could be associated with access/infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

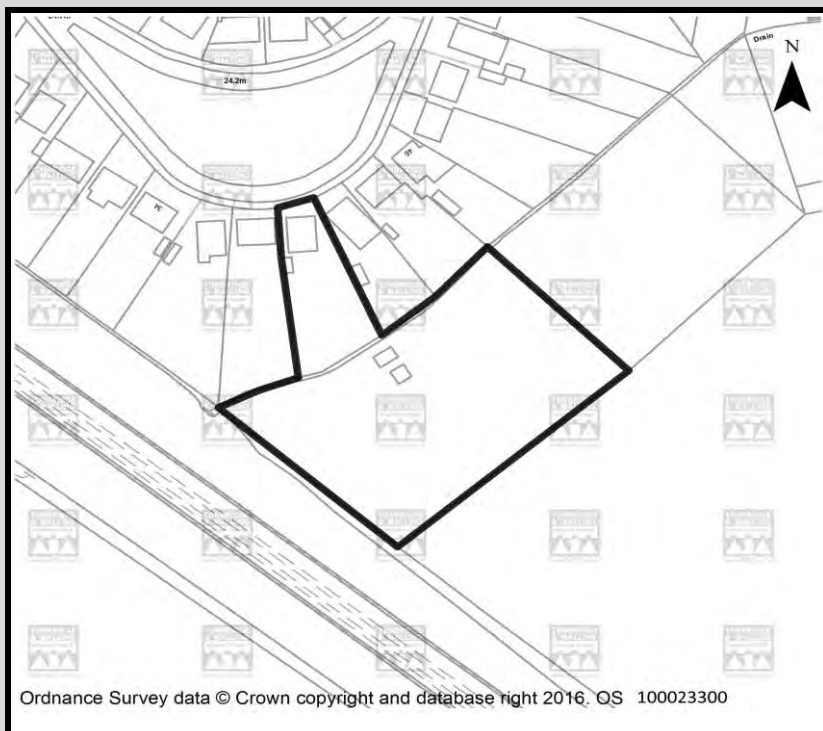
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	16.31
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: **Suitable and deliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
207	Rear of Greenview Crescent, Hildenborough	Hildenborough



Site Description

A small flat paddock to the rear of, and connected to, 42 Greenview Crescent containing a few large trees on the margins. It is bounded to the north east by a high conifer hedge and to the south west by the railway embankment. To the south east there is an open post and wire fence looking over extensive open flat fields.

Surrounding Uses

Residential to the north west. Unused land to the north east and agricultural land on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.52

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hilden Park. Most of the site falls within an area at medium risk of flooding but is not subject to any other high level constraints. There may be noise issues related to the nearby railway line and this would need to be addressed along with some improvements to the highway network. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs are likely to be associated with demolition.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

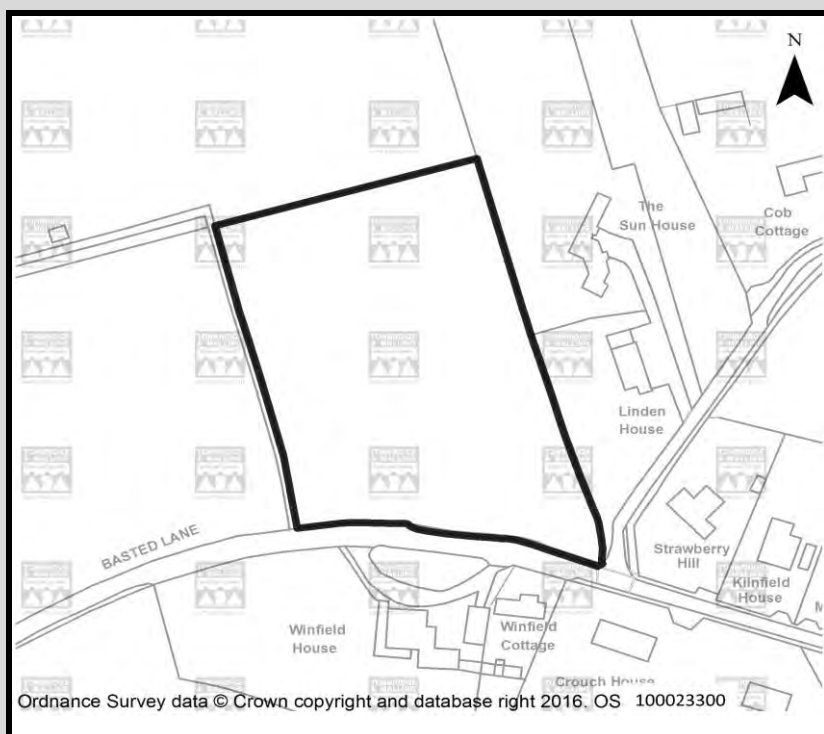
Potential Residential Yield (units):	16
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
208	North of Basted Lane, Crouch	Platt



Site Description

A more or less flat field in a prominent location on the crest of a hill with extensive views overlooking the Bourne Valley. There are hedgerows and a few trees on the north, east and southern boundaries but no defined boundary to the west which is open to the adjacent orchard.

Surrounding Uses

Housing to the east and south. Agricultural land on the west and north boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.77

SUITABILITY

In terms of access to services, this site is in an unsustainable location adjacent to the confines of the small settlement of Crouch. It is not subject to any high level constraints. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership and all owners have confirmed the site is available. The site is therefore available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

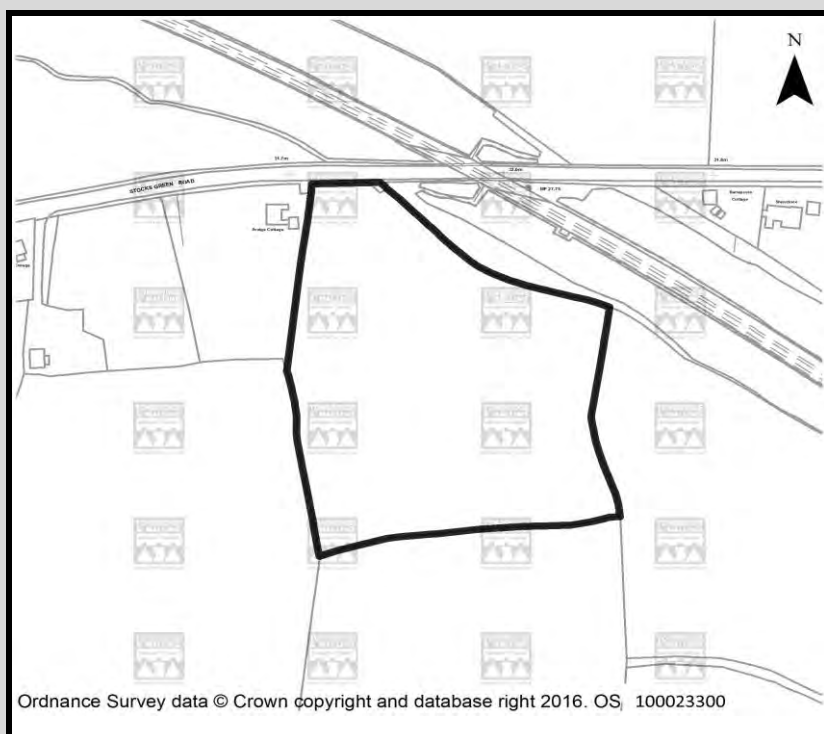
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
209	Next to Bridge Cottage, Stocks Green Road	Hildenborough



Site Description

This level site is bounded by a thick band of trees to the north, covering the railway embankment, the train line beyond and Stocks Green Road running east/ west. The eastern boundary of the site has a row of mature trees.

Surrounding Uses

Railway line and road to the north, open countryside and farmland surrounds the site on all other sides.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.93

SUITABILITY

In terms of access to services, this site is in an unsustainable location and separate from the confines of the nearest settlement. It is not subject to any high level constraints. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

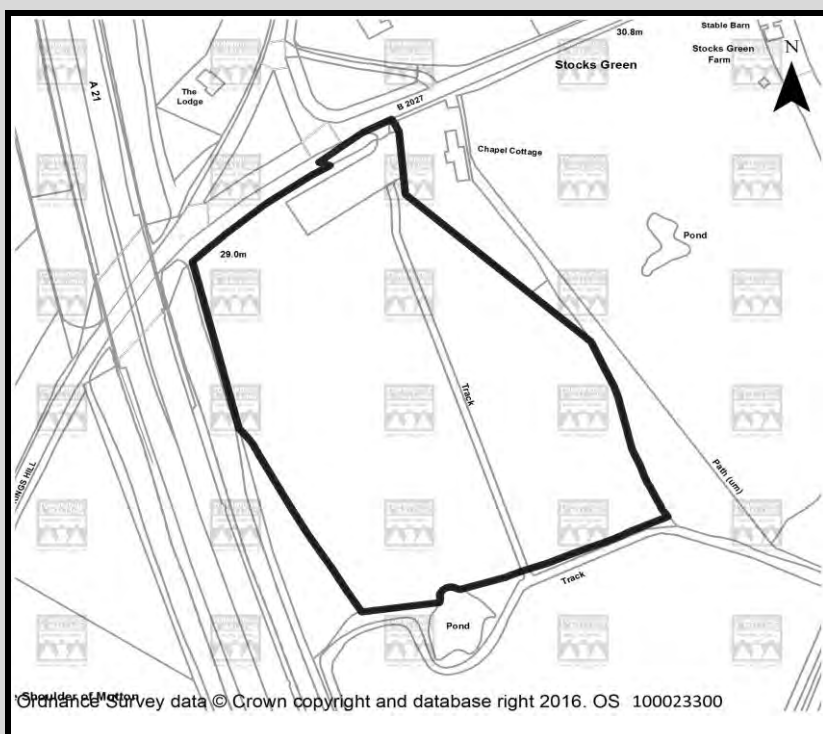
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
210	Next to Chapel Cottage, Stocks Green Road	Hildenborough



Site Description

This level site is bounded by a band of mature trees and hedgerows and the A21 immediately after to the west and Stocks Green Road to the north.

Surrounding Uses

The site is surrounded by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.88

SUITABILITY

In terms of access to services, this site is in an unsustainable location and separate from the confines of the nearest settlement. It is not subject to any high level constraints and is likely to have noise issues given its proximity to the A21. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

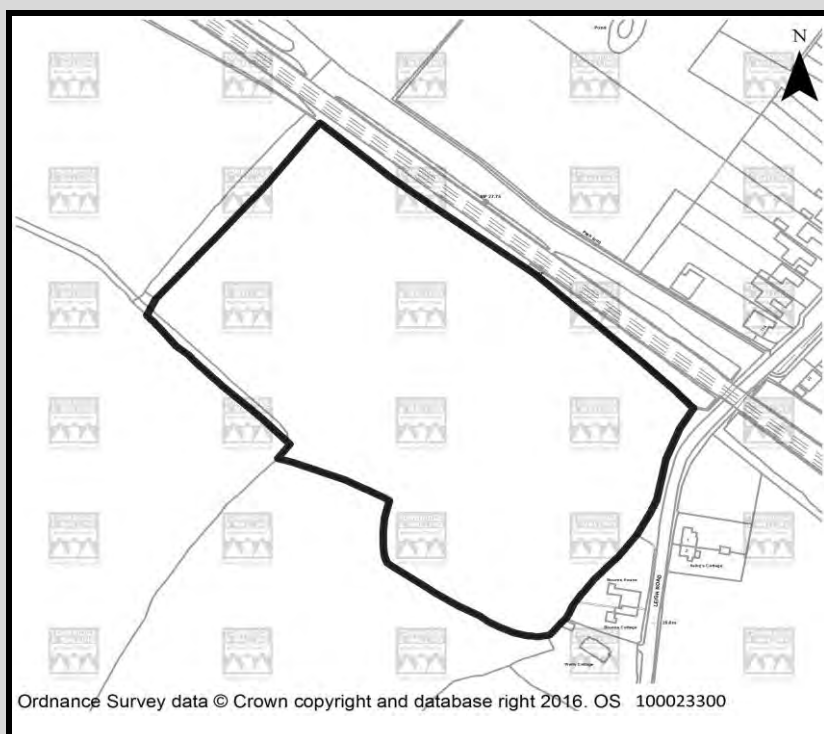
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
211	Rear of Bourne House, Leigh Road	Hildenborough



Site Description

A large grassed field sloping gently up to the west from Leigh Road. It is contained by the railway line to the north and a substantial row of trees to the west and part of the southern boundary the remainder of which is bounded by a low hedgerow.

Surrounding Uses

Housing on the Leigh Road frontage with agricultural land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	3.1

SUITABILITY

In terms of access to services, this site is in a sustainable location separated from the confines of Hildenborough Village by the railway line. The site is not subject to any high level constraints although railway noise would be a considerable issue for development in this location. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

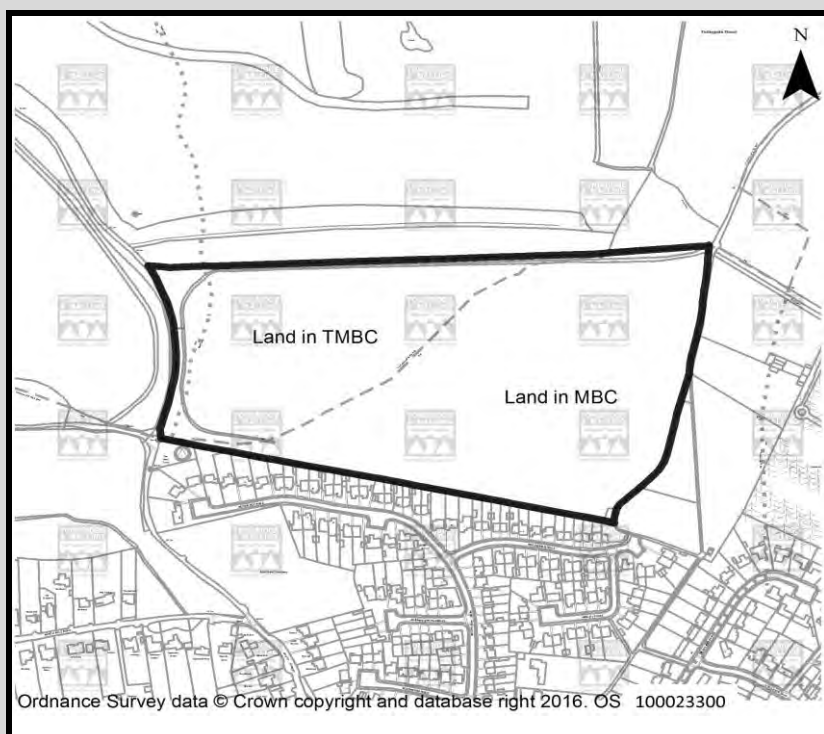
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
212	Land off Oakapple Lane, Barming	Aylesford/Ditton



Site Description

Large flat grassed field, bounded by a young woodland area to the north on the screening bund for the quarry beyond. Extensive Oaken Wood lies to the west with tall trees and substantial hedgerows on the other boundaries. A public footpath runs along the southern boundary behind existing housing.

Surrounding Uses

Housing to the south. Quarry to the north. A field and woodland to the west. Paddocks to the east.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	10.44

SUITABILITY

Part of this site falls within Maidstone Borough Council and is in a sustainable location, adjacent to the confines of Barming. The site is not subject to any high level constraints. A Transport Assessment would be required. There may be issues relating to vibration, dust and noise from the nearby quarry and development may result in impacts on the AQMA at Watlingbury and in Maidstone Borough and this would need to be addressed. Measures would be needed to protect water resources. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner but access may be necessary via land under third party ownership. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs could be associated with access/infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

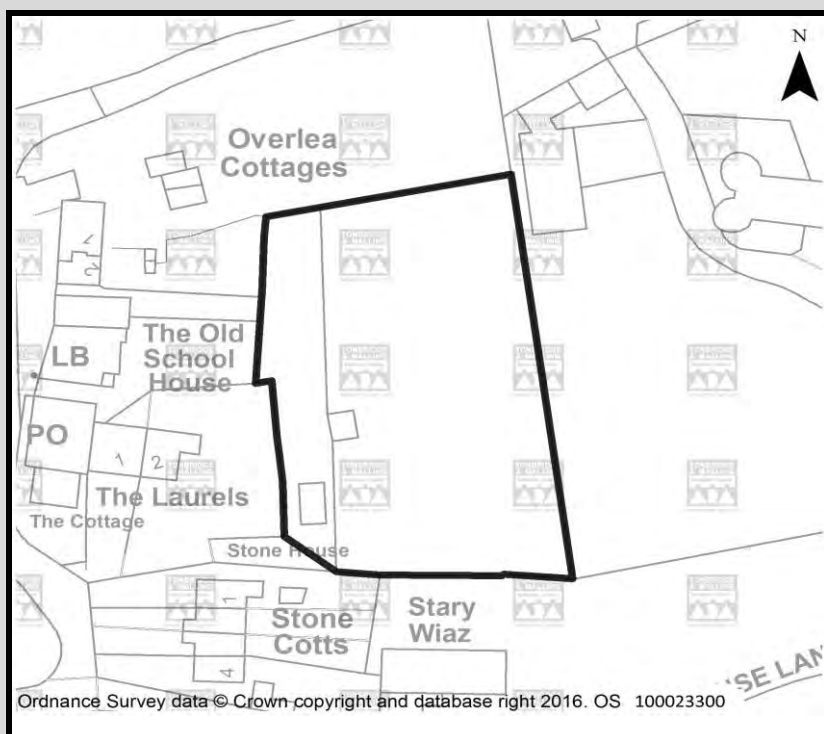
Potential Residential Yield (units):	119
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
213	North of Mill House Lane, Addington	Addington



Site Description

A small inconspicuous disused backland site bounded by trees, hedgerows and the fences of adjoining residential gardens.

Surrounding Uses

Residential to the west and south, farm land and buildings to the north and east.

Current/Previous Use: Vacant/Derelict

Type of Site: Greenfield

Gross Site Area (ha): 0.23

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location adjacent to the confines of Addington Village and Conservation Area. The site is not subject to any high level constraints and the south western corner is within the Conservation Area. The site also falls within the water source protection zone. Access to the site is problematic as it is via a private road and is a narrow track. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner who owns the entirety of the access to the site. There is therefore uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

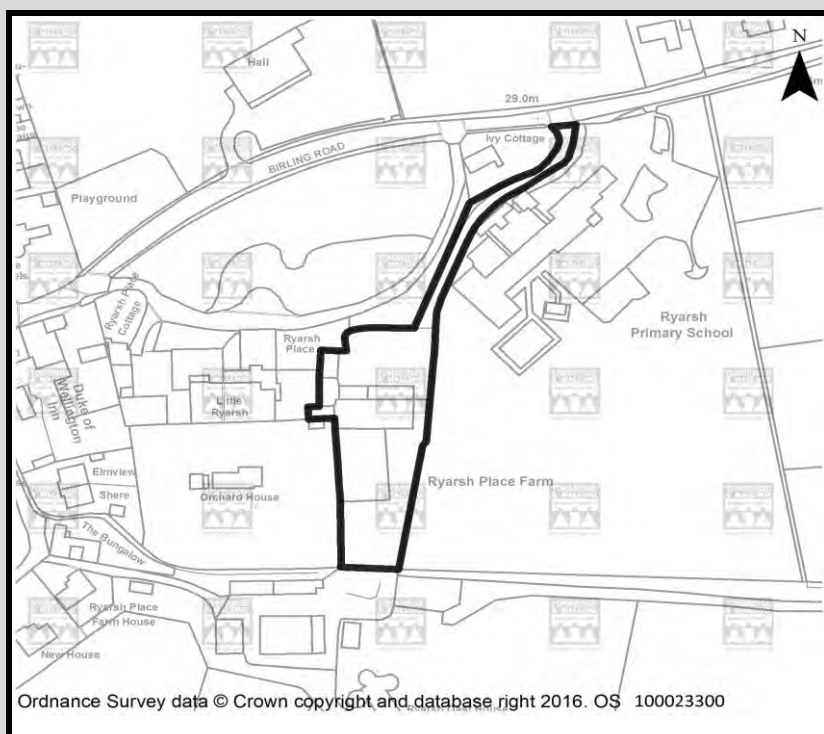
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
214	Ryarsh Place Farm, Ryarsh	Ryarsh



Site Description

A flat backland site bounded by residential boundaries/fences. It cannot be seen from Birling Road. It contains a series of linked large vacant industrial/agricultural buildings with extensive areas of concrete hardstanding.

Surrounding Uses

Large grounds of Ryarsh Place, Orchard house and Ryarsh Oast House to the north, south and west with the primary school to the east.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	0.34

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location and remote from the confines of Ryarsh Village. It is within the Kent Downs AONB and abuts Ryarsh Conservation Area to the west. With the exception of the access, it is within an area at high risk of flooding and the EA would object to residential development here. Access to the site is also constrained as it is narrow and servicing the site would be difficult. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs are likely to be associated with demolition and decontamination.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

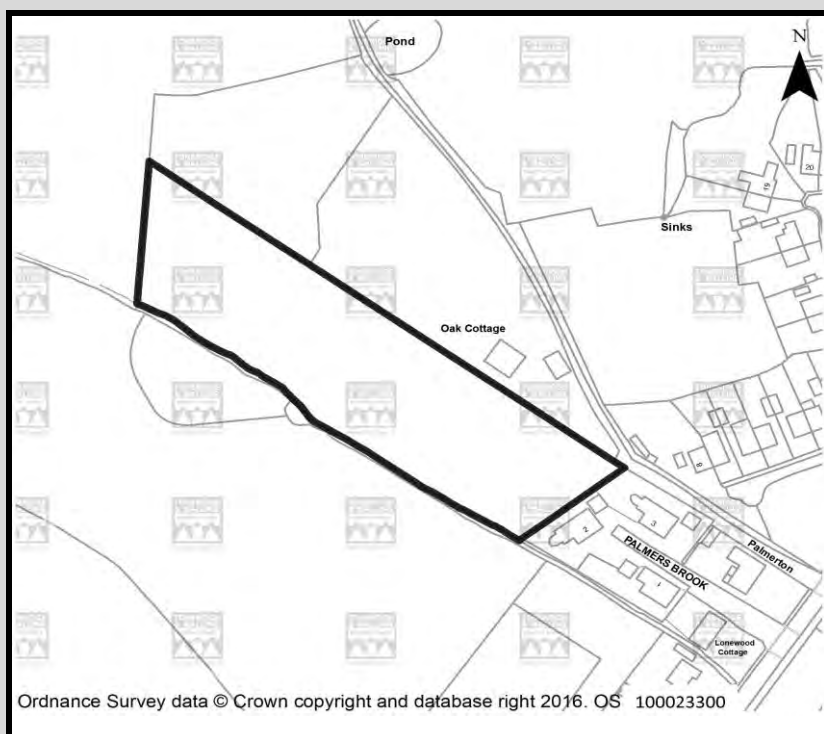
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
215	Rear of Palmers Brook, Hadlow	Hadlow



Site Description

An overgrown elongated site bounded by hedgerows and occasional trees.

Surrounding Uses

Residential to the north and east. Agricultural land on other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.87

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location but is remote from the confines of Hadlow. It is not subject to any high level constraints. The site access is inadequate with limited opportunity for improvement as it would be via a narrow private road. Surface water drainage issues would need to be addressed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. However access to the site may be necessary across third party land. There is therefore uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

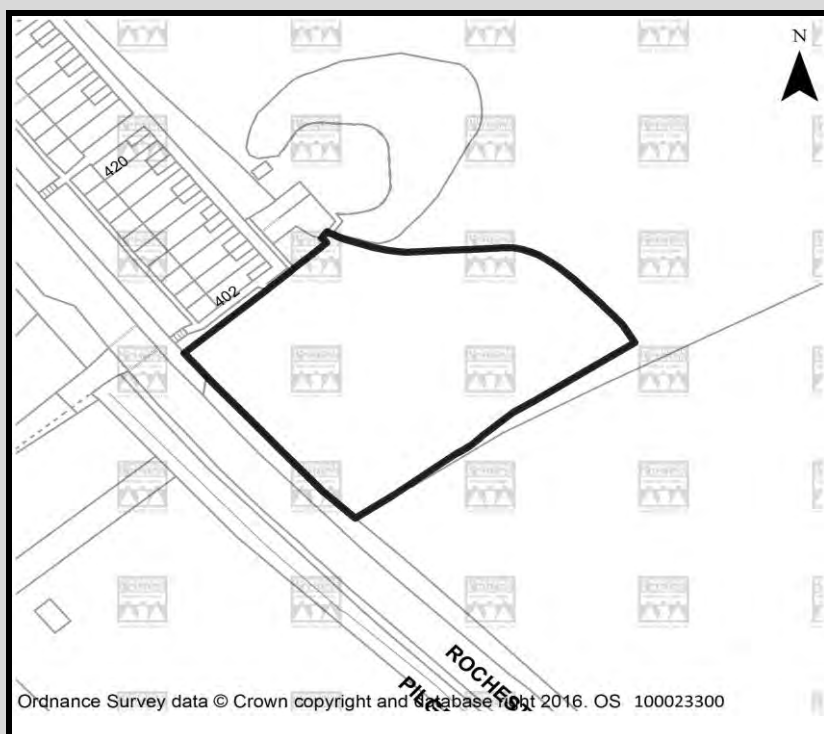
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
216	Land at Scarborough Terrace, Burham	Burham



Site Description

This site fronts on to Rochester Road and rises gently upwards to the north, the chalk escarpment of the North Downs framing the site. It is an open field with hedgrows boundaries to the south and east.

Surrounding Uses

The site is surrounded by scrubland countryside to the north, east and south and a row of terraced housing to the west.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.25

SUITABILITY

In terms of access to services, this site is in a sustainable location but is remote from the confines of Burham Village. It falls entirely within the Kent Downs AONB. The assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

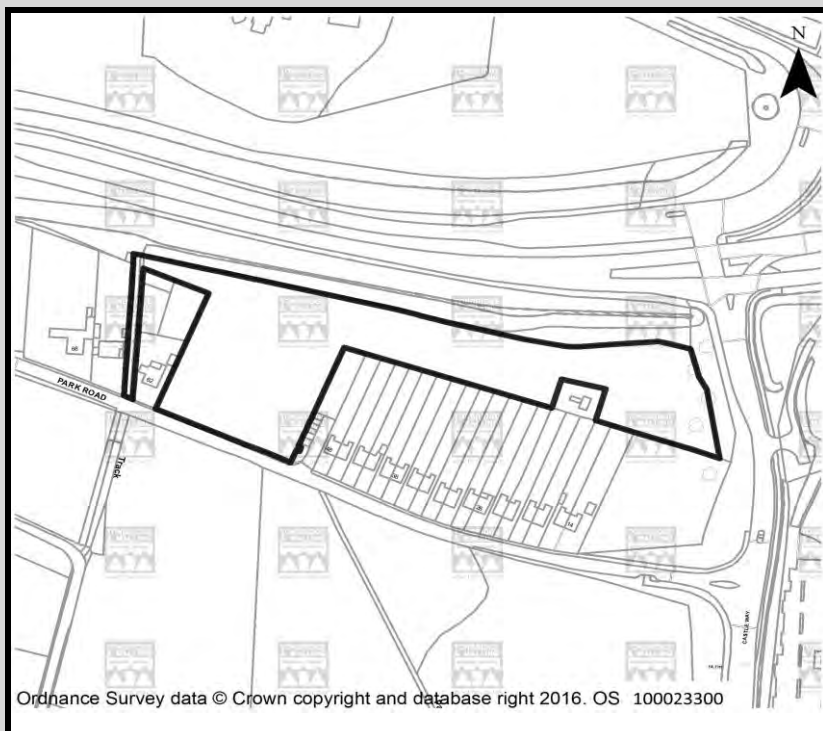
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
217	Land at Park Road, Leybourne	Leybourne



Site Description

An irregularly shaped flat paddock located behind and between dwellings in Park Road containing sporadic specimen trees.

Surrounding Uses

Housing on the Park Road frontage. A228 to the north, open countryside on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.08

SUITABILITY

In terms of access to services, this site is in a sustainable location but remote from the confines of the built up area. The site is not subject to any high level constraint with the exception of protected trees and groups of trees that cover much of the site. Part of the site falls within a water protection zone. Due to the proximity of the A228, Castle Way and the M20, noise levels and air quality issues would need to be addressed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

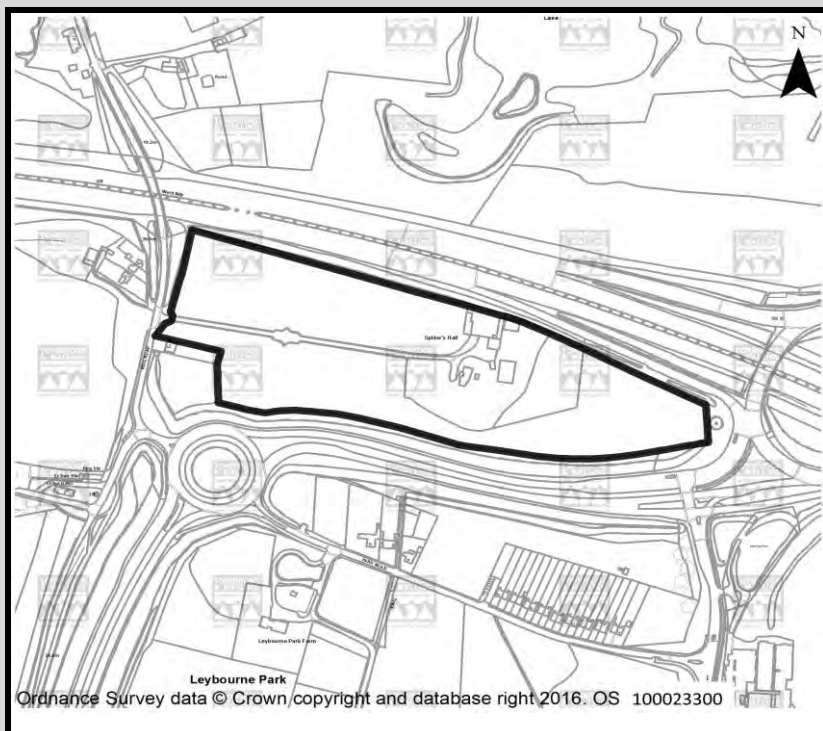
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
218	Land at Birling Road, Leybourne	Leybourne



Site Description

A flat area of overgrown pasture above the level of the A228 and M20 with a large residential property (Spider's Hall) with ancillary buildings located roughly in the centre. The site is sandwiched between the motorway and the A228 with access only from Birling Road. Spider's Hall itself is surrounded by tall conifers. There are trees on the motorway boundary and several larger trees within the site at its western end.

Surrounding Uses

Motorway to the north with countryside beyond, A228 to the south with some housing in Park Road and countryside beyond and a few scattered houses on Birling Road with the recreational areas of the Leybourne Chase development beyond.

Current/Previous Use:	Mixed: Residential and agricultural land
Type of Site:	Mixed
Gross Site Area (ha):	5.73

SUITABILITY

In terms of access to services, this site is in a sustainable location although remote from the confines of the urban areas. The site is not subject to any high level constraints although its proximity to the M20 and the noise levels and air quality concerns would make the site unsuitable for residential development or for Gypsy and Traveller Site/ Travelling Showpeople site. However, it could be considered suitable for employment use or for other transport related activities such as hotel or park-and-ride. A Minerals Assessment would be required. A Transport Assessment including a capacity assessment of M20 junction 4 would be required. Employment development would need to address potential issues of noise, light, odours etc. on existing residential communities. This assessment concludes that this site is unsuitable for residential development but is suitable for employment uses.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

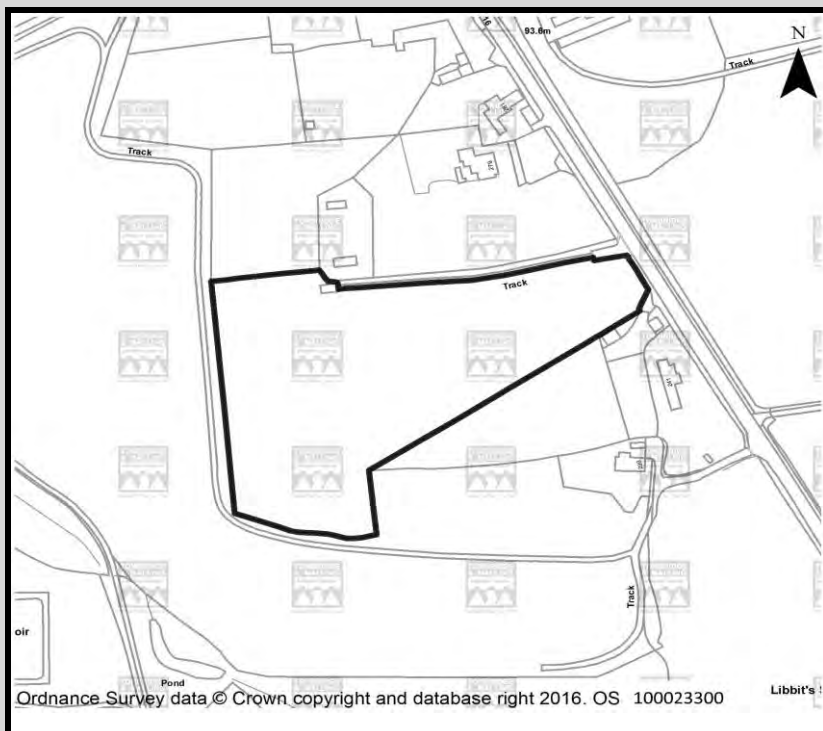
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	5.62
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable and deliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
219	Graythwaite, Seven Mile Lane	Mereworth



Site Description

Grassed farmland, concealed from the road by tall and mature hedgerows behind a low density, linear group of dwellings and farm buildings. The site is bounded on the west by mature hedgerows and to the north, there is a group of trees.

Surrounding Uses

Surrounded by farmland and open countryside, the site has a short frontage with Seven Mile Lane.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.5

SUITABILITY

In terms of access to services, the site is in a relatively sustainable location although is remote from the confines of Mereworth Village. It is not subject to any high level constraints. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

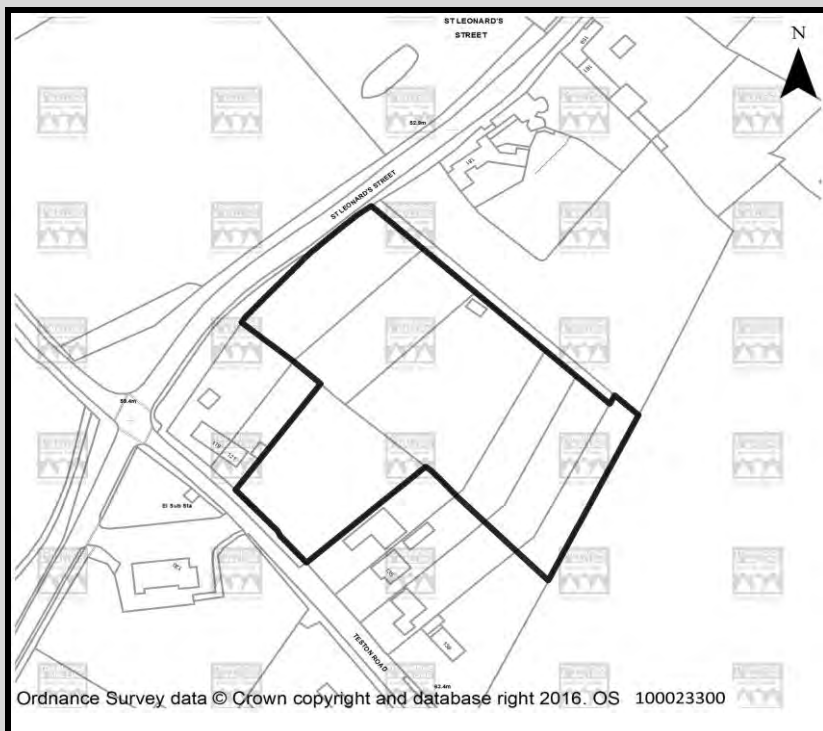
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
220	Land at Teston Road, West Malling	West Malling



Site Description

A heavily overgrown site on the Teston Road frontage together with the ends of back gardens of other properties in Teston Road, two of which are exposed to view along St Leonards Street. There is a high hedgerow along the northern side of the site and very tall conifer hedge along the eastern boundary of the garden to No. 121 Teston Rd.

Surrounding Uses

Residential to the south and north. Agricultural land to the east and west.

Current/Previous Use:	Residential
Type of Site:	Previously developed land
Gross Site Area (ha):	1.12

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location separate from the confines of West Malling. It is not subject to any high level constraints. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

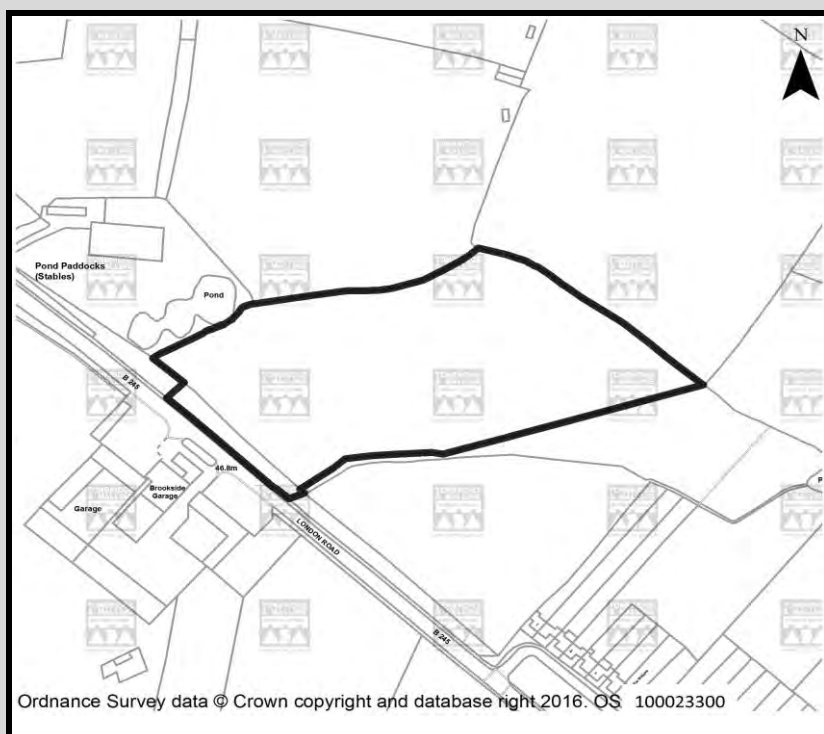
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
221	London Road, Hildenborough	Hildenborough



Site Description

This relatively level field is in open countryside with a frontage on to London Road that is completely hidden by a row of tall trees and a mature hedgerow.

Surrounding Uses

Opposite a petrol station and car dealership to the south on the other side of London Road, the site is surrounded on the east, north and west by open countryside.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	2.3

SUITABILITY

In terms of access to services, this site is in a sustainable location but separate and remote from the confines of Hildenborough Village. The site is not subject to any high level constraints. This assessment concludes this site is not suitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

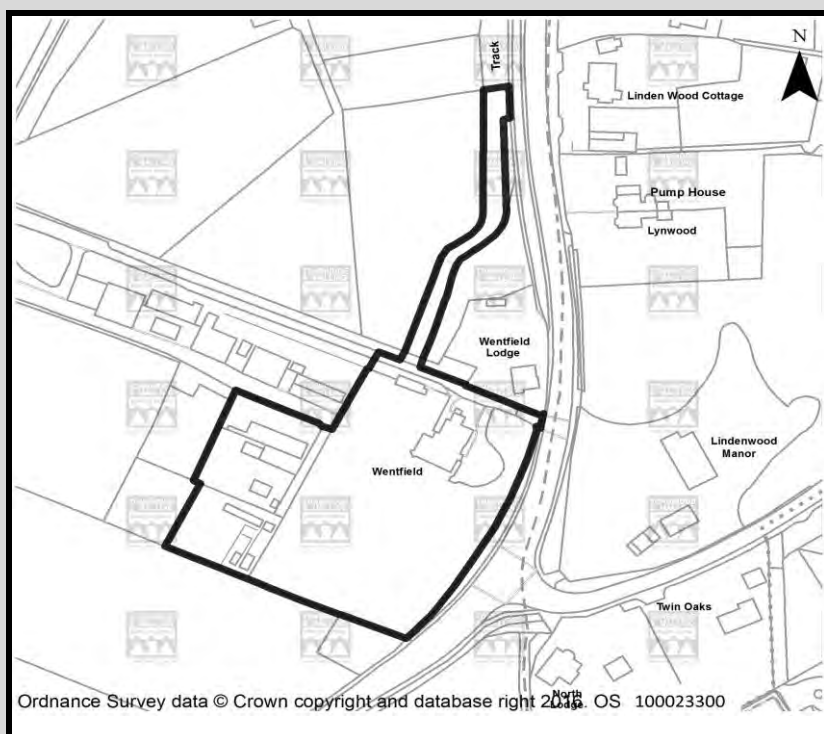
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
222	Wentfield, Fairseat	Stansted



Site Description

The site is currently occupied by a number of buildings including a main house and outbuildings. It has a number of mature trees and hedgerows, particularly on the eastern side frontage with Gravesend Road.

Surrounding Uses

The site is surrounded by open countryside and farm buildings.

Current/Previous Use: Residential

Type of Site: Previously developed land

Gross Site Area (ha): 0.93

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location but is remote from any settlement. The site is not subject to any high level constraints. Access is via a track on to Gravesend Road and a Transport Assessment would be required. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

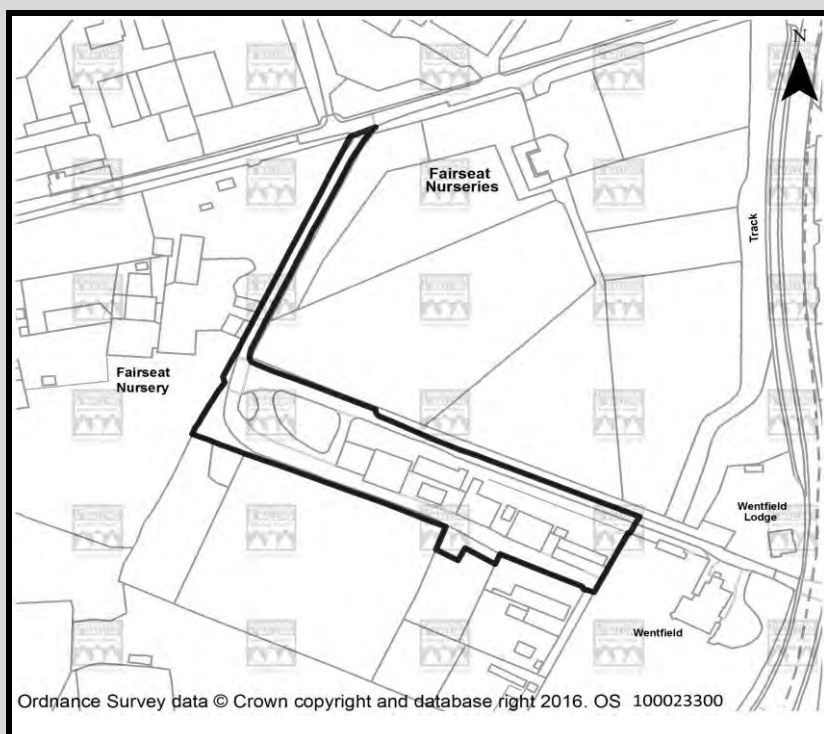
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
223	off Crabtree Close, Fairseat	Stansted



Site Description

A flat, well-concealed, elongated employment site with a mixture of small industrial sheds of various styles and ages strung out along a narrow single track access road which is wider with a circulation parking area at its western end. There are similar employment buildings adjacent to, but outside, the site boundary at its eastern end.

Surrounding Uses

This site is surrounded by open countryside, low density commercial and farm buildings.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	0.56

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location but is remote from any settlement. It is not subject to any high level constraints and is currently in employment use. This assessment concludes that this site is suitable for continued employment use.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

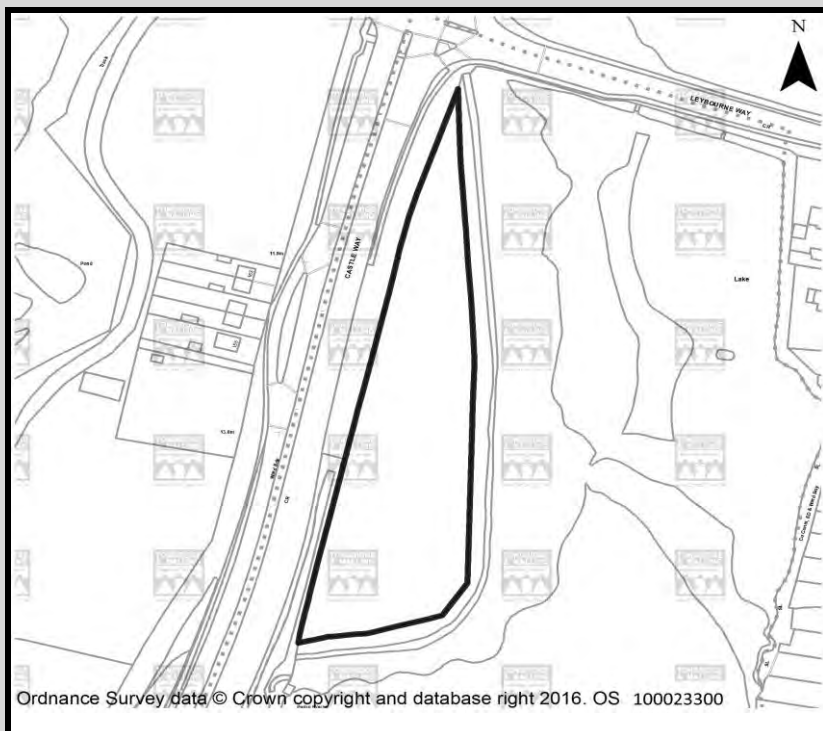
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0.56
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
224	Land east of Castle Way	Leybourne



Site Description

An elongated triangular site of rough pasture sloping gently down towards the north, bounded by trees and woodland alongside the lake to the east and by an open post and rail fence with occasional small trees on the A228 frontage.

Surrounding Uses

Lakes with surrounding woodland to the east and south, A228 with open countryside to the west but with a few houses on the opposite side of the main road.

Current/Previous Use: Vacant/Derelict

Type of Site: Greenfield

Gross Site Area (ha): 1

SUITABILITY

In terms of access to services, this site is in a sustainable location but remote from the urban confines. It is not subject to any high level constraints and is within a water protection zone. Due to its proximity to the A228 and M20, noise levels and air quality are potential issues. A Transport Assessment would be required and a new left in/left out access on to the A228 would be sought. The site is not considered to be suitable for conventional housing being separated from the main built-up area. This assessment concludes that the site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

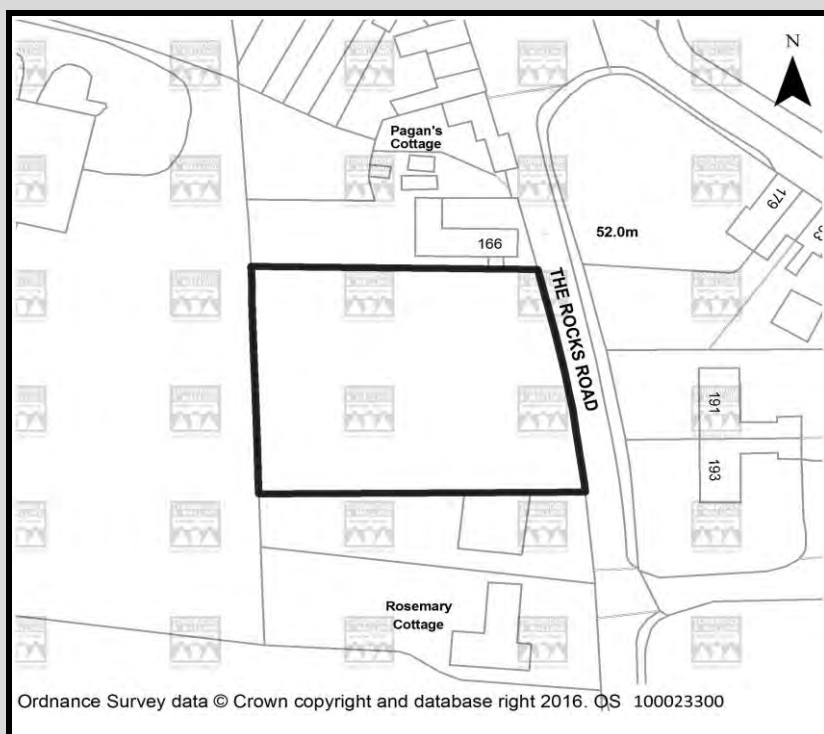
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: Unsuitable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
225	Land adj 166 The Rocks Road, East Malling	East Malling and Larkfield



Site Description

A small overgrown allotment site located between Rosemary Cottage and 166 The Rocks Road with a high hedge alongside the road which slopes down away from the village.

Surrounding Uses

Residential to the north south and east with agricultural land to the west.

Current/Previous Use: Other: Allotments

Type of Site: Greenfield

Gross Site Area (ha): 0.16

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location and is removed from the confines of East Malling Village. The site is not subject to any high level constraints but the northern part of the site is covered by a water source protection zone. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

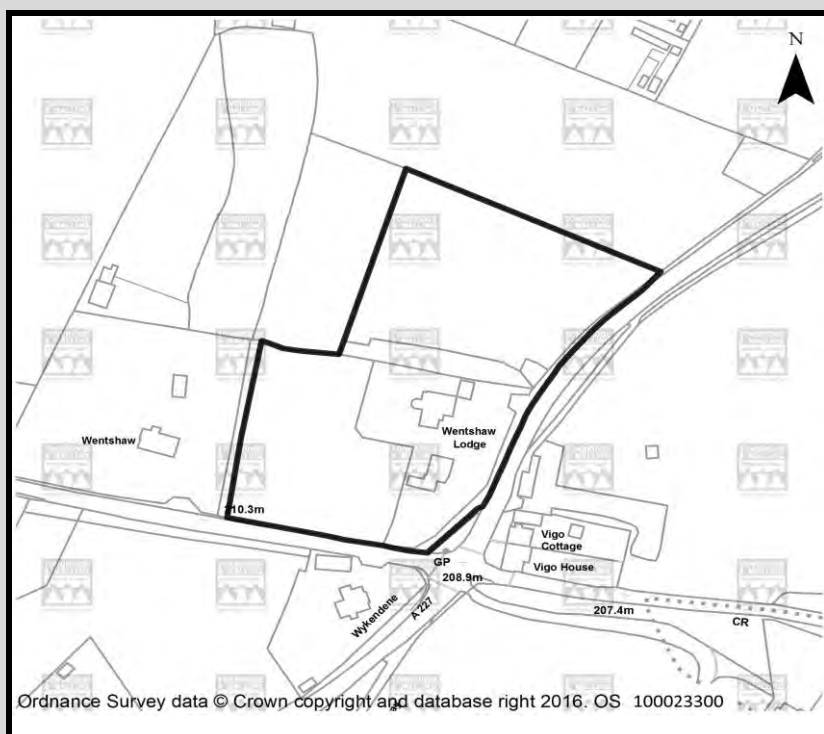
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
226	Wentshaw Lodge, Fairseat	Stansted



Site Description

This site is currently occupied by a small number of residential properties and is a relatively level site on the corner of Gravesend Road and Vigo Road. There are a number of individual trees and clusters on the site, particularly along the boundary with Gravesend Road.

Surrounding Uses

The site is surrounded by open countryside and farm buildings.

Current/Previous Use:	Mixed: Partly residential cutilage and partly Paddock/farmland
Type of Site:	Mixed
Gross Site Area (ha):	1.2

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, but lies remote from the urban confines of nearby settlements. The site is not subject to any high level constraints. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

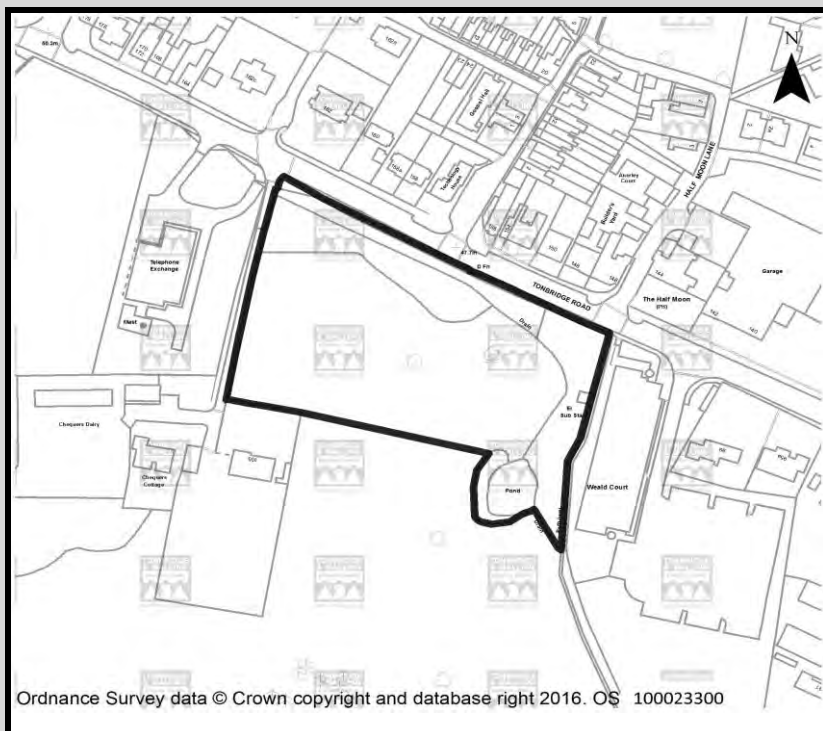
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
227	Chequers Farm, Hildenborough	Hildenborough



Site Description

A flat overgrown site with a hedge and significant tree cover along the London Road frontage and along the eastern boundary where there is a public footpath. There is a pond in the south-eastern corner of the site and a hedgerow along the southern boundary which overlooks extensive views.

Surrounding Uses

Mainly residential to the north on the other side of London Road. Offices to the east and telephone exchange within woodland to the west. Chequers Farm to the south with the remainder of the boundary abutting agricultural land.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.99

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hildenborough Village. The site is not subject to any high level constraints other than the northern edge of the site falling within the Conservation Area and being covered with protected trees and groups of trees. As the site has a frontage with Tonbridge Road, sight lines would need to be carefully treated and a Transport Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

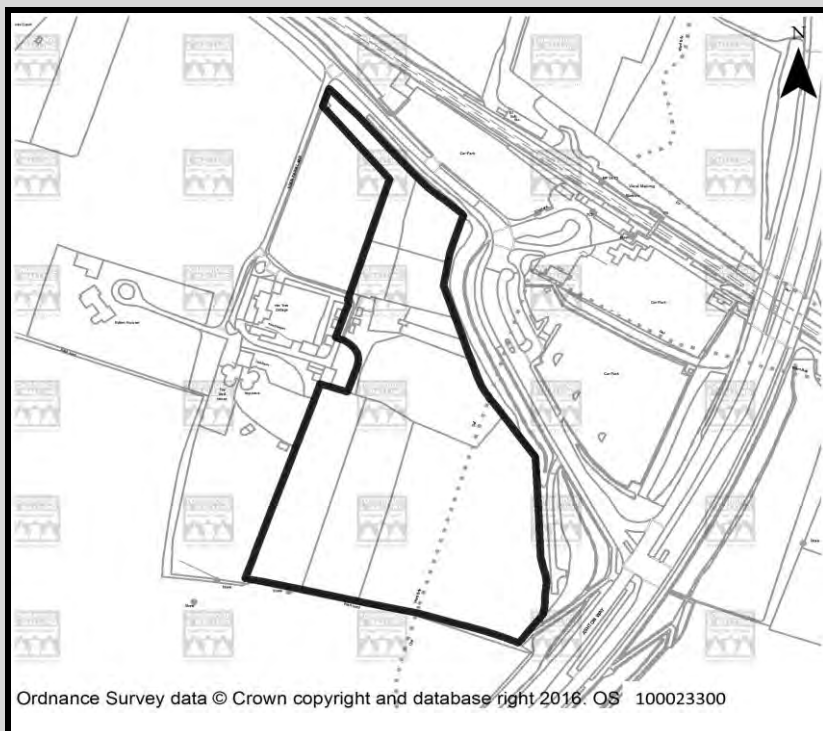
Potential Residential Yield (units):	20
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
228	Land at Eden Farm, West Malling	East Malling and Larkfield/West Malling



Site Description

A series of grassed paddocks separated by post and wire fencing sloping gently down towards the station.

Surrounding Uses

Mainly agricultural land, but with station car parking to the north and residential uses at Eden Farm to the west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.96

SUITABILITY

In terms of access to services, this site is in a sustainable location but is remote from the built up area. It is not subject to any high level constraints. A Minerals Assessment would be required and the surface water flooding issues would need to be addressed. A Transport Assessment would also be required. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

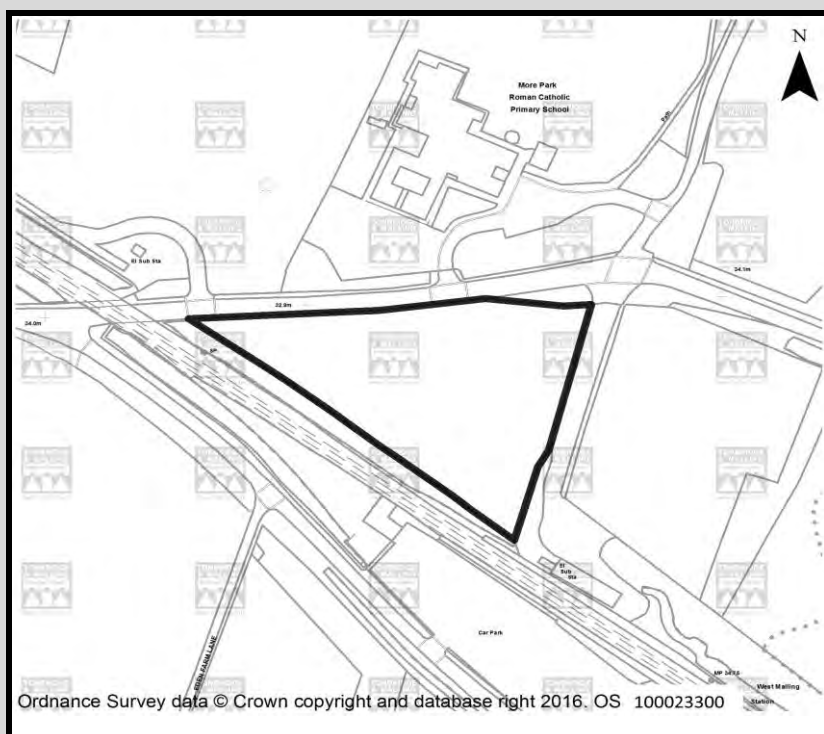
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
229	Triangle site, Lucks Hill	West Malling



Site Description

A triangular site sloping gently down to the west bounded by tall trees and hedgerows and the railway line on the southern boundary.

Surrounding Uses

Railway to the south with station car park beyond. School and agricultural land to the north and woodland to the east beyond the northern Station Approach.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.66

SUITABILITY

In terms of access to services, this site is in a sustainable location remote from the confines of West Malling Village. It is not subject to any high level constraints but is adjacent to the Conservation Area. A Minerals Assessment would be required. This assessment concludes that this site is suitable for car parking uses.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

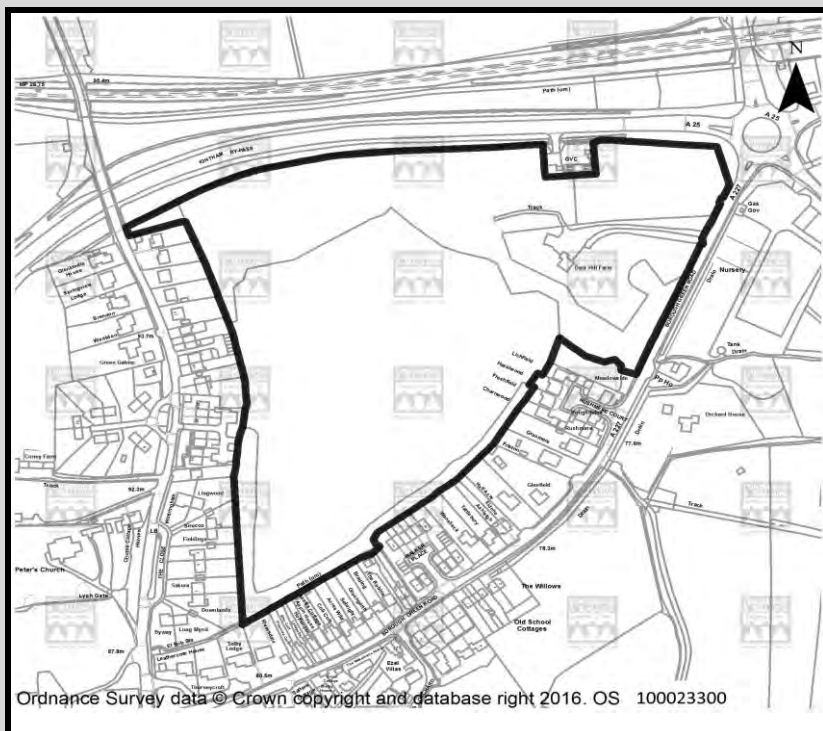
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0.66
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
230	Dark Hill Farm/Gracelands Park, Ightham	Ightham



Site Description

This triangular site fall into three parts. The main part of the site is a large gently sloping well-screened field almost entirely surrounded by trees and woodland, though there are long distance views to the North Downs. It is set high above the houses in Borough Green Road behind a narrow woodland screen. The second part of the site comprises the domestic curtilage of Dark Hill Farm and the third part is a small field surrounded by hedgerows at the roundabout junction with the A25.

Surrounding Uses

Housing to the south and west. Bypass to the north with the railway line and agricultural land beyond.

Current/Previous Use:	Mixed: Partly residential but mainly agriculture
Type of Site:	Mixed
Gross Site Area (ha):	8.26

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Ightham. The site is not subject to any high level constraints, however it lies wholly within the Kent Downs AONB and an area to the east of the site is covered by TPO's. There are significant areas of woodland on site. The site is accessed from Borough Green Road. Water resources would need to be protected and measures may be needed to protect residents from noise from the A25 and railway. A Flood Risk Assessment should consider the impact of surface water run-off from the site on the area downstream. A Transport Assessment would be required because of concerns about additional traffic movements through the centre of Borough Green which is an AQMA. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

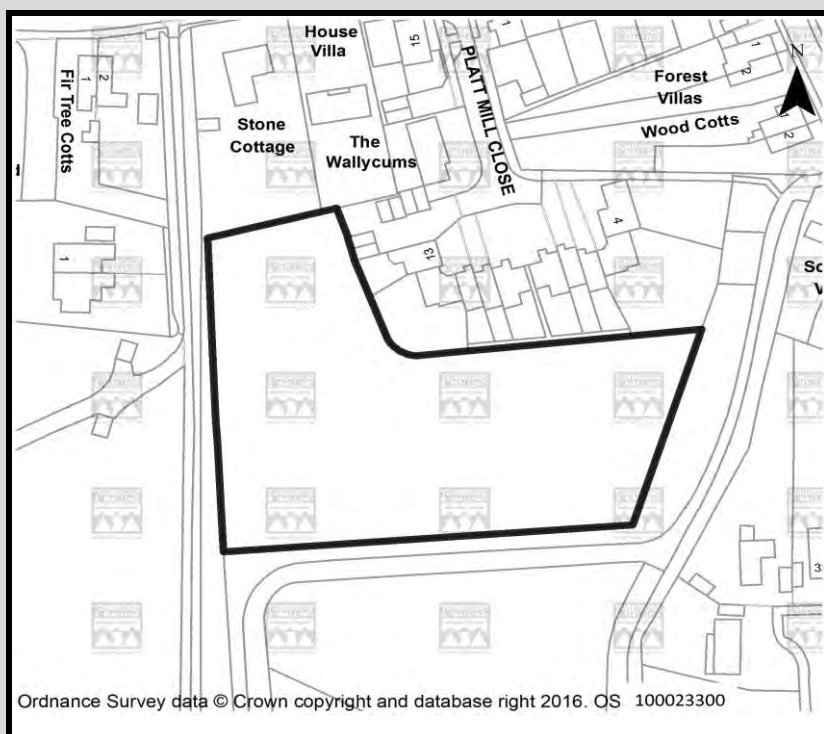
Potential Residential Yield (units):	243
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
231	Rear of Platt Mill Close, Platt	Platt



Site Description

A well-concealed, small, flat, L-shaped field to the rear of Platt Mill. It is bounded by mature trees on the western boundary and sporadic trees on the other boundaries with open views across the public open space to the south.

Surrounding Uses

Residential to the north, east and west. Public open space to the south.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.57

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location adjacent to the confines of Platt Village. The site is not subject to any high level constraints although access is narrow and would need to be provided over third party land, a Transport Assessment would be required. The site falls within a water protection zone. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner, who has a right of way over third party land. The site is therefore available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

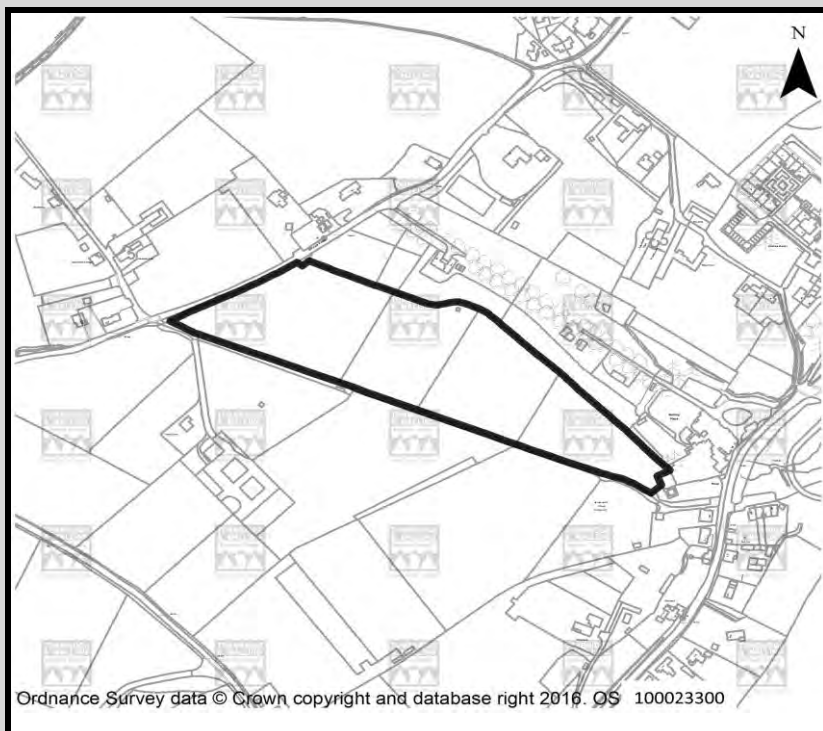
Potential Residential Yield (units):	17
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
232	Opposite 170 Offham Rd, West Malling	West Malling



Site Description

This relatively level field is in open countryside with a frontage on to Offham Road. It is rectangular in shape with a band of mature trees along part of its northern boundary and a line of trees along most of its southern boundary.

Surrounding Uses

The site is surrounded by open countryside and farm buildings.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	3.62

SUITABILITY

In terms of access to services, this site falls within a sustainable location although it is remote from the confines of West Malling Village. It abuts the conservation area to the north. This assessment concludes that the site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

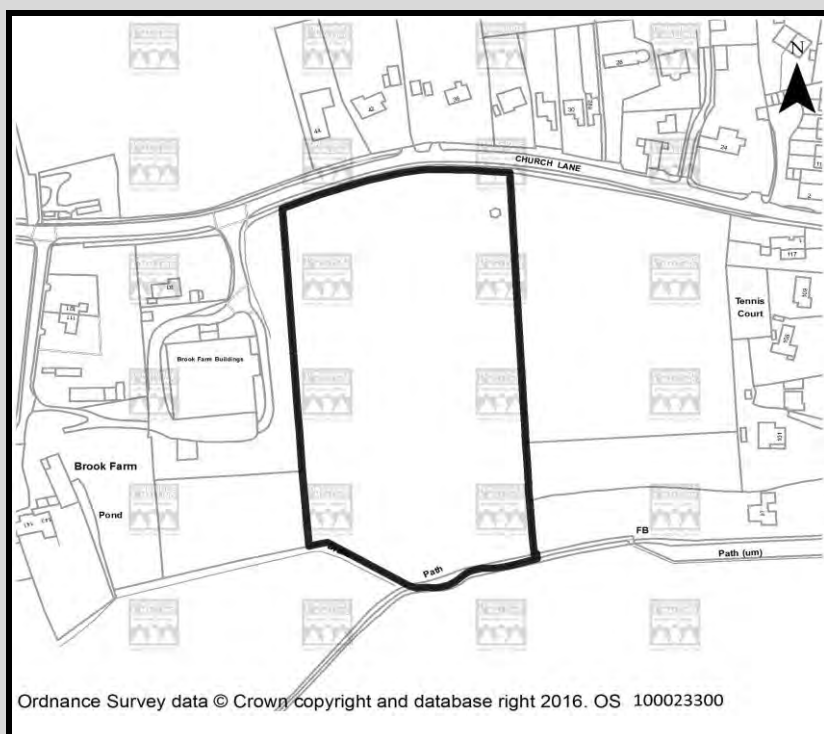
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
233	South of Church Lane, East Peckham	East Peckham



Site Description

A rectangular, almost flat, arable field bounded by hedgerows with a line of poplars on the eastern boundary. There is a pill box in the north eastern corner of the site.

Surrounding Uses

Agricultural land with a large agricultural-related building to the east and low density residential to the north.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.91

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of East Peckham Village. The northern and southern edges of the site fall within an area at high risk of flooding and this would need to be excluded from any developable area. The site is not subject to any other high level constraints and has a frontage with Church Lane. A Transport Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

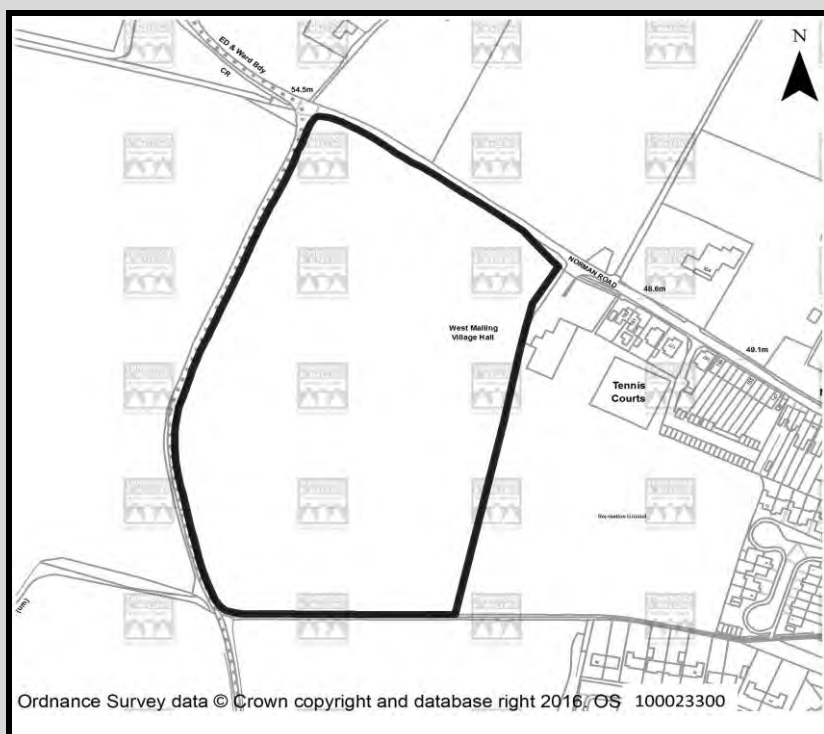
Potential Residential Yield (units):	17
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
234	Fatherwell Road, West Malling	West Malling



Site Description

A large, almost flat field that slopes gently to the east. It is bounded by low hedgerows and occasional trees on the recreation ground and southern boundary along a track. It is not visible in the wider landscape.

Surrounding Uses

Recreation ground to the east and agricultural land (some disused) on all other boundaries with one residential property to the north.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	4.12

SUITABILITY

In terms of access to services, this site is in a sustainable location but is remote from the confines of West Malling Village. The site is not subject to any high level constraints. Norman Road is constrained in width due to onstreet parking and Sandy Lane and Fatherwell Road are not suited to accommodate development traffic due to their restricted width. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

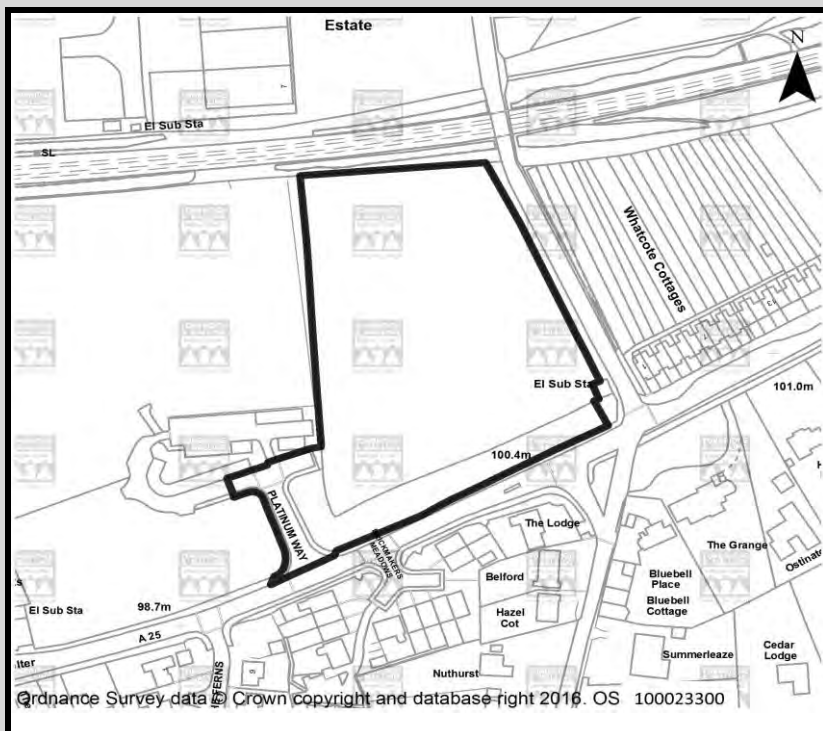
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
235	North of Maidstone Rd, Platt	Platt



Site Description

Overgrown site, covered in scrub, sloping down from the A25 towards the tree-lined railway with extensive distant views to the North Downs across the roofs of industrial buildings. It is exposed to view from the A25.

Surrounding Uses

New school playing field to the west, housing to the south and east with employment uses to the north on the other side of the railway line.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.23

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location and is adjacent to the confines of Platt Village. It is not subject to any high level constraints although the site falls within a water protection zone. Land to the west of the site is to be developed for a new school. Noise from the railway line to the north and Platt Industrial Estate to the east are issues that would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

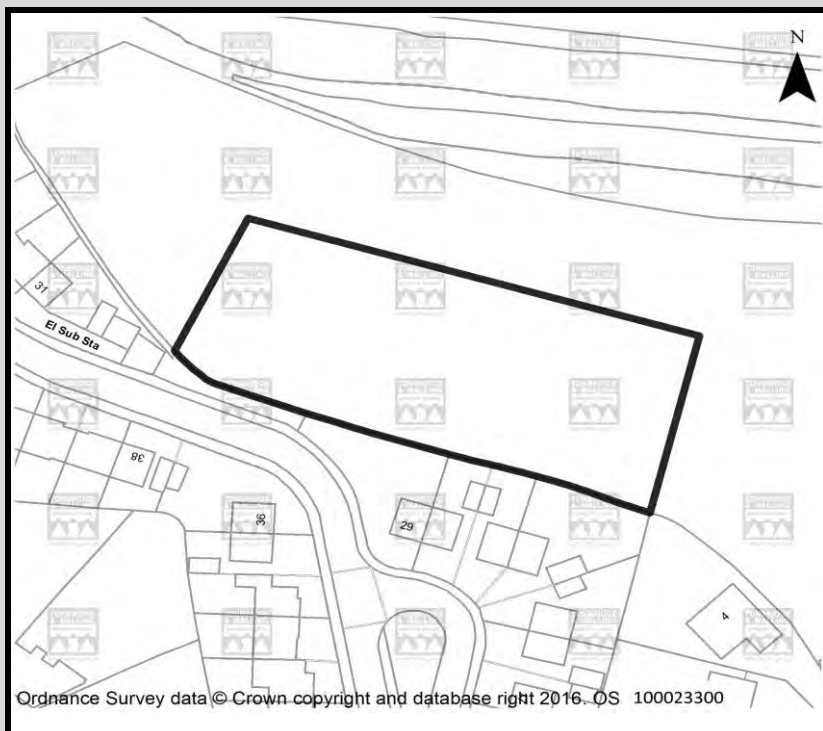
Potential Residential Yield (units):	37
Potential Employment Area (ha) :	1.23
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
236	Land off Cobdown Close, Ditton	Ditton



Site Description

A very steep, high, tree covered bank above a retaining wall and behind properties in Cobdown Close. It is so high that it is visible above the roofs of these houses. There is a high chain-link fence along the top of the bank. Some of the trees on the bank have been felled or heavily pollarded.

Surrounding Uses

Residential to the south and west, motorway to the north and amenity land to the east.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Not previously developed
Gross Site Area (ha):	0.3

SUITABILITY

In terms of access to services, this site is in a sustainable location within the urban confines of Ditton Parish. The site is not subject to any high level constraints but has challenging topography and is in such close proximity to the M20 that it would be affected by noise, and the site also falls within a water protection zone. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Abnormal costs may be associated with excavation and retention.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

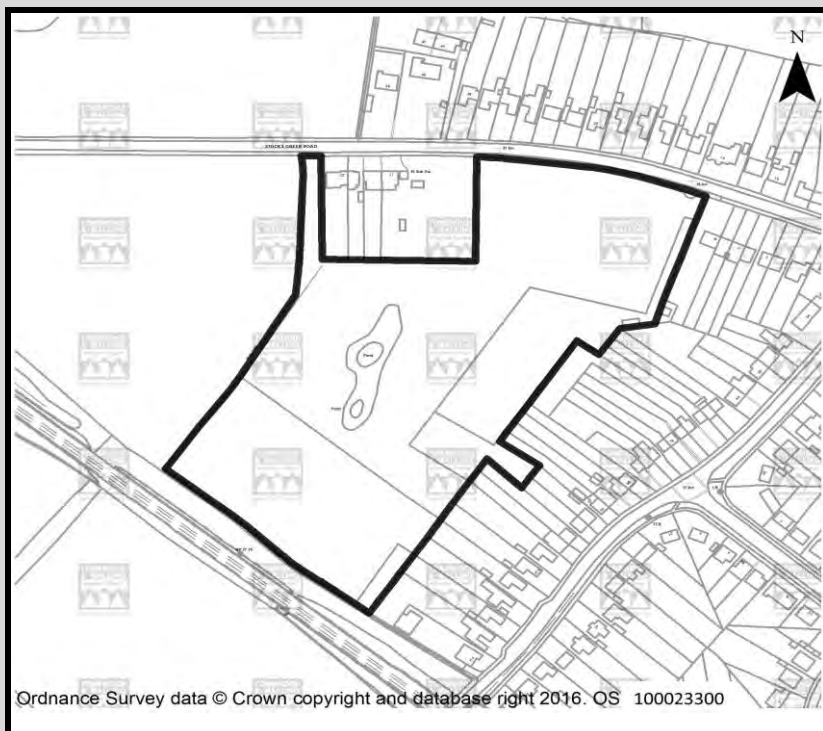
Potential Residential Yield (units):	9
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
237	Land at Stocks Green Road, Hildenborough	Hildenborough



Site Description

A large grassed field divided into paddocks sloping progressively more steeply up from Stocks Green Road towards the railway line. The site contains a centrally located copse with some ponds and a couple of stable buildings close to the houses in Leigh Road. It is bounded by a post and wire fence along a footpath to the west and by a hedgerow along Stocks Green Road.

Surrounding Uses

Housing to the north and east. Agricultural land to the west and beyond the railway line to the south.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 3.62

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hilden Park. The site is not subject to any high level constraints. Noise from the railway line to the south of the site may be an issue that would need to be addressed. There is a small area of surface water flooding within the site and in Stock's Green Road that would also need to be addressed. Access would be from Stocks Green Road and run-off from the site could exacerbate flood risk downstream. A Transport Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

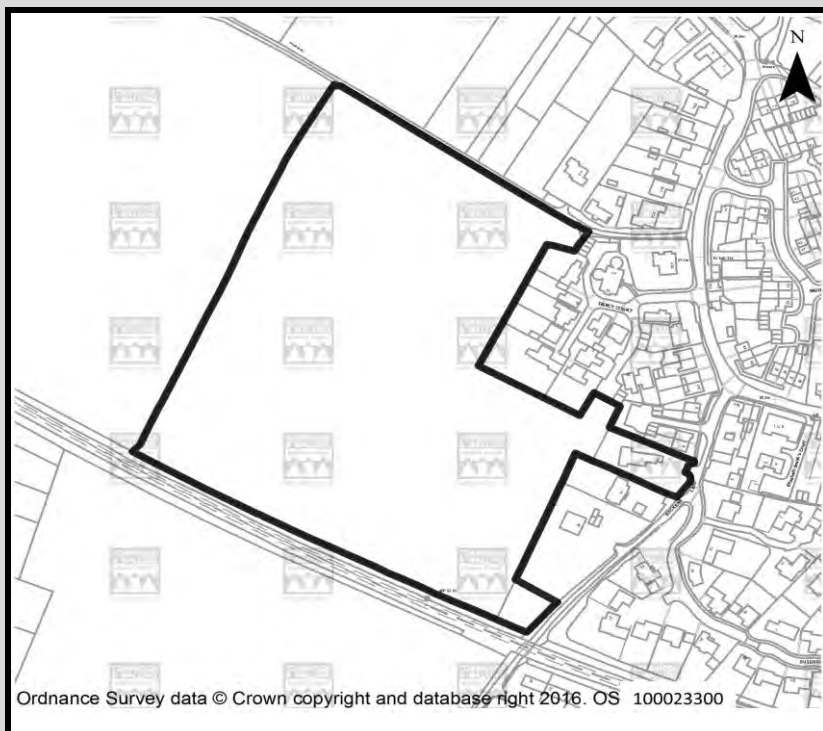
Potential Residential Yield (units):	109
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
238	Westbrook Farm, East Malling	East Malling and Larkfield



Site Description

A large grassed field sloping gently down from the railway line to a flat area adjacent to the public footpath that bounds the site to the north. The site is generally well concealed from the village but is overlooked by the backs of houses in Mill Street and Clare Lane. It is highly visible from the railway line and the public footpath. It is bounded by poor quality low hedgerows or open post and wire fences.

Surrounding Uses

Housing to the east and the large back gardens of houses to the north with agricultural land to the west and to the south beyond the railway.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	4.55

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of East Malling Village. This site is not subject to any high level constraints. Noise issues from the railway line to the south would need to be addressed, and a Transport Assessment would be needed as the narrowness of Stickens Lane and the capacity of Mill Street are of particular concern, Mill Street also falling within an area at high risk of flooding. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

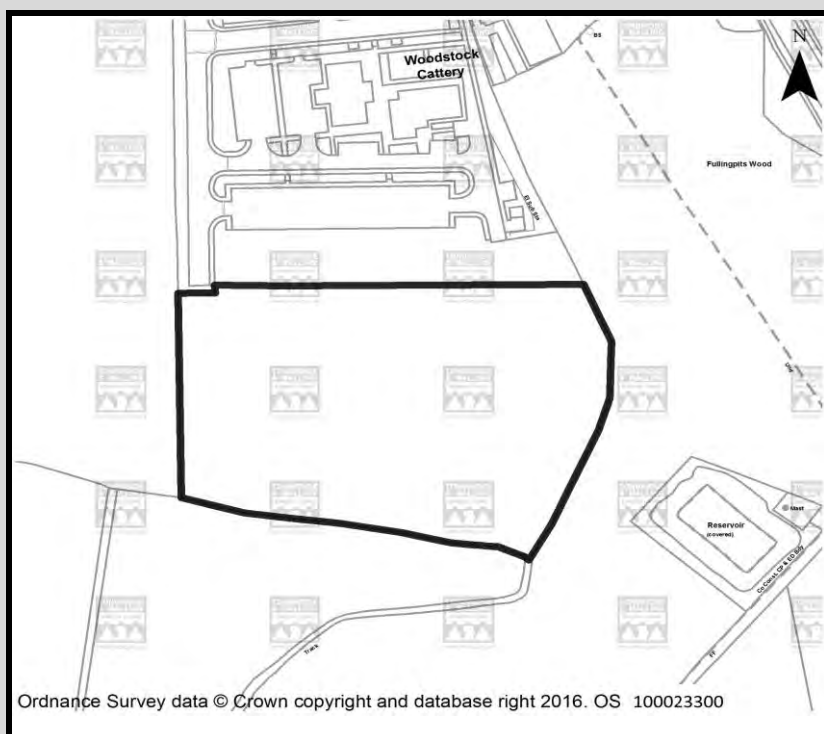
Potential Residential Yield (units):	137
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
239	Land south of Hermitage Court	Aylesford



Site Description

Open, gently sloping grassed area to the south of the business park, concealed by woodland to the south and east but with an open aspect to the west with long distance views to the North Downs.

Surrounding Uses

Business Park to the north, Woodland to the east and south, agricultural field with quarry beyond to the west.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Greenfield
Gross Site Area (ha):	1.39

SUITABILITY

In terms of access to services, this site is in a sustainable location remote from the urban confines of the Medway Gap, but in close proximity to Maidstone urban confines. The site is adjacent to an existing employment area and is not subject to any high level constraints. A Transport Assessment would be required as there is a weight limit on Hermitage Lane and concerns regarding additional traffic at already congested junctions with Hermitage Lane. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

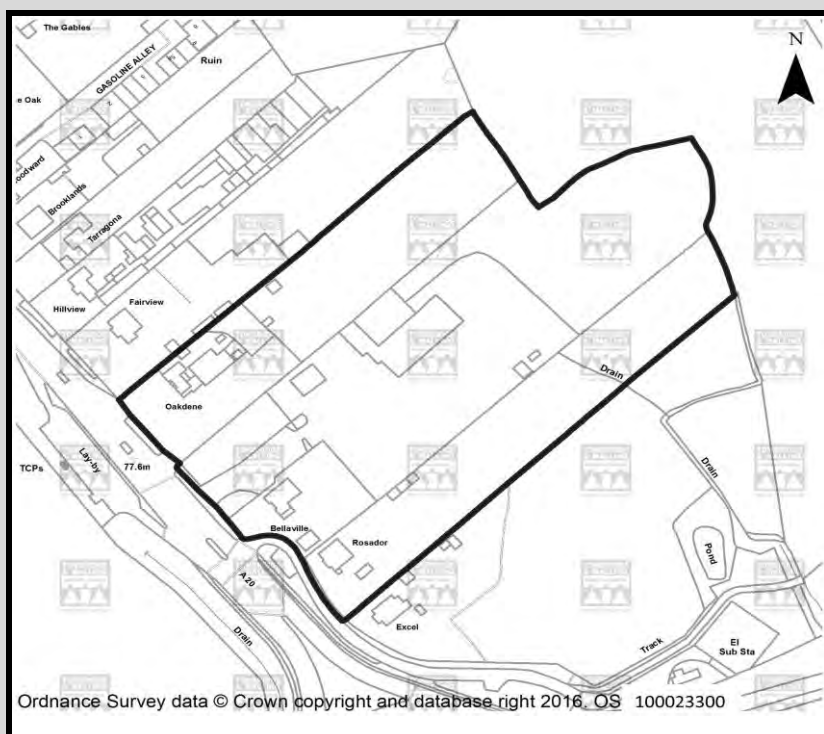
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	1.39
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
240	East of London Road, Wrotham	Wrotham



Site Description

A flat exposed site fronting onto the A20. It comprises a mixture of uses, the main central part of the site is a mainly open lorry depot with some buildings and further back some unused open land. The former residential property (The Poplars) on the frontage has been demolished. To the north is the Oakdene Café with its associated parking with an extensive grassed area to the rear. To the south is a small, vacant (now demolished), Residential Care Home (Bellaville) surrounded by a high conifer hedge and south of this is a residential bungalow (Rosador) with some sheds and open storage to the rear and scrubland at the back of the site.

Surrounding Uses

On the frontage the site is bounded on either side by residential properties but it is otherwise surrounded by agricultural land and paddocks.

Current/Previous Use:	Mixed: Employment, residential, café and open unused land
Type of Site:	Mixed
Gross Site Area (ha):	3.45

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location and is remote from the confines of the built up area. It is within the Kent Downs AONB. It is not subject to any other high level constraints and falls within a water source protection zone. The redevelopment of this site for employment purposes already has planning permission and is under construction. This assessment concludes that this site is suitable for employment.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission - other owners are not known. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs may be associated with demolition.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

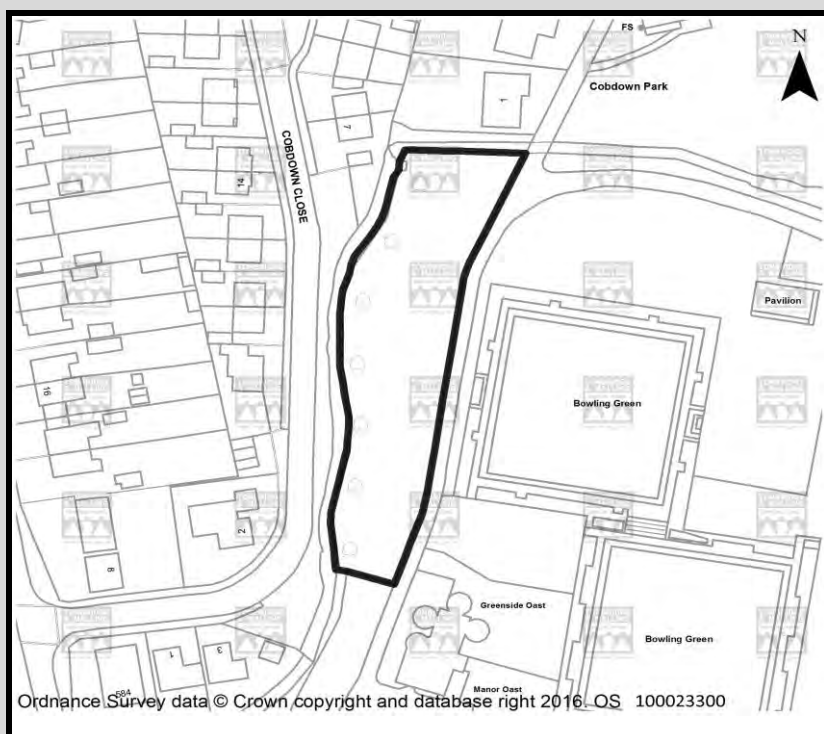
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	3.45
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
241	East of Cobdown Close, Ditton	Ditton



Site Description

A flat overgrown site with scrub and the occasional tree set in the grounds of Cobdown behind an overgrown fence in Cobdown Close. There is a stream along the northern boundary of the site.

Surrounding Uses

Residential to the north and west, bowling green to the east and a cluster of dwellings in the Cobdown Conservation Area to the south.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Not previously developed
Gross Site Area (ha):	0.24

SUITABILITY

In terms of access to services, this site is in a sustainable location within the urban confines of Ditton. The site falls within an area at high risk of flooding with the exception of a small part in the south of the site that is within Cobdown Conservation Area. There is a band of protected trees along the western boundary of the site that further restricts the developable area of the site. The site is not suitable for residential development because it lies in an area at high risk of flooding where the EA would oppose residential development and is also subject to surface water drainage issues. This assessment concludes that this site is not suitable.

AVAILABILITY

The site has not been promoted by the current landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs may be associated with land raising if necessary.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

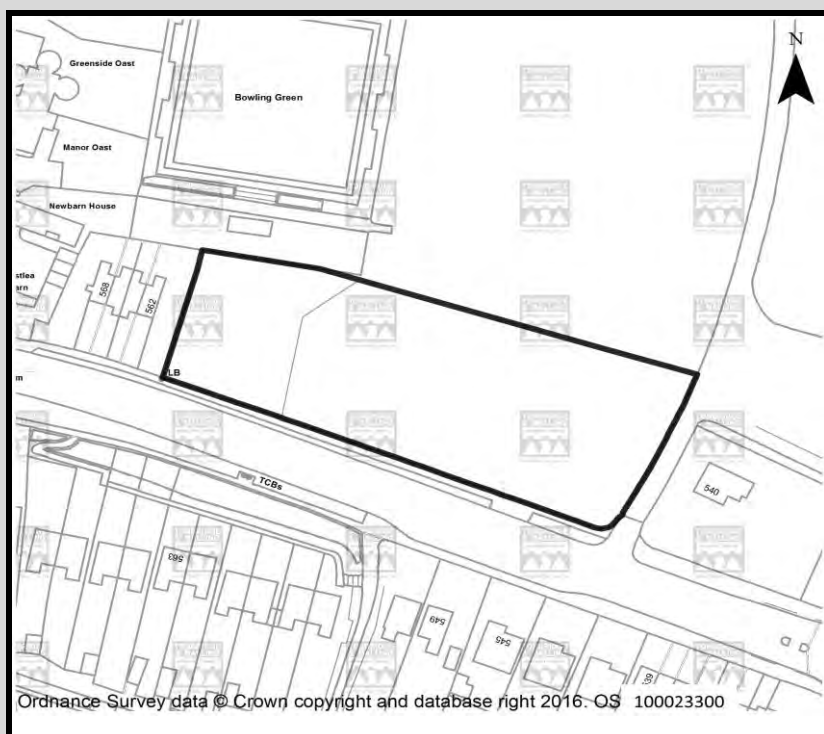
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
242	North of London Road, Ditton	Ditton



Site Description

An almost flat open grassed site behind a high ragstone wall sloping very gently down away from the A20. There are several specimen trees within the site and a group of them at the eastern end on the boundary with the Conservation Area. The part of the site within the Conservation Area is used as allotments/gardens.

Surrounding Uses

Residential to the south on the other side of the A20, a row of cottages with the Conservation Area to the west, a single detached dwelling to the east and open space to the north.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Not previously developed
Gross Site Area (ha):	0.43

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of the built up area of Ditton. A southern strip of the site falls within the AQMA and a western section falls within the conservation area. There is also a small group of protected trees on the site. The site is not subject to any high level constraints but falls within the water source protection zone. Noise from the A20 is also an issue that would need to be addressed. This assessment concludes that the site is suitable.

AVAILABILITY

Site ownership and availability has been confirmed. The site is therefore available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

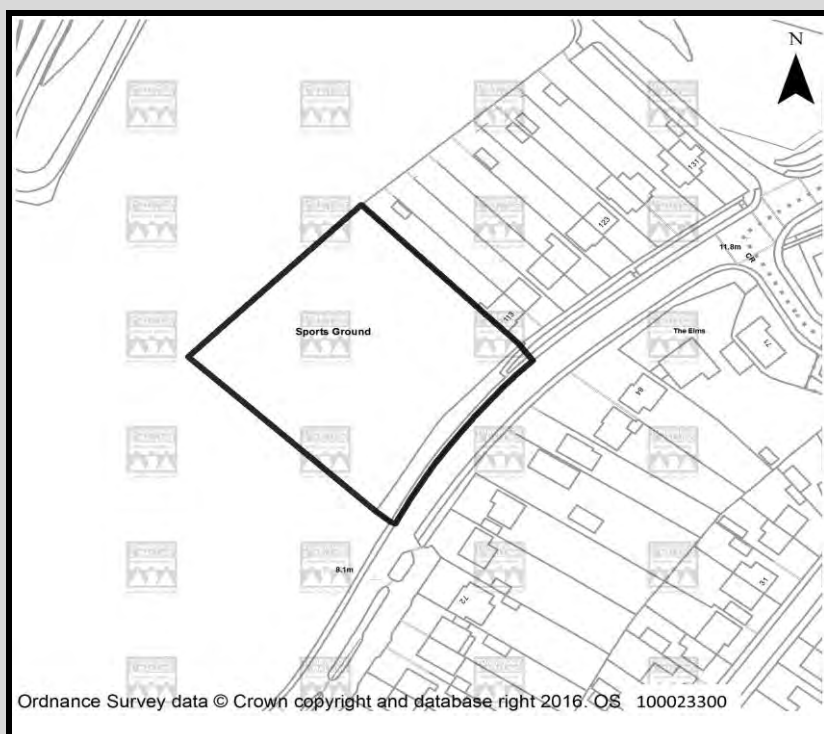
Potential Residential Yield (units):	13
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
243	Station Road, Ditton	Ditton



Site Description

Part of Webbs Field which is an extensive area of playing fields to the west of Station Road. There is a chestnut paling fence alongside the road with occasional trees through which the playing fields can be seen. The proposed site lies mainly below the level of Station Road apart from at its southern end.

Surrounding Uses

Residential to the north and east. Open space to the south and west.

Current/Previous Use:	Tourism/Leisure
Type of Site:	Greenfield
Gross Site Area (ha):	0.42

SUITABILITY

In terms of access to services, this site is in a sustainable location and within the urban confines of the Medway Gap. A large part of the site falls within an area at high risk of flooding, and therefore would not be suitable for housing development. The site also lies within Cobdown Park, has surface water drainage issues and a water source protection zone. Noise from Station Road is likely to be an issue that would need to be addressed along with access to the road network. This assessment concludes that the part of the site that fronts on to Station Road is the only part of the site that is suitable.

AVAILABILITY

Site ownership and availability has been confirmed. The site is therefore available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

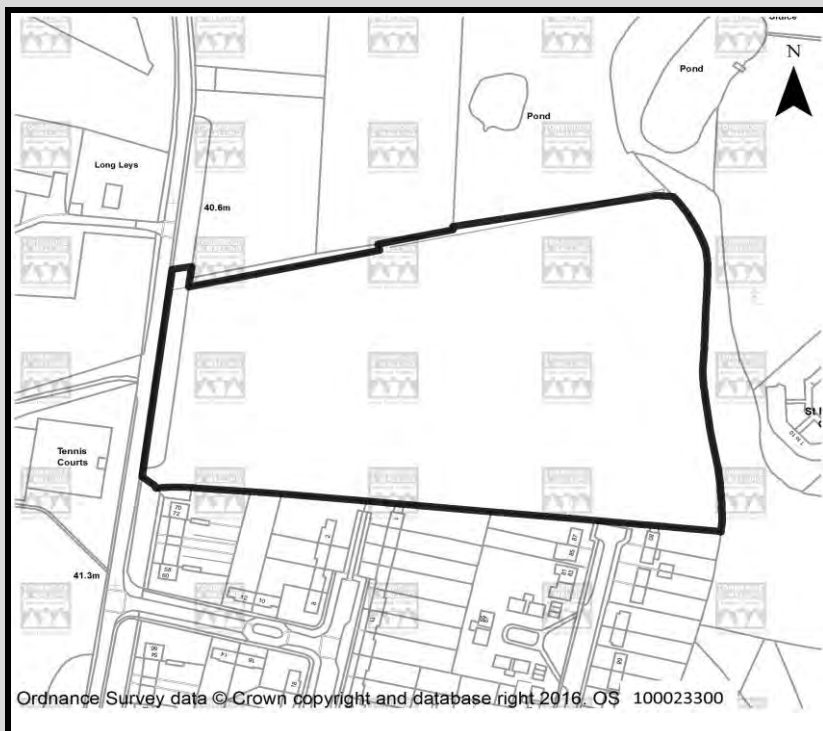
Potential Residential Yield (units):	6
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
244	East of Riding Lane, Hildenborough	Hildenborough



Site Description

A large flat grassed field on the northern margin of Hildenborough totally surrounded and well screened by high hedgerows and trees.

Surrounding Uses

Residential to the south. The Raphael Centre is behind a woodland screen to the east, agricultural land to the north and west (where there is also part of the recreation ground).

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	3.24

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hildenborough Village. It is not subject to any high level constraints. A Transport Assessment would need to be provided. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the current landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

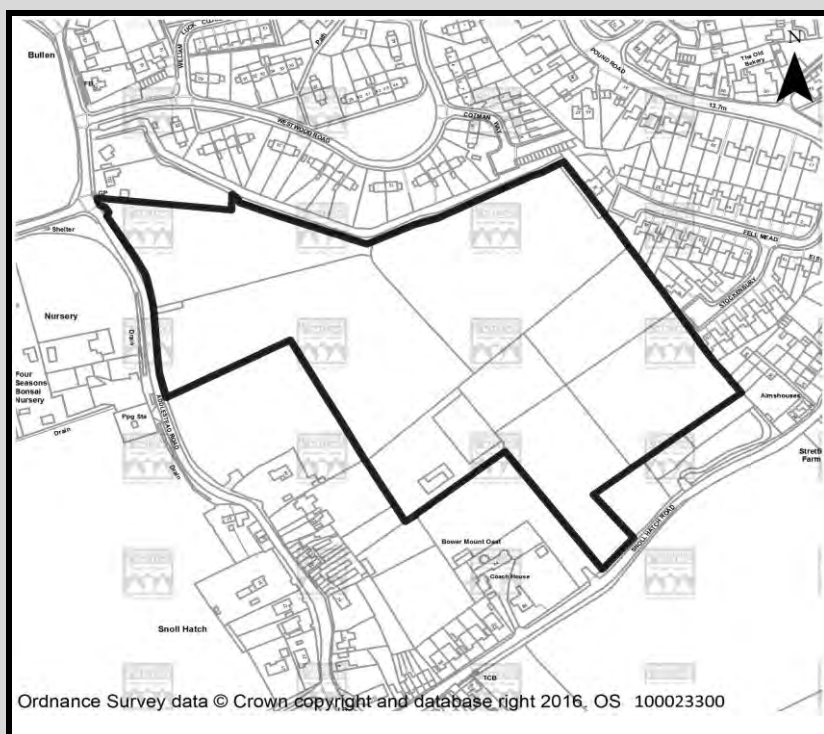
Potential Residential Yield (units):	97
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
245	Land at Snoll Hatch, East Peckham	East Peckham



Site Description

A flat backland area of small fields and paddocks separated by mainly low hedges or post and rail fences with one high hedgerow crossing the site from east to west. It is overlooked by houses in East Peckham and Snoll Hatch.

Surrounding Uses

Mainly residential but with agricultural land south of Snoll Hatch Road and east of Addlestead Road where there is also a Nursery.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 5.6

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of East Peckham Village. The northern part of the site falls within an area at high risk of flooding and is not suitable for residential development. The remaining site falls within an area at medium risk of flooding. The north western boundary of the site abuts Bullen Corner Conservation Area. Snoll Hatch Conservation Area lies to the south of the site. The site is not subject to any other high level constraints. This assessment concludes that part of this site is suitable for development.

AVAILABILITY

The site has not been promoted by the current landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs could be associated with land reforming if necessary to mitigate the impact of flooding.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

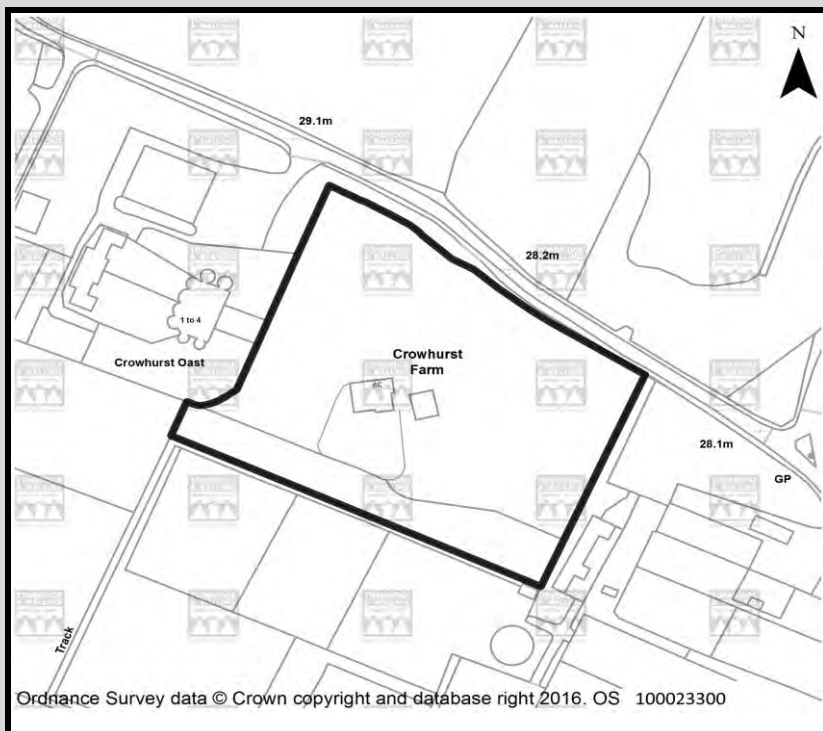
Potential Residential Yield (units):	131
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
246	39 Bells Farm Road, East Peckham	East Peckham



Site Description

This site is currently occupied by a large dwelling and associated outbuildings in a garden setting with mature trees along the south, east and part of the north boundaries.

Surrounding Uses

The site is surrounded by open countryside, large residences and farm buildings.

Current/Previous Use:	Residential
Type of Site:	Previously developed land
Gross Site Area (ha):	1.36

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from any settlement confines. The site is not subject to any high level constraints. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

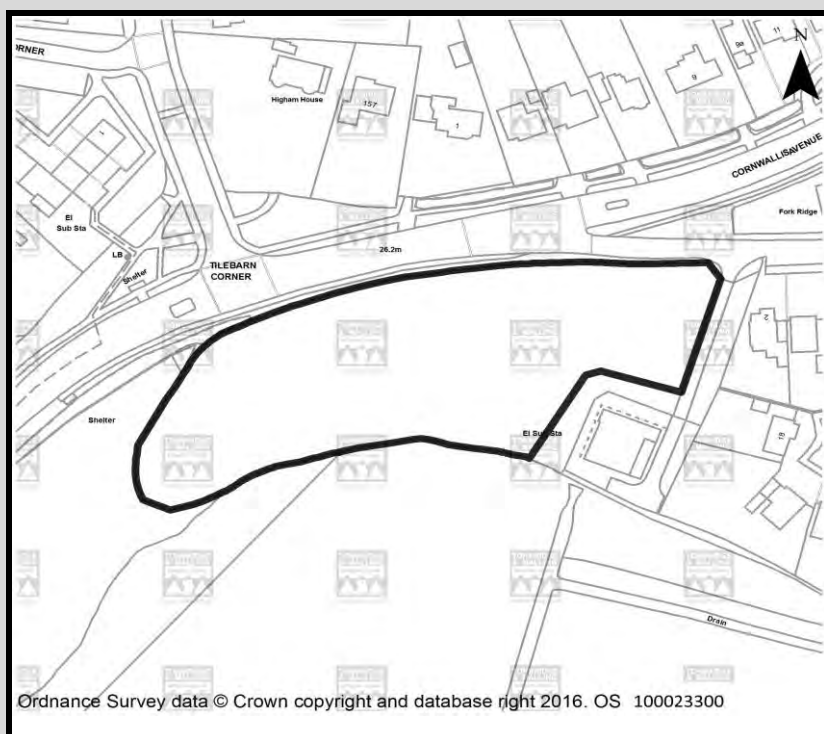
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
247	Land at Tile Barn Corner, Tonbridge	Tonbridge



Site Description

A site sloping gently away from the A26 with a strong wooded frontage and a few scattered mature specimen trees within a generally grassed area well concealed from the road.

Surrounding Uses

Residential to the north and east with an electricity sub station to the south east. Agricultural land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.66

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of west Tonbridge. The site is not subject to any high level constraints. A Transport Assessment would be required as a new access would be required with improvement to the A26/Old Hadlow Road junction. Noise issues from the A26 would also need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site is available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

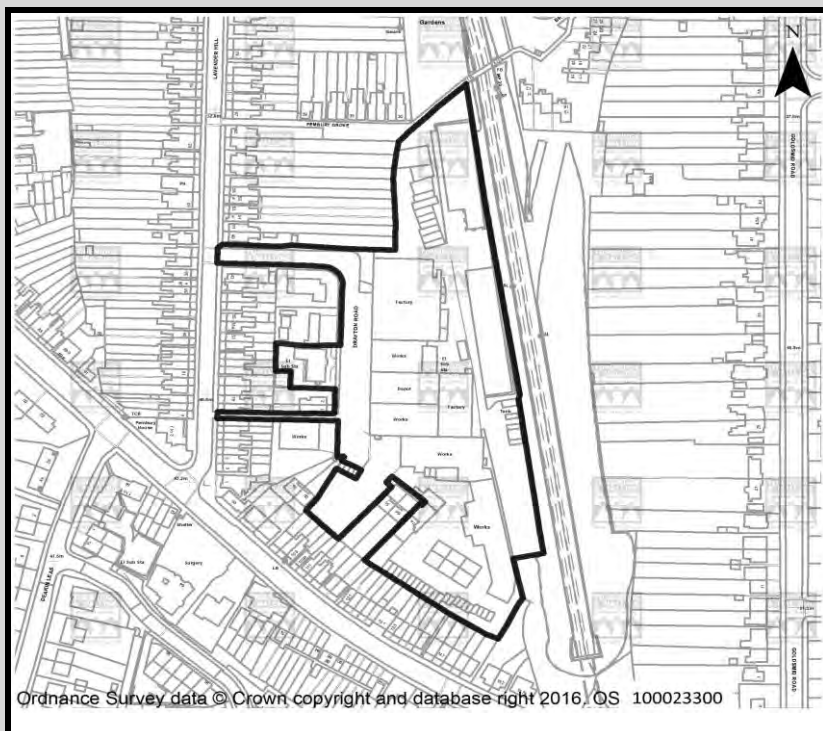
Potential Residential Yield (units):	20
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
248	Drayton Road Industrial Estate, Tonbridge	Tonbridge



Site Description

A backland employment site adjacent to the railway line accessed off Lavender Hill. It comprises a series of industrial sheds of various sizes and ages. There are some other industrial buildings in the locality which lie outside the submitted site. This area also includes a few isolated residential properties.

Surrounding Uses

Residential with railway line to the east.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	1.68

SUITABILITY

In terms of access to services, this site is in a sustainable location within the urban confines of Tonbridge. The site is not subject to any high level constraints although part of the site has contamination issues that would need to be addressed. The site also falls within a water source protection zone and a Transport Assessment would be required. Noise and vibrations from the railway line would also need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site is in multiple ownership but all owners support the submission. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs are likely to be associated with demolition. Abnormal costs may be associated with possible decontamination.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

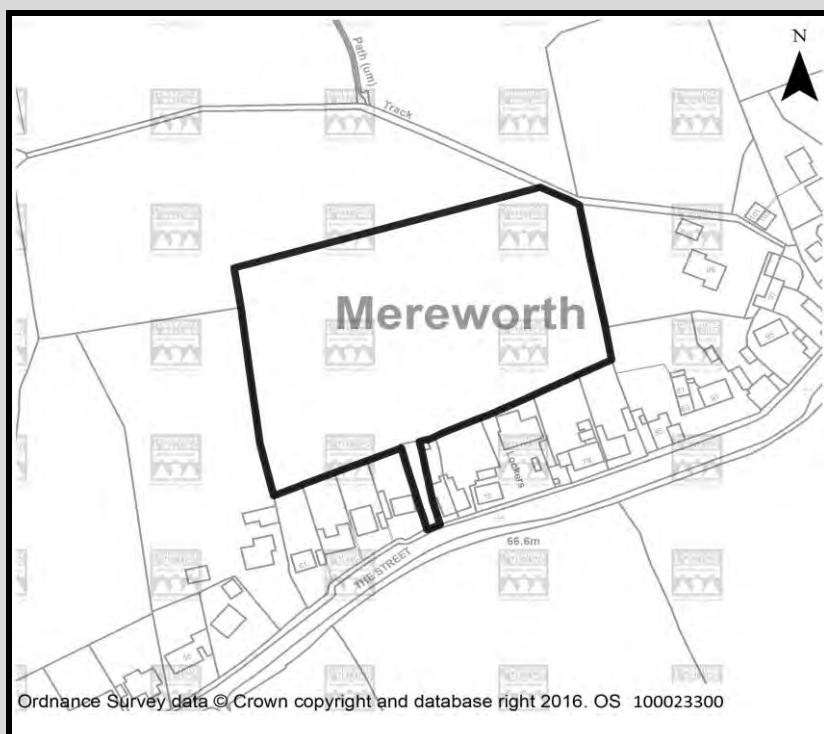
Potential Residential Yield (units):	50
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
249	Hut Field, The Street, Mereworth	Mereworth



Site Description

The site which slopes up slightly from the road forms part of a larger field which is surrounded by hedgerows and trees. There is no defined boundary to the north. The site is accessed via a narrow track between two houses and cannot be seen from the road other than along the track.

Surrounding Uses

Residential to the south and east and west. Countryside to the north.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.06

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, adjacent to the confines of Mereworth Village. The site is not subject to any high level constraints. The site abuts The Street, Mereworth Conservation Area on the south eastern boundary and has inadequate access to The Street. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

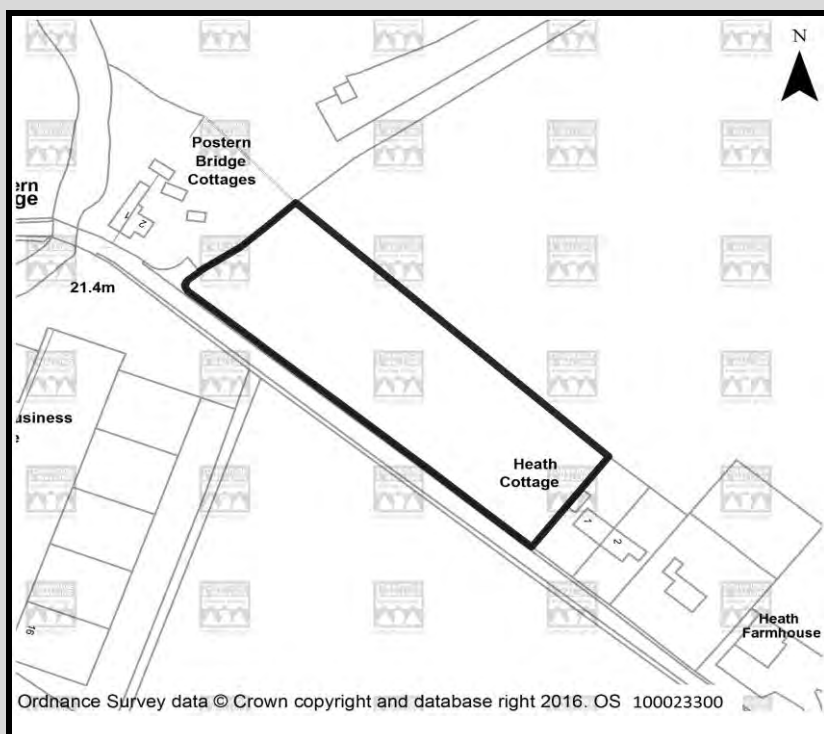
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
250	Nettle Bank, Postern Lane, Tonbridge	Tonbridge



Site Description

A small frontage site on the north side of Postern Lane gently rising to the east. It is currently occupied by an orchard with a low hedgerow alongside the road and no defined boundary to the north.

Surrounding Uses

Housing to the east and west, employment to the south west and agricultural land on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.42

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Tonbridge. This site is not subject to any high level constraints. However, the access is along a single track private road with few passing places and is vulnerable from noise and air quality issues from the nearby employment areas. A Transport Assessment would be required. The assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

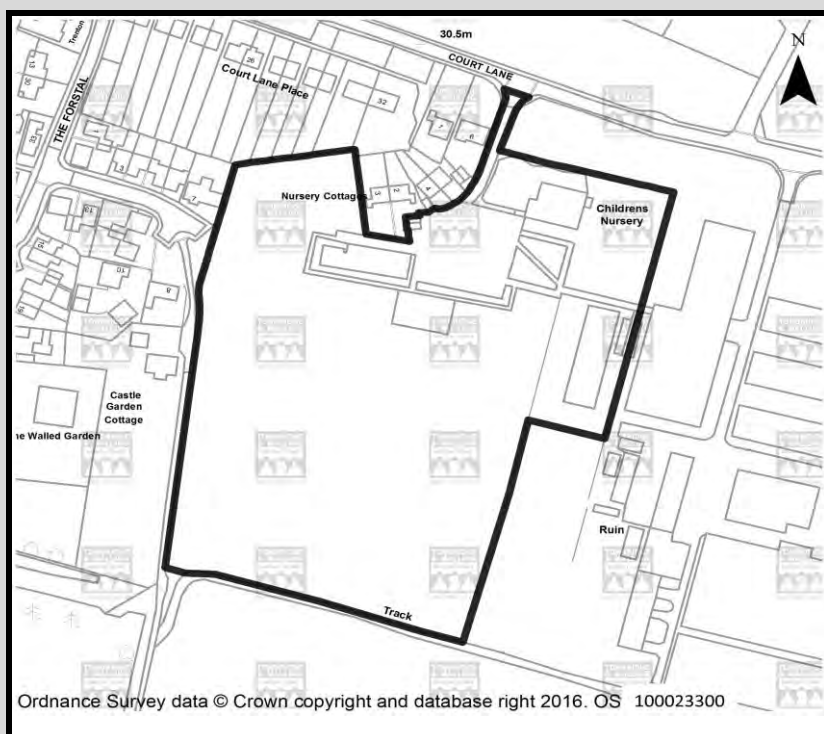
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
251	Land off Court Lane, Hadlow	Hadlow



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Site Description

The Court Lane Horticulture Centre is housed in a timber building on the front of the site which also includes the Hadlow Garden Day Nursery which is housed in a single storey building with some associated open play space. Both buildings are served by the same car park which is overlooked by some existing housing. The southern part of the site includes open nursery land bounded by hedgerows and a public footpath to the east. There is a row of conifers across the centre of the site.

Surrounding Uses

Housing to the west and partly along the northern boundary. Agricultural education glass houses to the east and agricultural land on all other boundaries.

Current/Previous Use: Institution/Education

Type of Site: Mixed

Gross Site Area (ha): 2.62

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hadlow Village. The site is not subject to any high level constraints and has some existing development (Horticulture Centre and Day Nursery). A Transport Assessment would be required as Court Lane is constrained in terms of width and not suited to any significant increase in traffic. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition of existing buildings.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

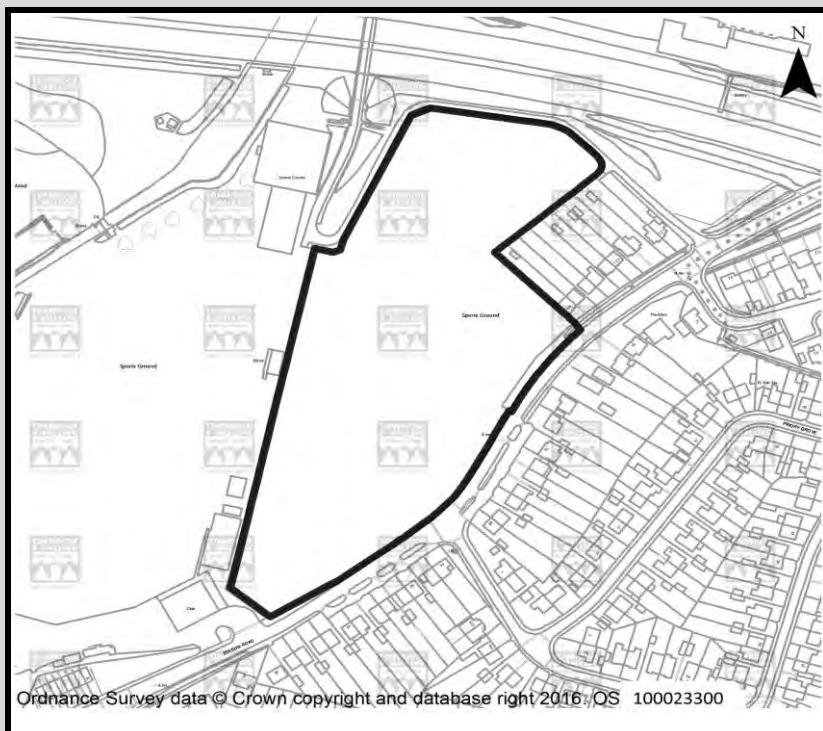
Potential Residential Yield (units):	79
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
252	Webbs Field, Station Road, Ditton	Ditton



Site Description

Extensive, flat, open, triangular recreation ground with marked out football pitches. It is bounded by a chestnut paling fence alongside Station Road with occasional trees facilitating glimpses across the field to a tree-lined footpath on the western side of the site. There are trees alongside the motorway at the northern end of the site that extends to the rear of properties on the Station Road frontage.

Surrounding Uses

Residential to the east. Recreation ground to the west and motorway with employment uses beyond to the north.

Current/Previous Use: Tourism/Leisure

Type of Site: Greenfield

Gross Site Area (ha): 3.09

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of the Medway Gap. It lies almost entirely within an area at high risk of flooding and therefore would not be acceptable for residential development. It also lies within Cobtree Park, a large and significant open space. The site is also subject to noise and air quality issues from Station Road and the M20. This assessment concludes that this site is not suitable.

AVAILABILITY

The site has not been promoted by the current landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with earthworks.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

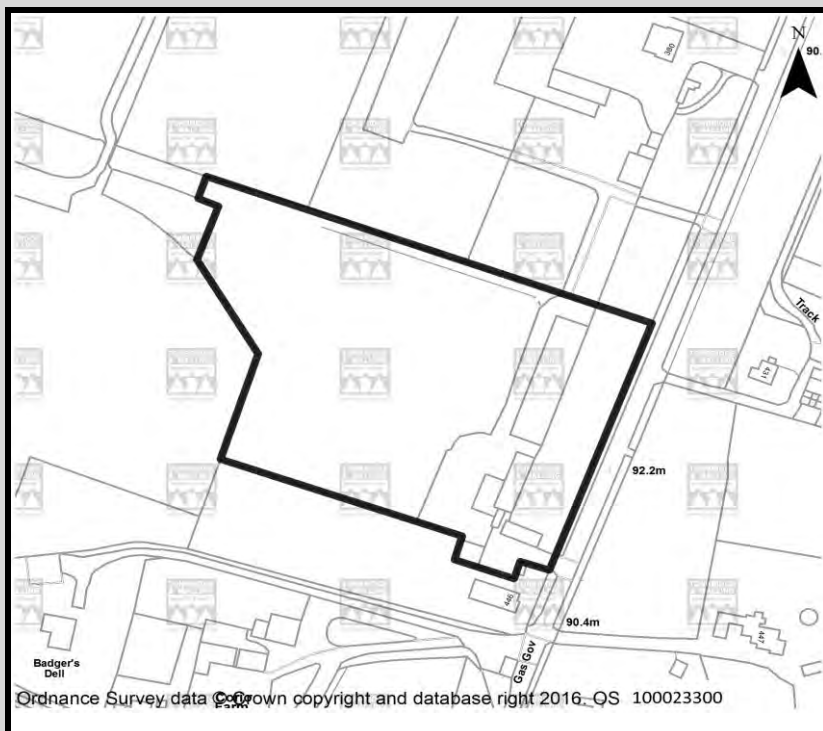
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
253	Land at South Lodge, East Malling	East Malling and Larkfield



Site Description

A existing range of single-storey, functional, agricultural buildings overlooking an open grassed field; well-concealed from public view by a strong woodland strip alongside Watlingbury Road.

Surrounding Uses

Residential to the south and east, caravan storage to the north and agricultural land to the west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.47

SUITABILITY

In terms of access to services, this site is in an unsustainable location remote from the confines of any settlement. The site is not subject to any high level constraints. This assessment concludes that this site is not suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

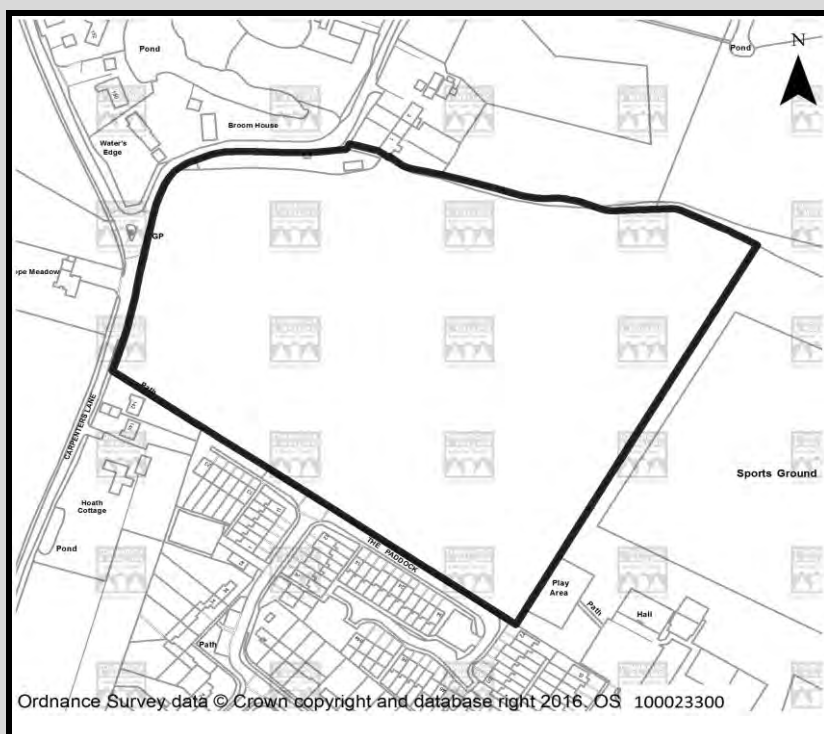
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
254	North of The Paddock, Hadlow	Hadlow



Site Description

A flat rough pasture bounded by a wire fence to the south and mature trees and hedgerows on all other boundaries.

Surrounding Uses

Housing to the south, recreation ground to the east and agricultural land on all other boundaries with some scattered dwellings to the north west.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	5.24

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hadlow. The site is not subject to any high level constraints. The site can be accessed from Carpenters Lane (direct or via The Paddock), although the surrounding rural highway network suffers from restricted widths. A Minerals Assessment would be needed and surface water drainage issues would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

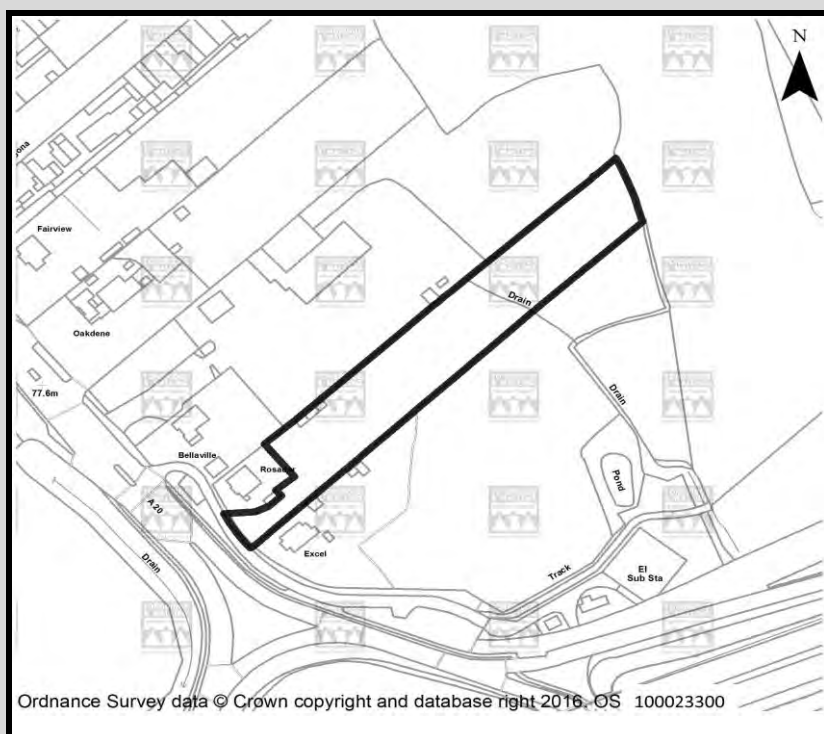
Potential Residential Yield (units):	157
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
255	Rosador, London Road, Wrotham	Wrotham



Site Description

This flat site includes part of the residential garden of the property known as Rosador and an area of open land to the rear which includes a few trees. It is well screened by trees and hedgerows.

Surrounding Uses

Residential either side of the proposed access. To the rear the site is bounded by agricultural land to the south and east and to the north by employment use.

Current/Previous Use:	Mixed: Partly residential and partly vacant/derelict
Type of Site:	Mixed
Gross Site Area (ha):	0.71

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location remote from the built up area but in close proximity to junction 5 of the M20 motorway. The site lies within the Kent Downs AONB. If developed, any issues relating to noise, light, odours etc would need to be addressed along with surface water drainage issues. This assessment concludes that this site is suitable for employment use.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

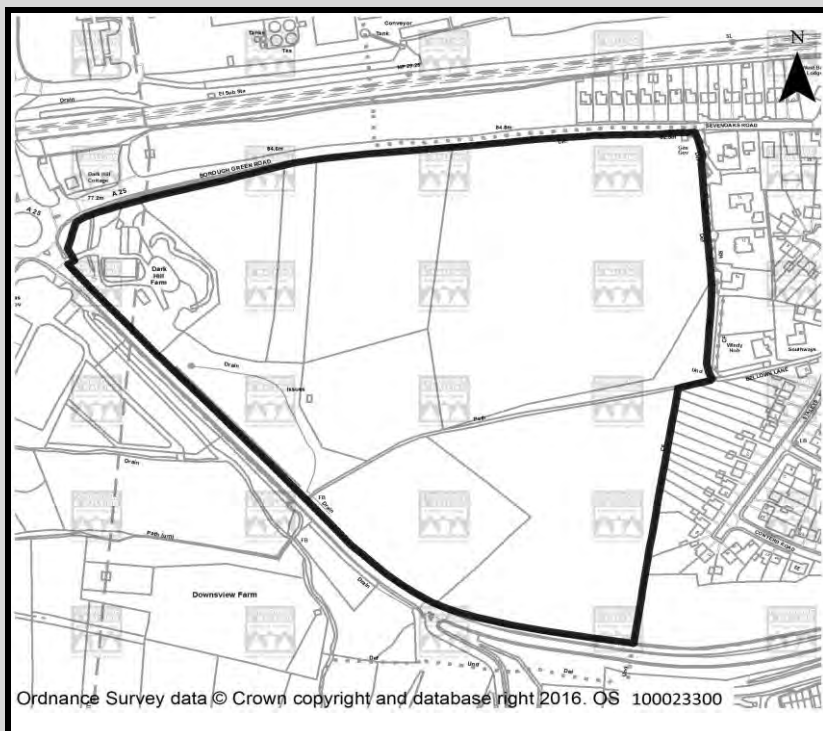
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0.71
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
256	Dark Hill Farm, Borough Green	Ightham



Site Description

An undulating area of overgrown rough pasture on the western side of Borough Green bounded by a low hedge along the A25; a hedgerow with trees and a small derelict wooded quarry on the east side backing onto houses in Staleys Road; a tree-lined footpath to the south and an open post and wire fence to the west. The site is visible from the A25 on the approach to Borough Green, from the footpath and from the houses in Staleys Road.

Surrounding Uses

The built up confines of Borough Green abut the eastern boundary of this site with Hall Road running along the south with agricultural land beyond. The A25 runs along the north of the site with H&H Celcon brickworks beyond.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 11.7

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Borough Green. The site falls within the Kent Downs AONB, a small slither of land along the western boundary falls within an area at high risk of flooding, which is excluded from the developable area. There is some contaminated land near the roundabout. A Transport Assessment would be required and noise issues relating to traffic on the A25 and Celcon works will need to be addressed. A Minerals Assessment is also required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

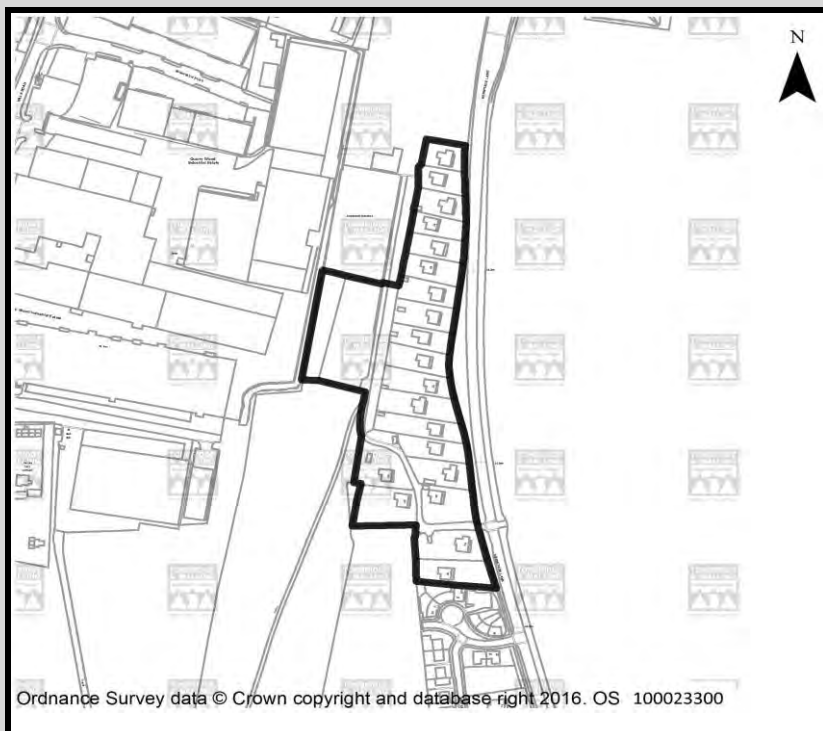
Potential Residential Yield (units):	351
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
257	West of Hermitage Lane, Aylesford	Aylesford



Site Description

RBLI Cottages, mainly on the Hermitage Lane frontage, with a small residual area of open land at the rear between the cottages and the industrial estate.

Surrounding Uses

Agriculture to the east, housing to the south, new retail site (under construction) to the north and employment to the west.

Current/Previous Use:	Mixed: housing and open land
Type of Site:	Mixed
Gross Site Area (ha):	2.31

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of the Medway Gap. The site is not subject to any high level constraints. The site falls within a water source protection zone. A Transport Assessment would be required along with measures to address noise and air quality issues. A Minerals Assessment would also be needed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

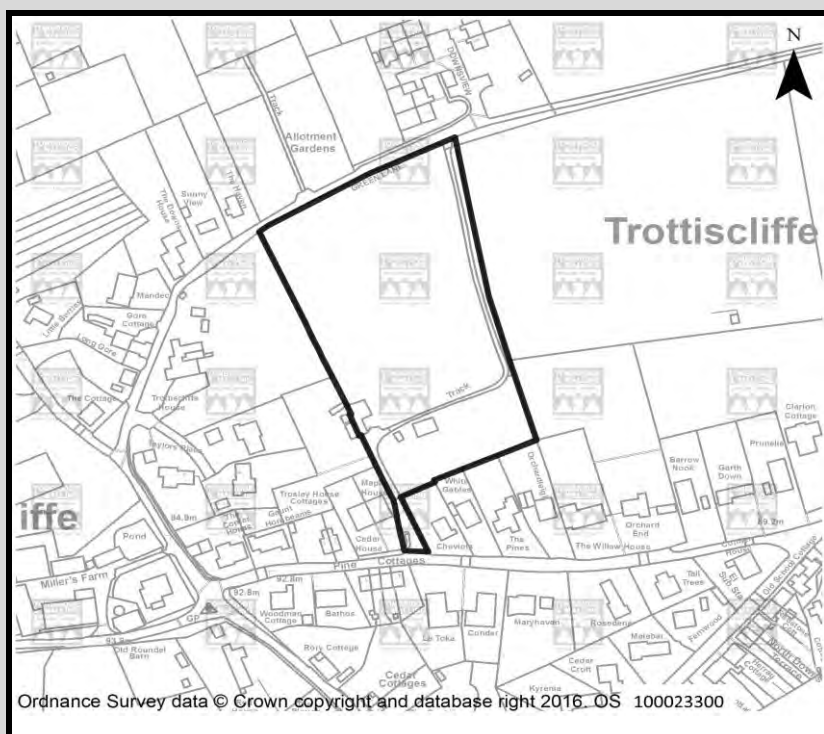
Potential Residential Yield (units):	69
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
258	Green Lane, Trottisccliffe	Trottisccliffe



Site Description

Rough pasture with the occasional self-seeded trees with strong hedgerow boundaries to the east and west and a post and wire fence along Green Lane with open views across the site. It contains some dilapidated small buildings at its southern end.

Surrounding Uses

Residential to the north, west and south. Agricultural land to the east.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Greenfield
Gross Site Area (ha):	1.23

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location adjacent to the confines of Trottisccliffe Village, abutting the Conservation Area on its western boundary. The site lies entirely within the Kent Downs AONB and in a water source protection zone and surface water drainage issues would also need to be addressed. A Transport Assessment will be required as both Green Lane and Church Lane are constrained in terms of width with no footpath. This may impact on the development potential of the site if adequate improvements cannot be made. This assessment concludes that the site is suitable, albeit for small scale development relative to the area of the submitted site.

AVAILABILITY

The site is in single ownership and is available. Access can be provided via Church Lane if the quantum of development is modest as Green Lane is a private road and access rights are uncertain.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

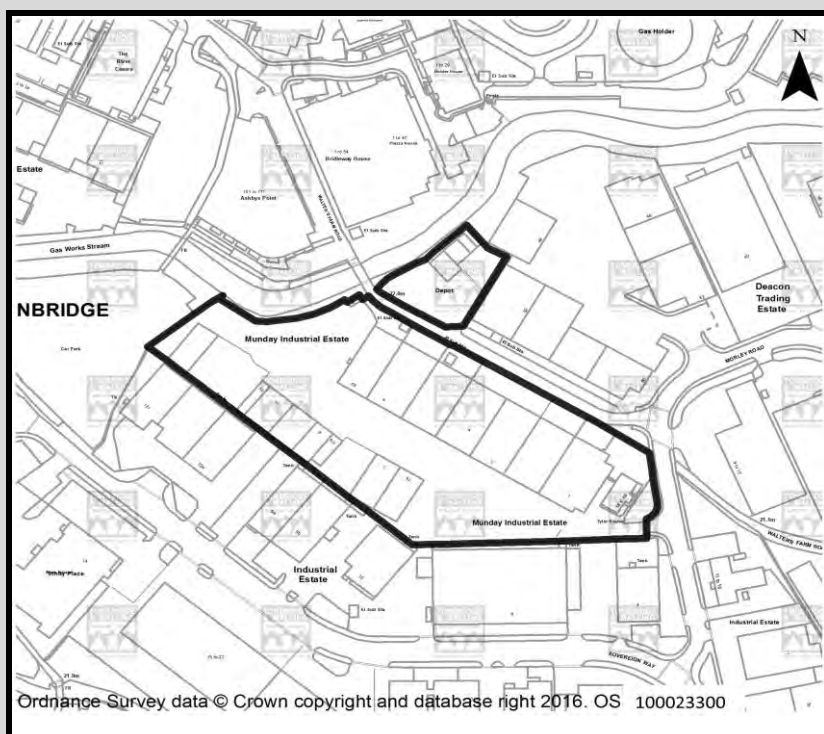
Potential Residential Yield (units):	37
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
259	Munday Works, Tonbridge	Tonbridge



Site Description

A flat site with two parallel ranges of functional industrial sheds of various heights and designs with an extensive concrete circulation and parking area. There is also a small industrial/storage area to the north of Walter's Farm Road which contains a single small building.

Surrounding Uses

Mainly industrial/warehousing but with new residential blocks of flats on the opposite side of Gas Works Stream to the north.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	1.7

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of Tonbridge. Most of the site falls within an area at high risk of flooding and residential development would not be acceptable here. Issues from noise, light and odour etc. from surrounding commercial uses would need to be addressed. There is a parcel of contaminated land where the existing building are located. Although promoted for employment/ residential mixed use, this assessment concludes that the site is suitable for employment uses only.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available (the promoter indicates post 2019).

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with demolition of existing structures and breaking out of hard standing. Abnormal costs may be associated with the possible need for decontamination works.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

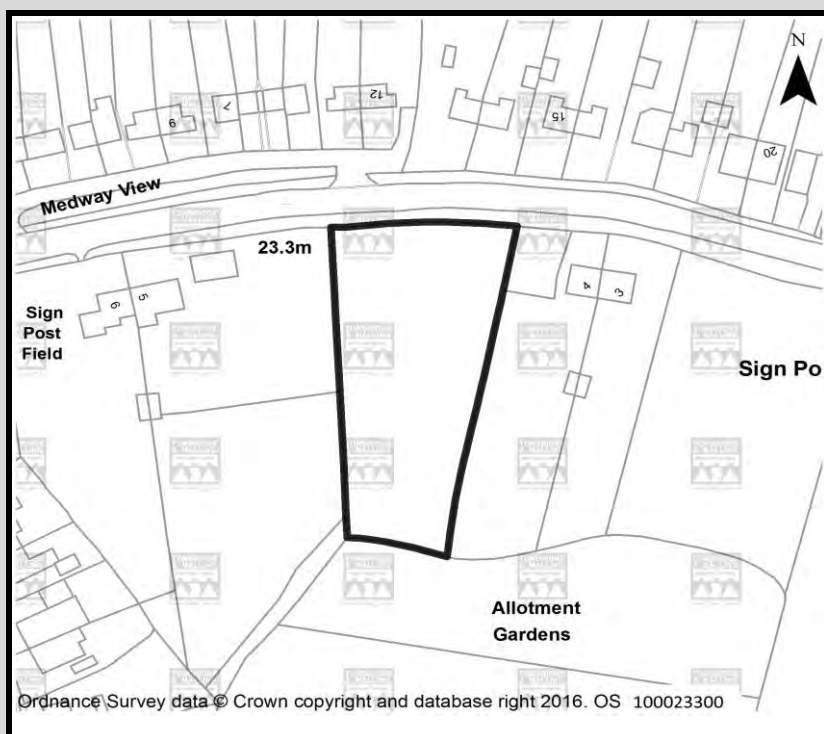
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	1.7
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: **Suitable and deliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
260	Three Elm Lane, Golden Green	Hadlow



Site Description

An overgrown site covered in scrub and young trees with a high hedgerow on the frontage. There is a tall conifer hedge on the western boundary.

Surrounding Uses

Residential to the north, east and west. Agricultural land to the south.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.25

SUITABILITY

In terms of access to services, this site is in an unsustainable location adjacent to the confines of Golden Green. The site is not subject to any high level constraints. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

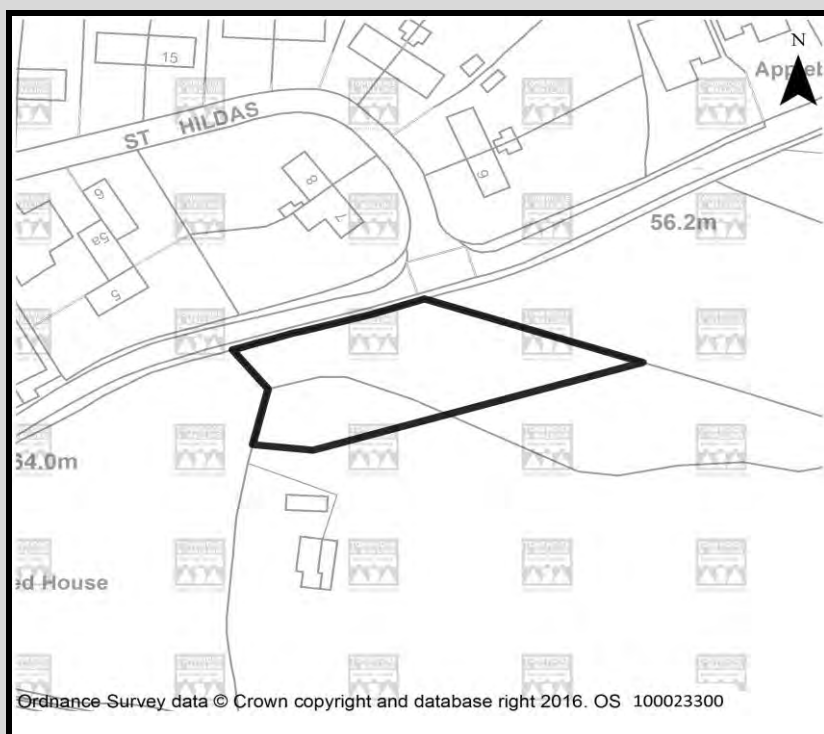
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
261	Reed House Paddock, Plaxtol	Plaxtol



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Site Description

An area of grassland and trees with a high hedgerow and fence on top of a bank alongside The Street but with no other obvious defined boundaries.

Surrounding Uses

Residential to the west and on the opposite side of the road. Agricultural land on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.12

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Plaxtol Village. The site lies within the AONB and is not subject to any high level constraints. The site has difficult topography in part, making the frontage only likely to be suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

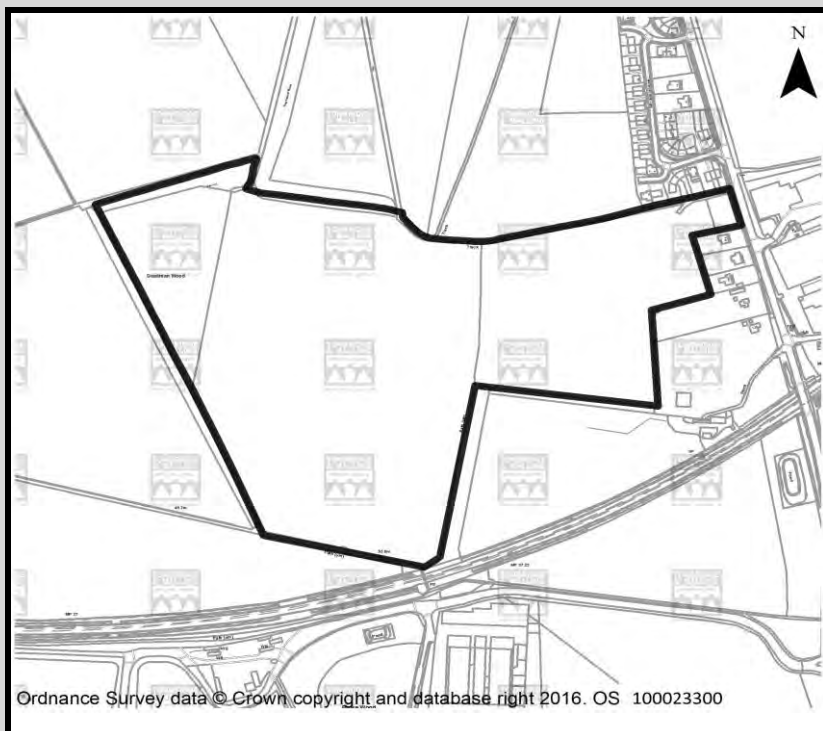
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Below SLAA threshold
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
262	Detling Field, Hermitage Lane	Aylesford



Site Description

A flat, well-concealed, greenfield site to the south of the built up area of Aylesford, with access from Hermitage Lane. The majority of the site is currently in agricultural use with mature tree-lined boundaries. There is a parcel of Ancient Woodland in the west of the site, known as Deadmans Wood.

Surrounding Uses

Agricultural land, scrub and woodland to the north, west and south, and the gardens of residential properties to the east which front on to Hermitage Lane.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 14.36

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location adjacent to the built up confines and adjacent to other sites submitted as part of this exercise. The site is not subject to any high level constraints with the exception of ancient woodland in the north west corner of the site. A Transport Assessment would be required as access is restricted and there are capacity issues on Hermitage Lane and with junctions at London Road and Tonbridge Road in Maidstone Borough. A Minerals Assessment would be needed. The site also falls within a water source protection zone, noise and air quality issues would also need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. However the site could possibly only be developed alongside land under third party ownership. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

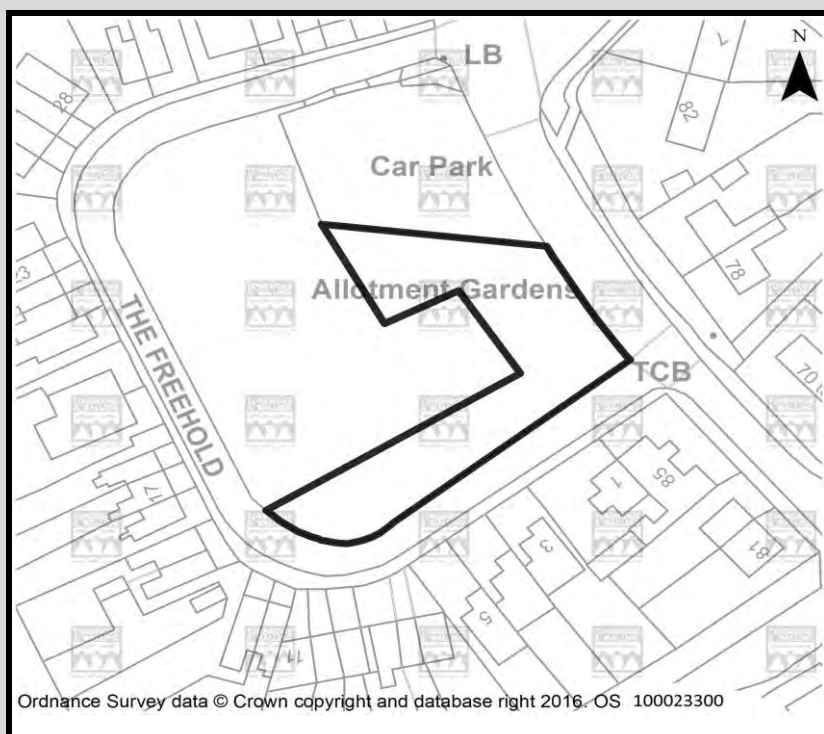
Potential Residential Yield (units):	381
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
263	The Freehold, Hadlow	Hadlow



Site Description

The site is mainly disused and overgrown with scrub and trees, though there is an allotment garden on the land that parallels The Freehold.

Surrounding Uses

Open amenity land to the rear, public house car park to the north, housing opposite.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Not previously developed
Gross Site Area (ha):	0.09

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of Hadlow Village. However, the site falls within The Freehold Conservation Area which is open and green in character with a horse shoe of victorian properties around the boundary facing in to the open area. Development here would be conspicuous and adversely alter the character and appearance of the conservation area. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

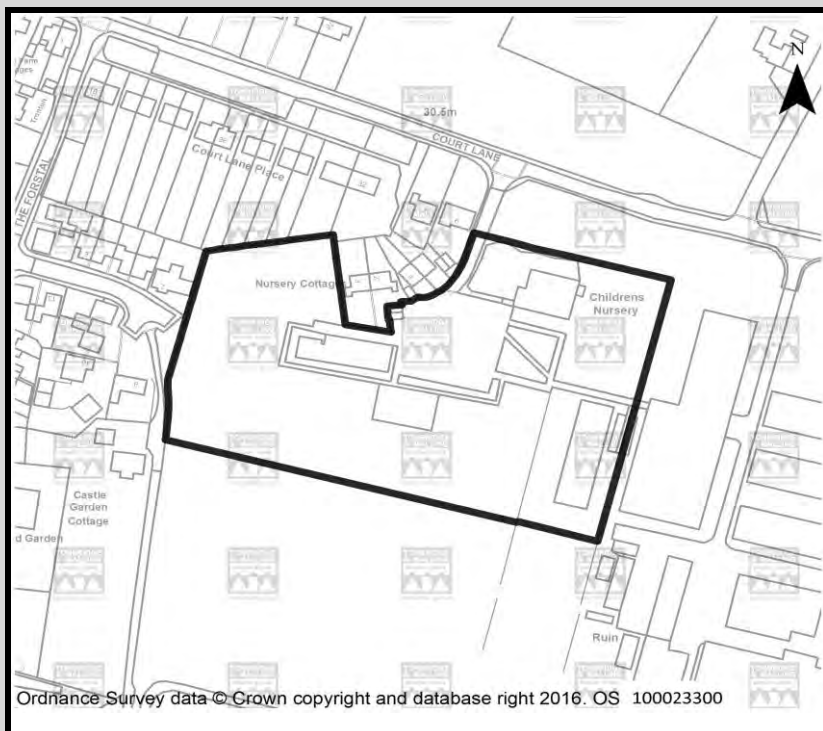
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
264	Court Lane Nurseries, Hadlow	Hadlow



Site Description

The Court Lane Horticulture Centre is housed in a timber building on the site which also includes the Hadlow Garden Day Nursery which is housed in a single storey building with some associated open play space. Both buildings are served by the same car park which is overlooked by some existing housing. The southern and eastern parts of the site include open nursery land with a tree boundary to the south.

Surrounding Uses

Housing to the west and partly along the northern boundary. Agricultural land or agricultural education uses on all other boundaries, including glass houses to the east.

Current/Previous Use: Institution/Education

Type of Site: Mixed

Gross Site Area (ha): 1.47

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hadlow Village. The site is not subject to any high level constraints and has some existing development (Horticulture Centre and Day Nursery). A Transport Assessment would be required as Court Lane is constrained in terms of width and not suited to any significant increase in traffic. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with demolition of existing structures and breaking up of car park.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

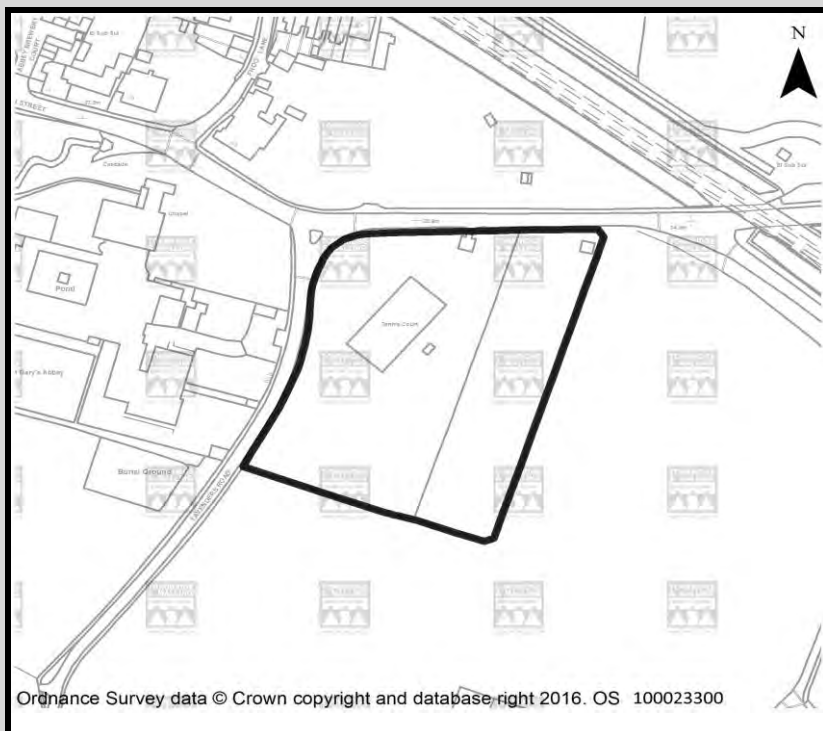
Potential Residential Yield (units):	44
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
265	Lavenders Road, West Malling	West Malling



Site Description

A area of former gardens associated with the house opposite raised above the level of Lucks Hill and Lavenders Road and surrounded by trees with some significant trees within the site. There is a small fenced horse exercise area within the site and an old gateway on the Lucks Hill frontage.

Surrounding Uses

Residential to the north. Agricultural land to the east and south. Abbey to the east.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.02

SUITABILITY

In terms of access to services, this site is in a sustainable location, remote from the confines of West Malling. The north western corner of the site falls within the Conservation Area and the site is not subject to any other high level constraints. The site impacts on the setting of St. Mary's Abbey and other Listed Buildings. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

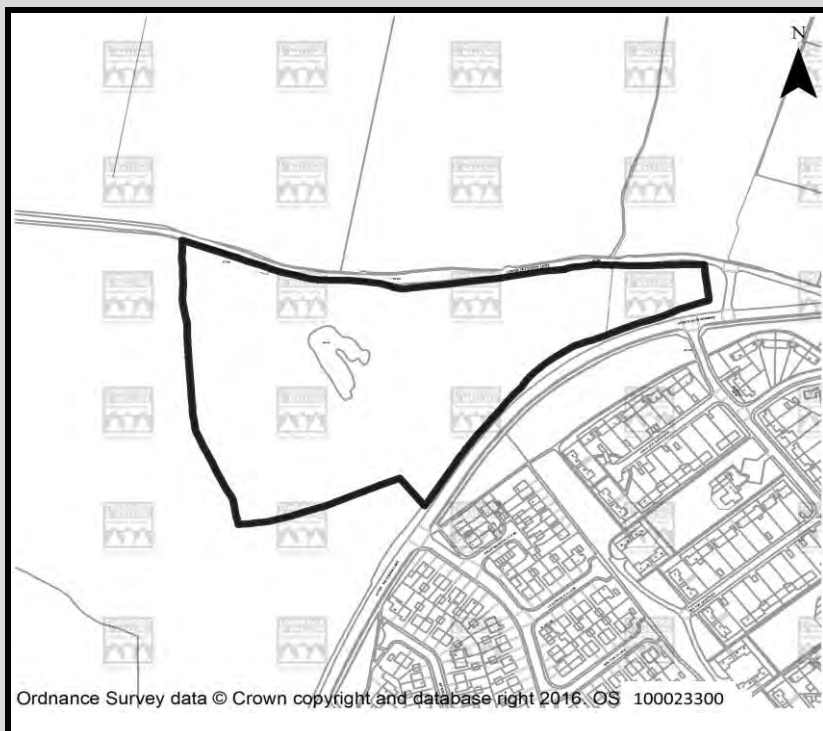
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
266	Fishponds Farm, Upper Haysden Lane	Tonbridge



Site Description

A triangular field bounded by hedgerows. It is mainly flat but gently rises to a low hill at its north western corner on top of which is a small pond surrounded by trees.

Surrounding Uses

Housing to the south east. Agricultural land on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 4.52

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, adjacent to the confines of the urban area. The site is not subject to any high level constraints. Development on this site would impact on the setting of the nearby conservation area and listed buildings at Lower Haysden. A Transport Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

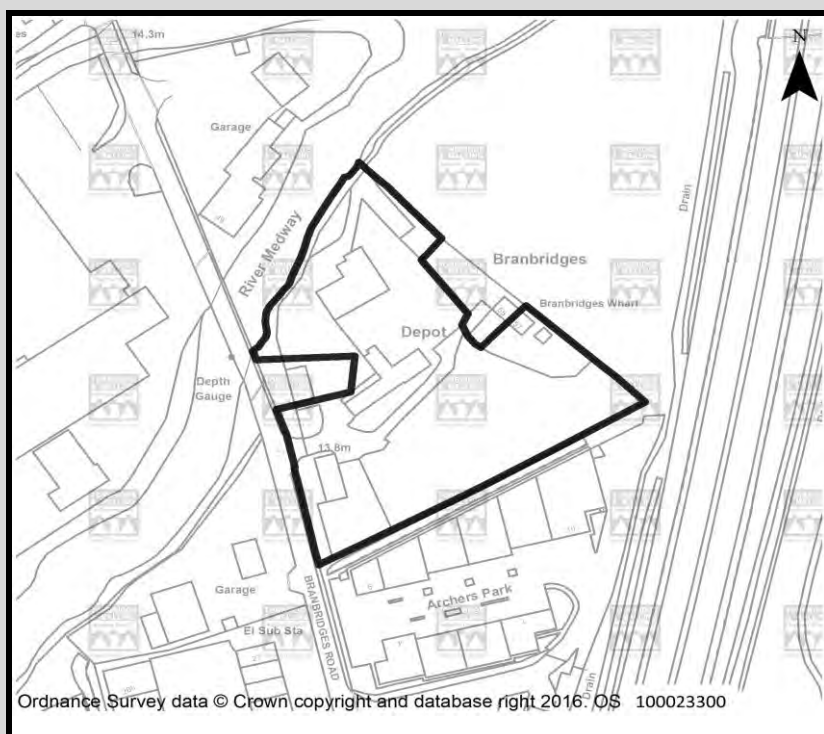
Potential Residential Yield (units):	136
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
267	Branbridges Wharf, East Peckham	East Peckham



Site Description

A disused commercial site to the east of Branbridges Road and immediately south of the River Medway. A listed building is located on the frontage. Other commercial buildings on the site are in a dilapidated condition. There are extensive areas of hard-standing. There are still some containers on the site relating to its previous use for open storage of containers. At the back of the site lies a semi-detached pair of old cottages one of which is occupied. The only trees on the site lie on its boundaries, particularly along the river's edge.

Surrounding Uses

Employment uses on all boundaries apart from the east where there is a field.

Current/Previous Use:	Mixed: Employment, residential and partly derelict/vacant
Type of Site:	Previously developed land
Gross Site Area (ha):	0.99

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of East Peckham. It lies entirely within an area at high risk of flooding which alone makes the site unsuitable for residential development. It is surrounded by existing employment uses and the site itself has a degree of land contamination. The site remains suitable for employment use. This assessment concludes that the site is not suitable for residential.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs may be associated with dealing with land contamination and any additional costs of building in the flood plain.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

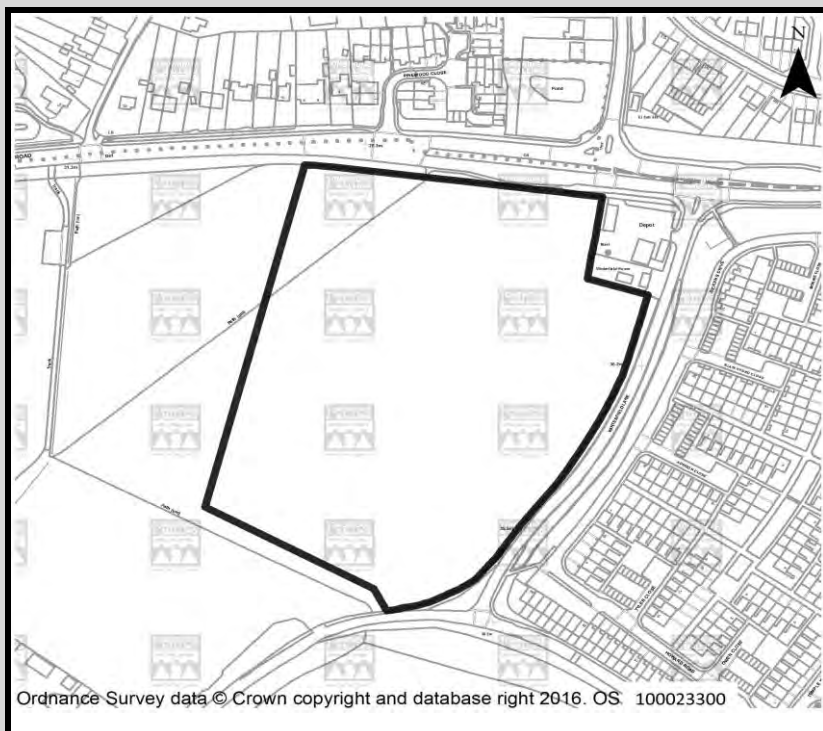
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0.99
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
268	Hermitage Farm, Winterfield Lane	East Malling and Larkfield



Site Description

A very prominent, exposed, undulating grassed field sloping down to the A20. It is bounded by trees on Winterfield Lane which is generally sunken below the level of the field. There is a very low to non-existent hedgerow alongside the A20 with a few trees and no defined boundaries on the other margins. It is crossed by two well-defined public footpaths. The extended area goes up to the woodland and hedgerow boundaries of the large field.

Surrounding Uses

Housing to the north and east. Agricultural land on other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	4.16

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of East Malling. The site is not subject to any high level constraints. A Transport Assessment will be required and issues relating to noise from the A20 would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs may be associated with recontouring/earthworks.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

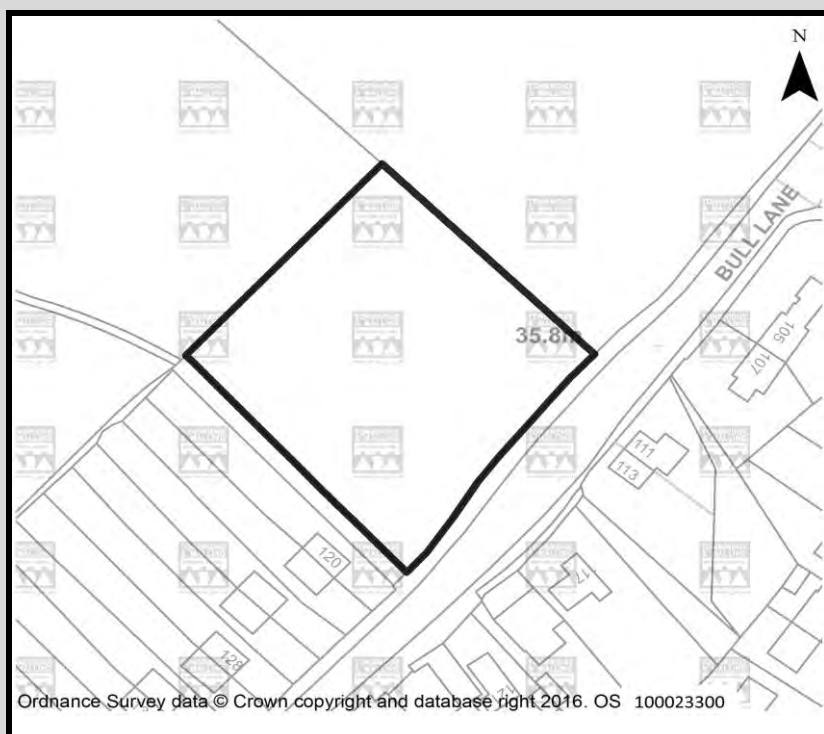
Potential Residential Yield (units):	125
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
269	Bull Lane, Eccles	Aylesford



Site Description

Almost flat section of a much larger field set between Bull Lane and the school, with a hedgerow on the road frontage with a few poor quality trees and a chain-link fence to the school boundary. Wide open views over countryside to the north and west. There is a footpath to the school along the south-western boundary.

Surrounding Uses

School to the north-west, open agricultural field currently with no boundary separation to the north east. Mixed one and two storey residential on all other boundaries with a public house almost opposite.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.29

SUITABILITY

In terms of access to services, this site is located in a sustainable location adjacent to the confines of Eccles. It is not subject to any high level constraints. Part of the site falls within a water source protection zone. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

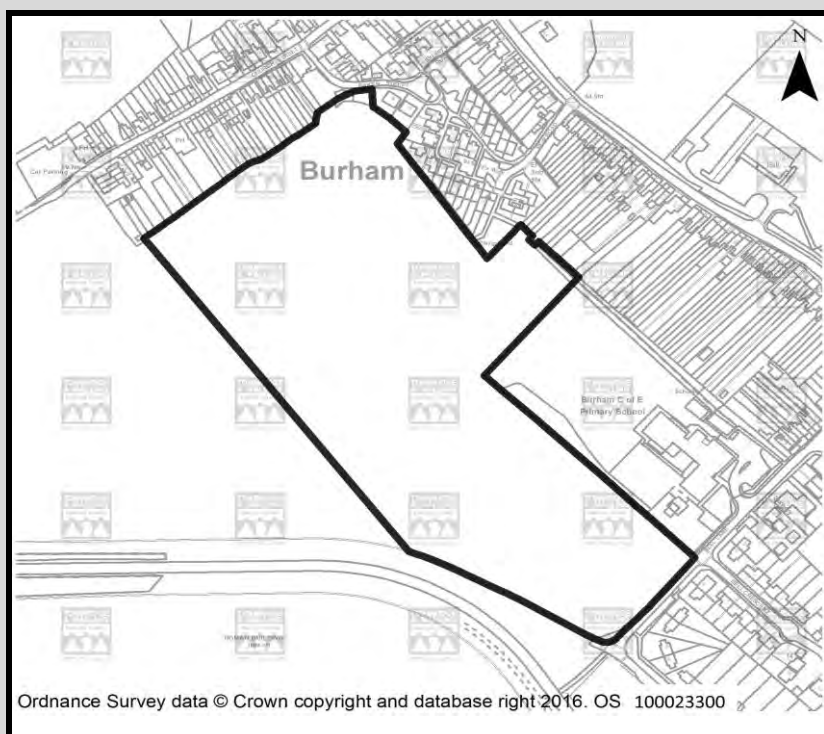
Potential Residential Yield (units):	9
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
270	Bell Lane, Burham	Burham



Site Description

Part of a large field with an open boundary to Court Road and dense hedgerow along Bell Lane and a very strong and high hedgerow boundary alongside the school. The lower part of the site slopes gently up to the north.

Surrounding Uses

School to the north-east and housing to the south-east. Open countryside on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	5.73

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Burham. The site is not subject to any high level constraints. Surface water drainage issues would need to be addressed and the site falls within a water source protection zone. A Transport Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

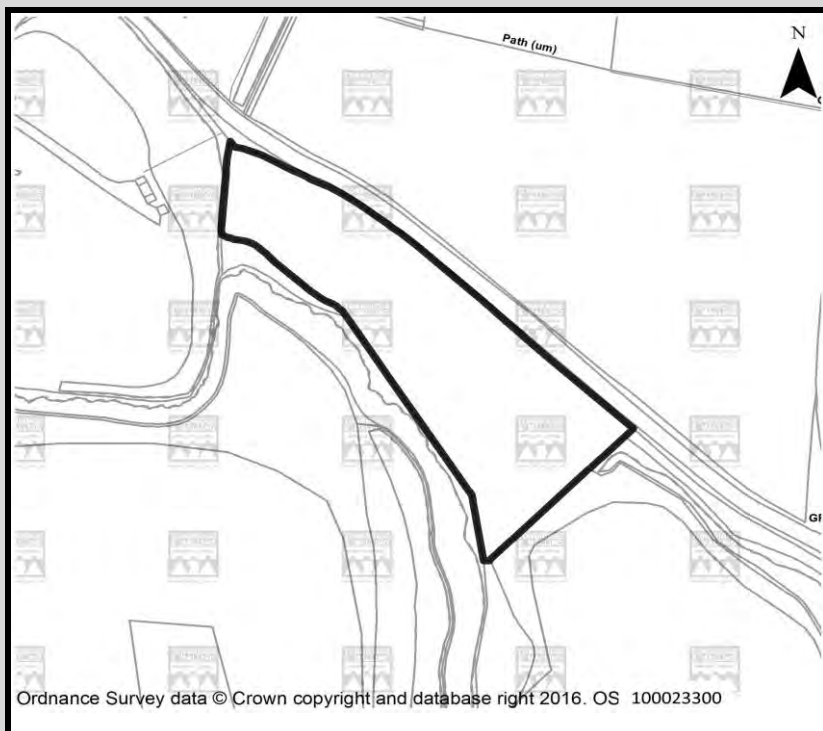
Potential Residential Yield (units):	172
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
271	Peters Village, North Extension	Wouldham



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Site Description

A rectangular field sloping quite steeply down to the north and west, surrounded on all sides by high mature hedgerows. Views across the river are glimpsed to the west. Agricultural access is currently to Knowle Road.

Surrounding Uses

Agricultural land to the north. Planned housing development in Peters Village on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.77

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location. It is currently located remote from the confines of the built up area but is adjacent to the area with planning permission at Peters Village which will improve the site's sustainability once implemented. The site is not subject to any high level constraints. This assessment concludes that this site is unsuitable at the current time but should be reassessed in the future once completion of Peters Village has occurred.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with earthworks.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

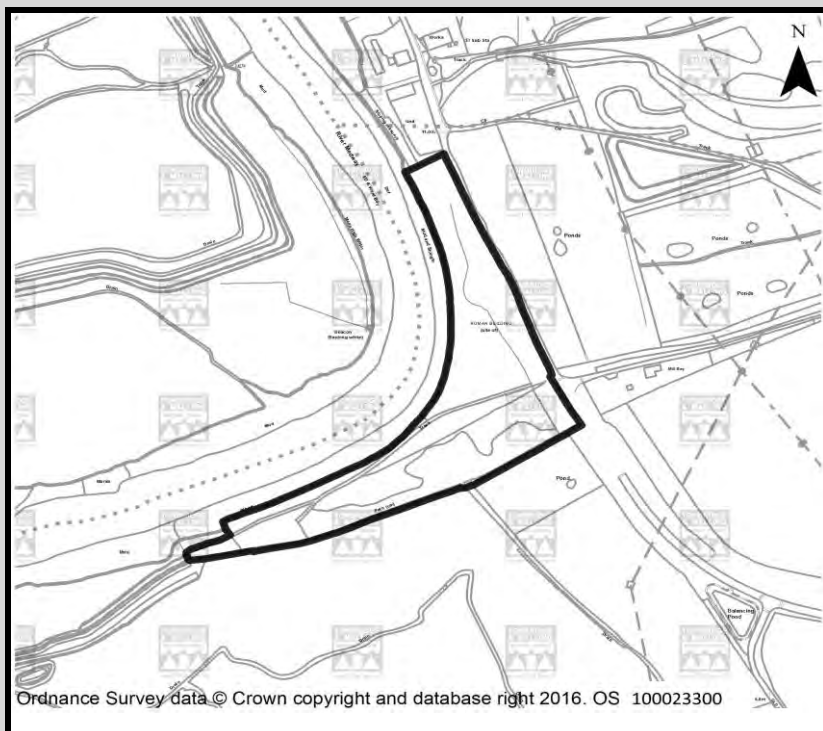
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
272	Peters Village, South Extension	Burham



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Site Description

An open grassed riverside site with a few shrubs by the river and a strong hedgerow including some mature trees along the southern boundary. There is a low hedge and boundary fence along the eastern side of the site. The site slopes gently down towards the river. Some small concrete structures are remnants of the former cement works which occupied the site. There are distant views across the river.

Surrounding Uses

River to the west. Proposed new riverside development as part of Peters Village to the north and countryside on all other boundaries.

Current/Previous Use: Mixed: Remnants of former cement works, shrubland

Type of Site: Mixed

Gross Site Area (ha): 3.33

SUITABILITY

In term of access to services, this site is currently in an unsustainable location and is remote from any built-up confines. However it is adjacent to the area with planning permission at Peters Village which could improve the site's sustainability once implemented. The western part of the site is at high risk from flooding. The site is adjacent to both a SSSI and a SAC. There is potential for contamination which would need to be investigated. There is currently no access, but this can be provided from Old Church Road. This assessment concludes that the site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with land raising as necessary.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

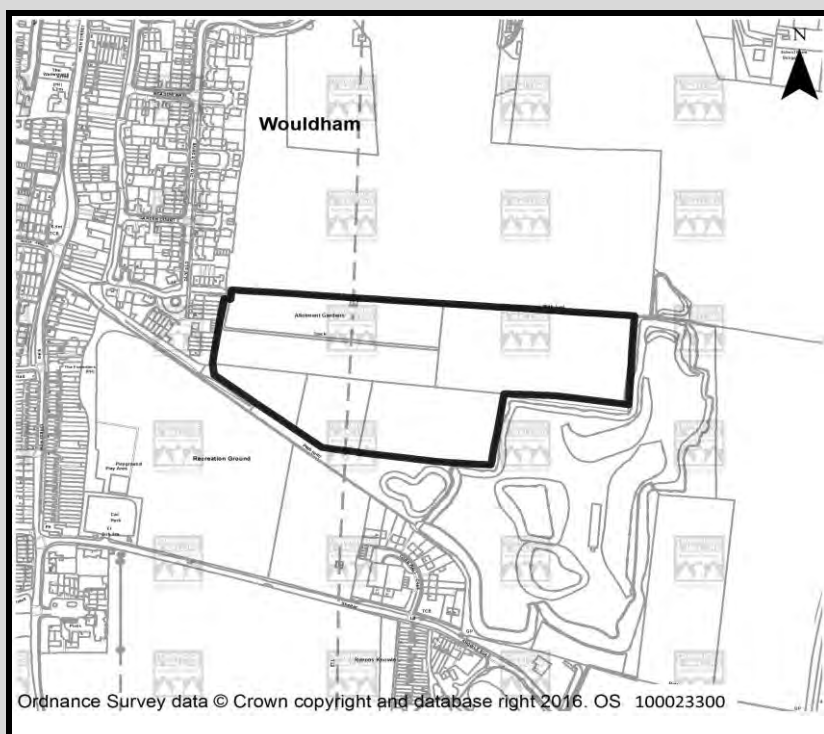
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
273	Wouldham Allotments	Wouldham



Site Description

The site slopes gently up towards the east. The allotments are bounded by a chain-link fence and include a variety of ancillary sheds, etc. The site is crossed by high and low voltage overhead lines. To the south and east of the allotments is an area of open pasture land with occasional clumps of trees and shrubs and a strong hedgerow border to the south along which runs a footpath, beyond which lies the village recreation ground.

Surrounding Uses

Housing to the west. Open space along part of the southern boundary with open countryside on all other boundaries.

Current/Previous Use:	Mixed: Partly agriculture/paddock and partly allotments
Type of Site:	Greenfield
Gross Site Area (ha):	4.48

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Wouldham. The site is not subject to any high level constraints. A high voltage overhead power line crosses the site. Existing access is narrow with limited scope for improvement. Additional access would require land outside of the submitted site area. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has been promoted by the landowner, the allotment leases are short term and the site can be made available quickly. The site is therefore available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs are likely to be associated with providing alternative allotments as necessary.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

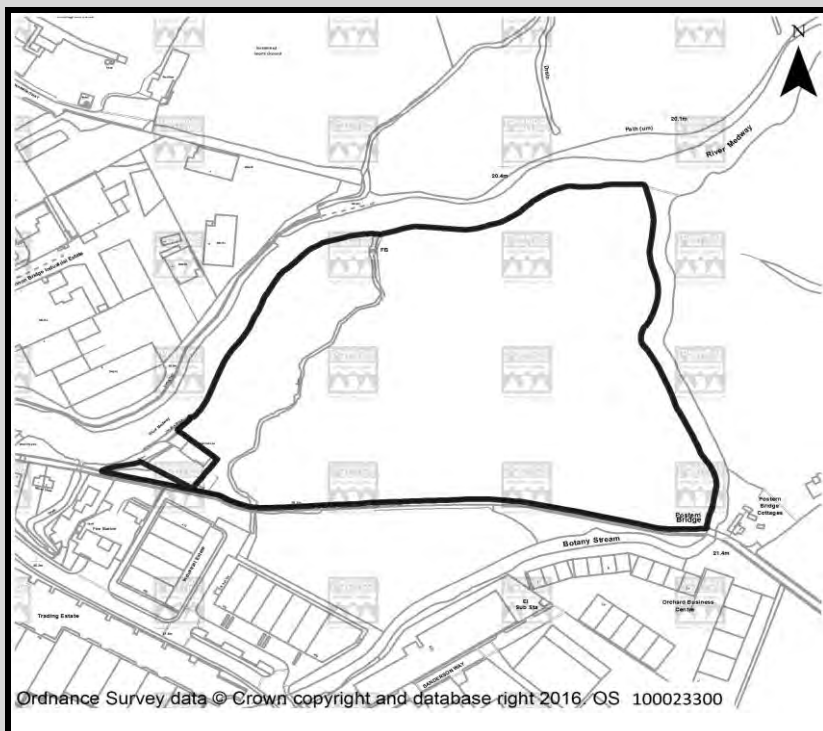
Potential Residential Yield (units):	134
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	4.48
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
274	North of Postern Lane, Tonbridge	Tonbridge



Site Description

Large flat, overgrown field bounded on two sides by rivers with hedgerows and trees and a hedge alongside Postern Lane. A small drain also crosses the site.

Surrounding Uses

Employment uses to the northwest and south. Agricultural land on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 7.11

SUITABILITY

In terms of access to services, this site is in a sustainable location, adjacent to the confines of Tonbridge. However the entire site is at high risk of flooding and parts of the north and east are covered by a Local Wildlife Site. This site is functional floodplain and therefore any development should be limited to those described as "water compatible". The site is currently accessed from a private road, via an existing right of way. Access would need to be improved. Although potentially suitable for a marina development it would have to be designed to remain operational and safe for users in times of flood, result in no net loss of flood plain storage and not impede water flows or increase flood risk elsewhere. A Transport Assessment and Minerals Assessment would be required. This assessment concludes that this site is suitable for a marina development.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs could be associated with works to create a marina.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

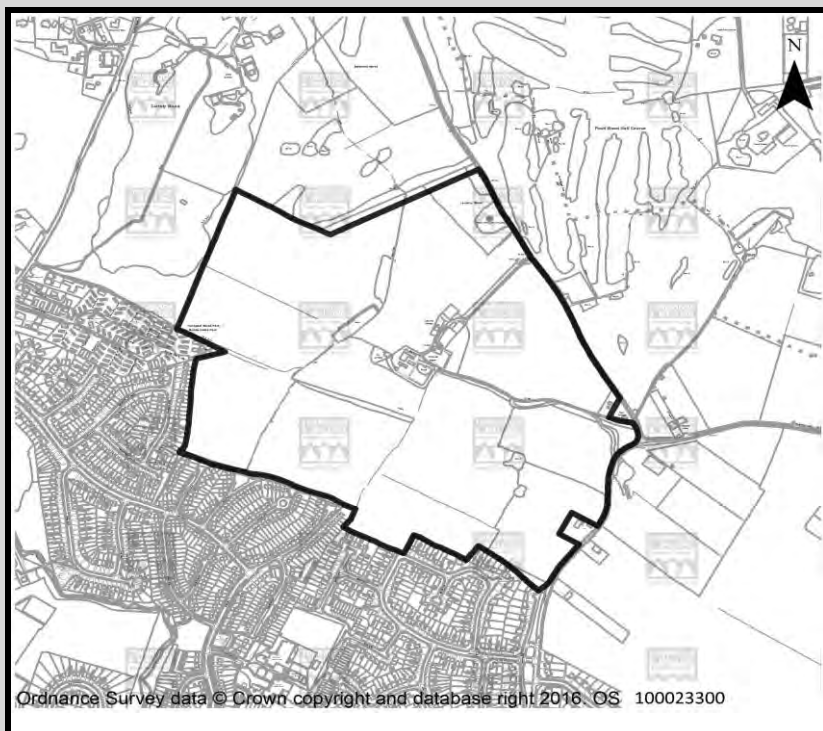
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	7.11
Anticipated Start Date:	Not phased

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
275	Grange Farm, Tonbridge	Tonbridge



Site Description

A large undulating site on the northern margins of Tonbridge sloping gently down from north to south. It comprises arable fields separated by low hedgerows and occasional trees with a number of ponds and a cluster of farm buildings at its centre, some of which are occupied. There is a group of sporadic mature trees to the north of the site where an area of woodland has been cleared. The site is bounded to the north by Higham Lane and a Golf Course with Carrot Wood to the west. It is open to view from Higham Lane and is overlooked by properties on the northern margins of Tonbridge.

Surrounding Uses

Residential to the south and partly to the west. Agricultural land to the east. Golf course to the north and woodland to the west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 42.64

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Tonbridge. Part of the site is a high risk of flooding, however land outside the area is potentially suitable for development as it is well related to the confines of northern Tonbridge. There is access to the site, but improvements would be required. A Transport Assessment would be required. The surface water drainage issues would need to be addressed. This assessment concludes that part of the site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available. Details of the tenancy would need to be confirmed.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs could be associated with access/infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

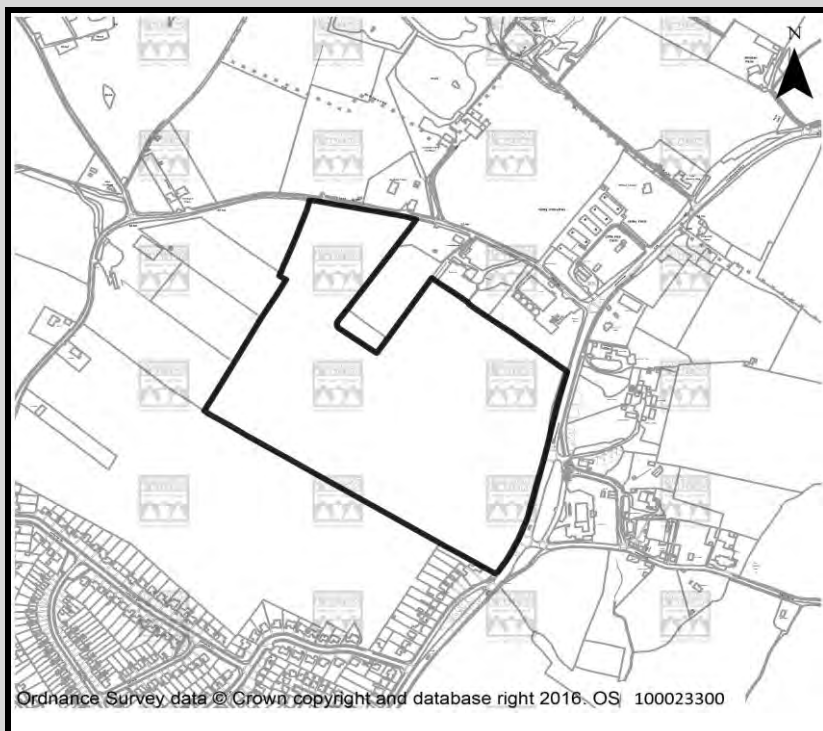
Potential Residential Yield (units):	1211
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
276	Greentrees Farm, Tonbridge	Tonbridge



Site Description

A large arable field undulating gently down from north to south, bounded by a thick high hedgerows on the A26 and part of the Cuckoo Lane frontages. A group of farm buildings and a couple of dwellings lie between the north of the site and the rest of Cuckoo Lane.

Surrounding Uses

Agriculture and farm buildings with a few low density houses and a petrol filling station on the opposite side of the A26.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 15.48

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location. It is not subject to any high level constraints. However noise mitigation measures may be required on the A26 frontage and the surface water drainage issues would need to be addressed. This site has access, but a new access onto the A26 would be required. A Transport Assessment would be required. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs could be associated with access/infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

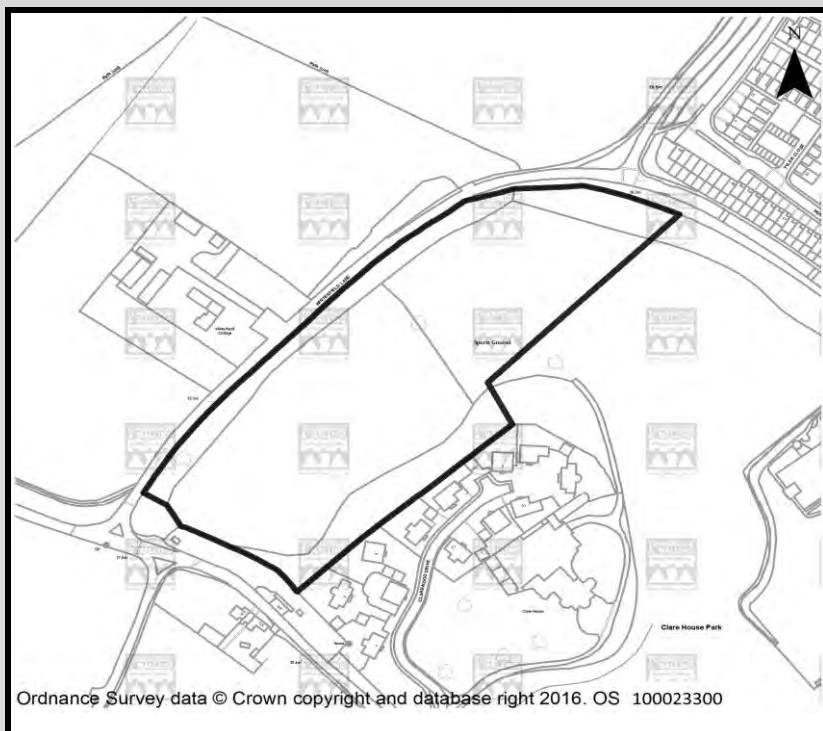
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
277	Clare Park, east of Winterfield Lane	East Malling and Larkfield



Site Description

A flat well-screened site only overlooked by some of the houses in Clare Wood Drive. The southern part of the site is an open playing field, the remainder of the site is low scrub with trees and woodland on the western margin and a grassed bund to the east separating the upper platform from the main playing fields at a lower level.

Surrounding Uses

Partly scrubland and partly residential to the east. Agricultural land on all other boundaries.

Current/Previous Use: Institution/Education

Type of Site: Greenfield

Gross Site Area (ha): 2.88

SUITABILITY

In terms of access to services, this site is in a sustainable location, however it is outside the built-up area of the Medway Gap. It is not subject to any high level constraints, however the site lies within the Clare Park Conservation Area and Historic Park and Garden. Existing access is unsuitable and new access would need to be provided to the site. A Minerals Assessment would be needed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

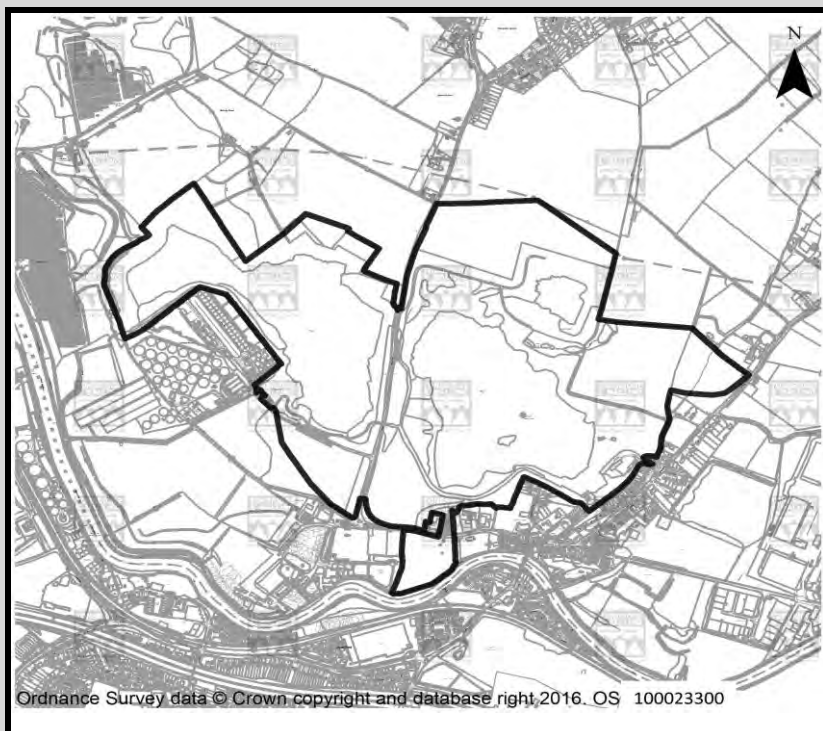
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
278	Aylesford Quarry, Aylesford	Aylesford



Site Description

A large site on the east bank of River Medway to the north of Aylesford village comprising operational and worked out wet quarries. The overall site includes a mixture of greenfield and brownfield elements. To the north, the site is relatively flat with open arable land and grazed fields. The central and southern sections have been extensively quarried with significant variations in land levels with two large lakes and one small one to the north (currently being drained). There are areas of woodland on the margins of the lakes. The eastern area, adjacent to the confines of Aylesford village but separated from it by the quarry bluff, comprises parking, administration and operational land with a number of functional buildings. A small part of the site to the south lies between Aylesford High Street and the River Medway. This is a very old, heavily wooded quarry.

Surrounding Uses

Village of Aylesford to the south east, Aylesford Priory to the south west, woodland and large sewage works to the west with agricultural land on other boundaries.

Current/Previous Use:	Other: Quarry
Type of Site:	Mixed
Gross Site Area (ha):	98.21

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Aylesford village. This extensive site comprises operational and worked out sand quarries, and agricultural land. There is a geological SSSI on part of the site and some areas of ancient woodland and areas of TPOs. A small part of the Aylesford Conservation Area falls within the site boundary. Although the site is subject to certain constraints there is still considerable potential for development within the site without impinging on these areas. There is existing access, however improvements including a new access to Rochester Road and a road linking Bull Lane with Rochester Road would be required. Residential development on the western margins of the site may not be appropriate due to odour from the sewage works. Any development should have regard to its potential visual impact on the AONB. A Minerals Assessment and geological watching brief would be needed as would a Flood Risk Assessment. Measures would need to be included to address the surface water flooding issues and protect water resources. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs may be associated with excavation/land contouring as necessary.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	1877
Potential Employment Area (ha) :	63.42
Potential Other Use Area (ha):	63.42
Anticipated Start Date:	6-10 years

Assessment Outcome: **Suitable and deliverable**

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

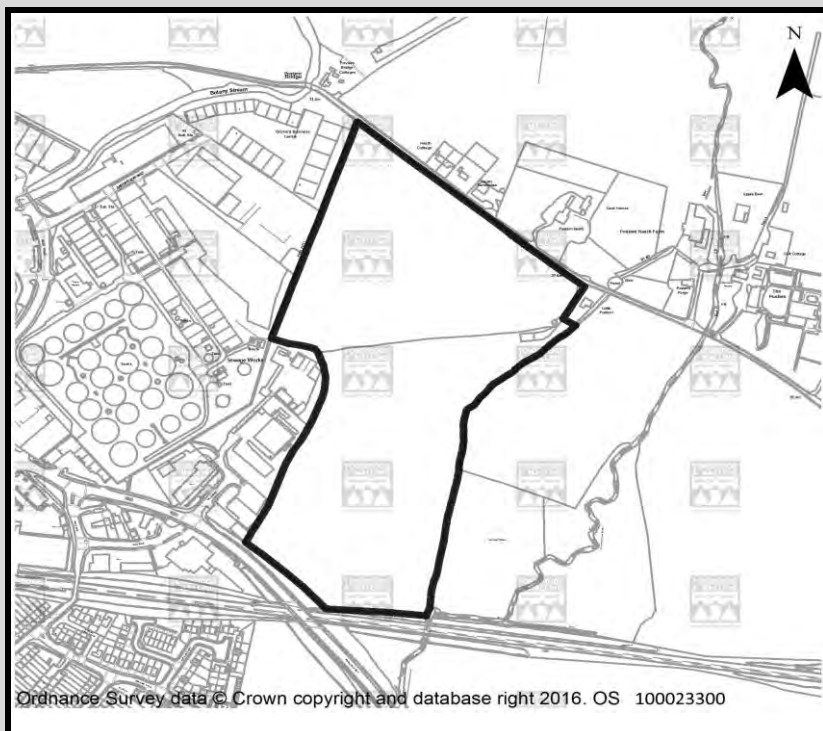
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
280	Little Postern, Postern Lane, Tonbridge	Tonbridge



Site Description

Orchards on a low ridge sloping gently down from Vale Rise to Postern Lane. Bounded by hedgerows and woodland (Railway Shaw) in the south east corner and to the south the embankment for Woodgate Way as it crosses over the railway.

Surrounding Uses

Scattered housing and agricultural land to the north along Postern Lane, employment and sewage works to the west, agricultural land to the east with the railway line and Woodgate Way to the south.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 10.76

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Tonbridge. This site is not subject to any high level constraints. The site is currently only accessible from a private road. Access could be obtained but this would require the acquisition of land outside of the submitted site boundary. A Minerals Assessment would be needed and the surface water flooding in the southeastern part of the site would need to be addressed. A Transport Assessment would also be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs could be associated with access/infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

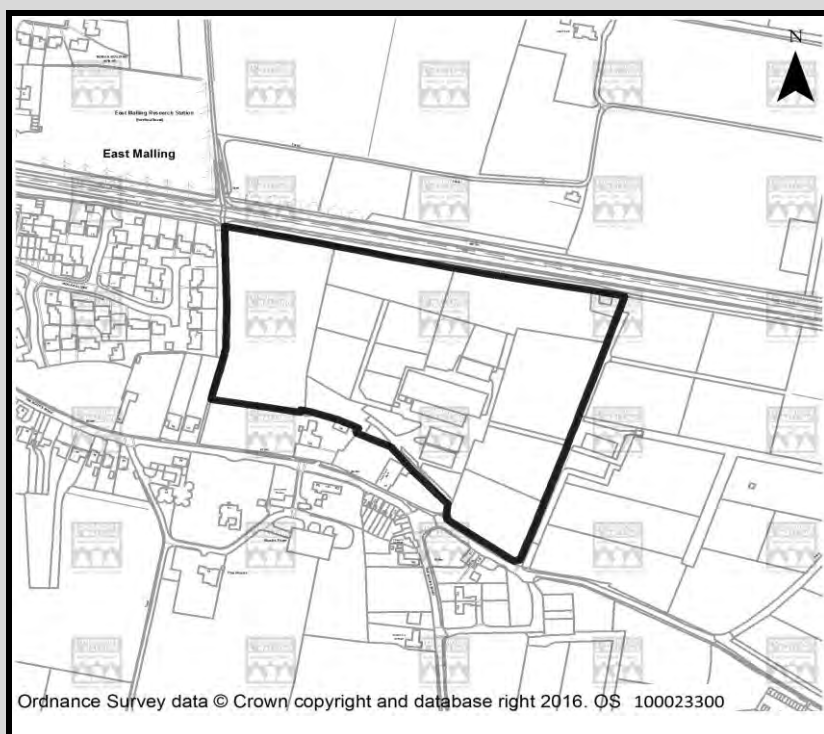
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	10.76
Potential Other Use Area (ha):	10.76
Anticipated Start Date:	Not phased

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
281	Paris Farm, Rocks Road, East Malling	East Malling and Larkfield



Site Description

This site slopes gently down towards the railway line with extensive long distance views to the North Downs. It is subdivided into paddocks for the grazing of horses and contains some fairly large ancillary buildings/stables. The site is concealed by high walls and properties in The Rocks Road. It can be glimpsed between hedgerow trees along the footpath that runs along its western boundary but is exposed to views from the railway line and there is no screening at all on the eastern boundary.

Surrounding Uses

Housing to the south and west. Agricultural land to the east with the East Malling Research Station to the north on the other side of the railway line.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	4.23

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, although it does abut the confines of East Malling and is well concealed from the village. The site is not subject to any high level constraints although the southern boundary does abut the Conservation Area (including two Listed Buildings). There is access to the site, although this is poor, in particular the junction of The Rocks Road with Chapel Street. The proximity of the railway line is likely to mean that noise could be an issue. A Minerals Assessment would be needed and surface water flooding would need to be addressed. Water resources would need to be protected. This assessment concludes that part of the site at a low density would be suitable.

AVAILABILITY

This submission has not been promoted by the landowner. However a submission for the same site has been made separately by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Abnormal costs may be associated with diversion of the overhead power line as necessary.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

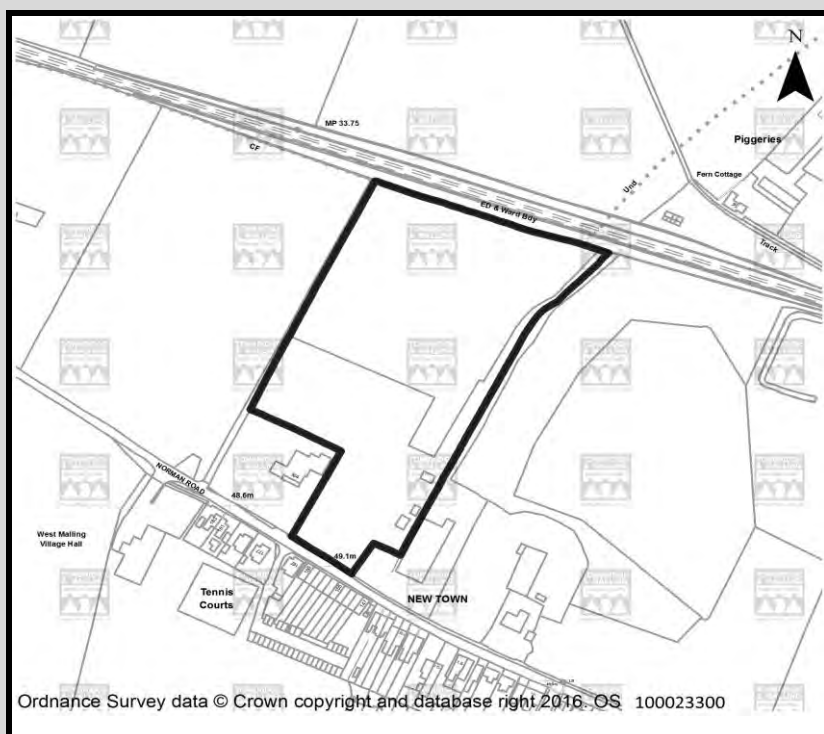
Potential Residential Yield (units):	127
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
282	North of Norman Road, West Malling	West Malling



Site Description

Part of an overgrown orchard with a few fruit trees still remaining particularly at the back of the site closest to the railway line. There are three dilapidated former agricultural buildings on the site and a high overgrown hedgerow on the Norman Road frontage.

Surrounding Uses

Residential opposite with one bungalow to the west and a commercial building to the east. The site backs onto the railway line with agricultural land beyond. There is an area of informal public open space to the east behind the commercial building.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	2.1

SUITABILITY

In terms of access to services, this site is in a sustainable location, although outside the confines of West Malling. The site is not subject to any high level constraints although may be impacted by noise from the railway line to the north. The site currently has no access to the public highway, however access could be provided onto Norman Road but this is of limited width with on-street car parking. Due to access and local highway constraints the development potential of this site is limited. A Minerals Assessment would be needed and the surface water flooding would need to be addressed. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with demolition of dilapidated structures.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

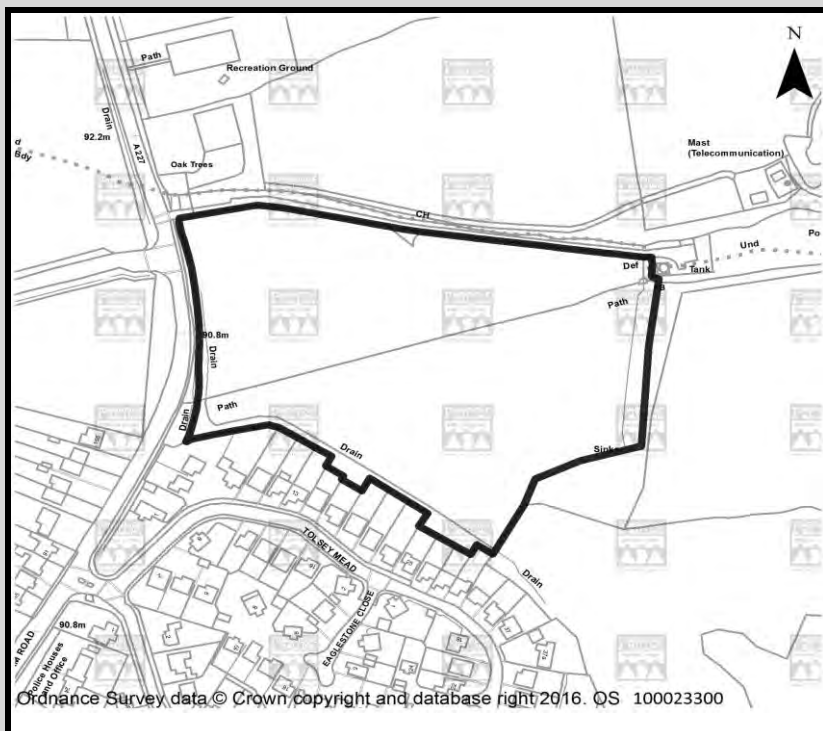
Potential Residential Yield (units):	63
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	2.1
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
283	North of Tolsey Mead, Borough Green	Borough Green/Wrotham



Site Description

A grassed site used for grazing horses, very gently sloping down to the south and bounded on all sides by low hedgerows and a few trees. To the south it abuts the fenced back gardens of properties in Tolsey Mead. A footpath diagonally crosses the site and there is a ditch along the western and southern boundaries.

Surrounding Uses

Housing to the south. Agricultural land or other open land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	2.44

SUITABILITY

In terms of access to services, this site is in a sustainable location, adjacent to the confines of Borough Green. It is not subject to any high level constraints, although the northern and western sections of the site fall within the Kent Downs AONB. This site has no existing access to the public highway however a new access could be required onto Borough Green Road. If developed, measures would need to be taken to protect water resources and address surface water drainage issues. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

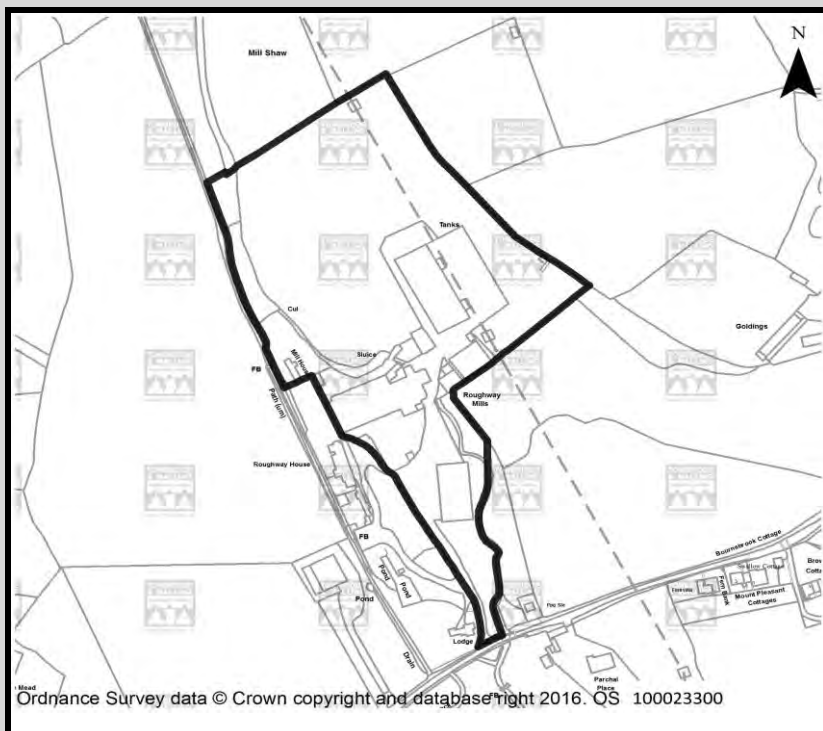
Potential Residential Yield (units):	73
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	2.44
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
284	Roughway Mill, Dunks Green	Plaxtol



Site Description

A heavily wooded former mill site which includes the old mill building which are now derelict and in a state of near collapse, and a series of other more recent utilitarian industrial buildings of various sizes. A stream runs through the site with ponds and sluices.

Surrounding Uses

A couple of isolated dwellings to the west and to the south along Roughway Lane where there is some sporadic development. Otherwise, surrounded by agricultural land with woodland to the north.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	3.27

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from the built-up area. Part of the site is at high risk of flooding, there is a large piece of Ancient Woodland in the north and there is a SAM adjacent to the entrance. The site is also adjacent to the Kent Downs AONB. It is also crossed by an overhead power line. Major improvements to the water course and hydraulic structures would be required if development is to take place. Existing access is narrow and improving this and the visibility is likely to require land outside of the submitted site area. There is some potential for contamination on site. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available (possibly post 2020 due to the current lease on site).

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs may be associated with demolition/earthworks.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

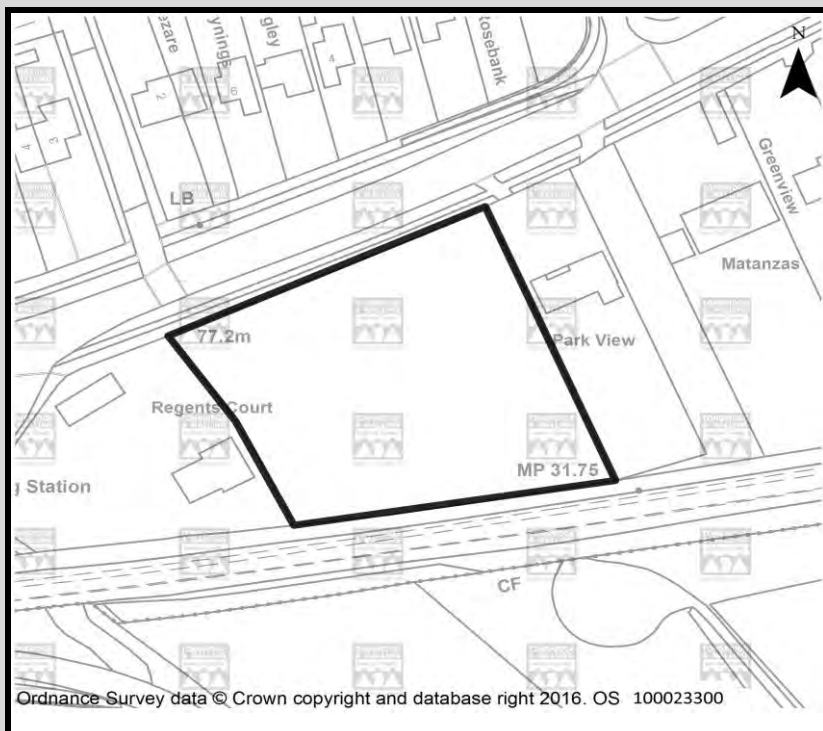
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
285	London Road, Wrotham Heath	Addington



Site Description

Overgrown scrubland sloping gently down towards the east with a hedge and tree screen along the northern boundary.

Surrounding Uses

Housing to the north and east. Petrol filling station to the west and railway line with countryside beyond to the south.

Current/Previous Use: Vacant/Derelict

Type of Site: Greenfield

Gross Site Area (ha): 0.46

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and outside the built-up confines of Addington Clearways. However it is bounded by development to the west and east. The site is not subject to any high level constraints. The site currently has no access to the public highway, however new access could be provided onto London Road. The site is likely to be subject to noise from the A20 and railway. Surface water drainage issue would need to be addressed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

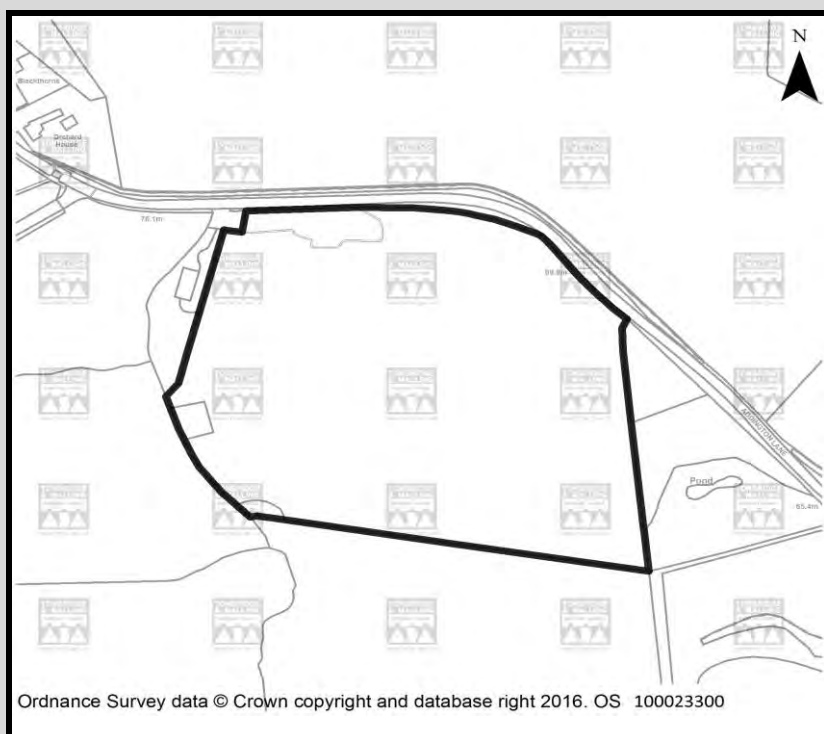
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
286	Trosley Farm, Addington Lane	Trottiscliffe



Site Description

This large, relatively flat farmland site has a frontage with Addington Lane on its northern boundary. Most of its boundary is marked with trees and hedgerows, and a small agricultural building in the north.

Surrounding Uses

Surrounded on all sides by open countryside.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 4.22

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from the built-up confines of Addington and Trottiscliffe. There are no high level constraints on site. The site is wholly within the Kent Downs AONB, and lies adjacent to a SSSI to the south. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

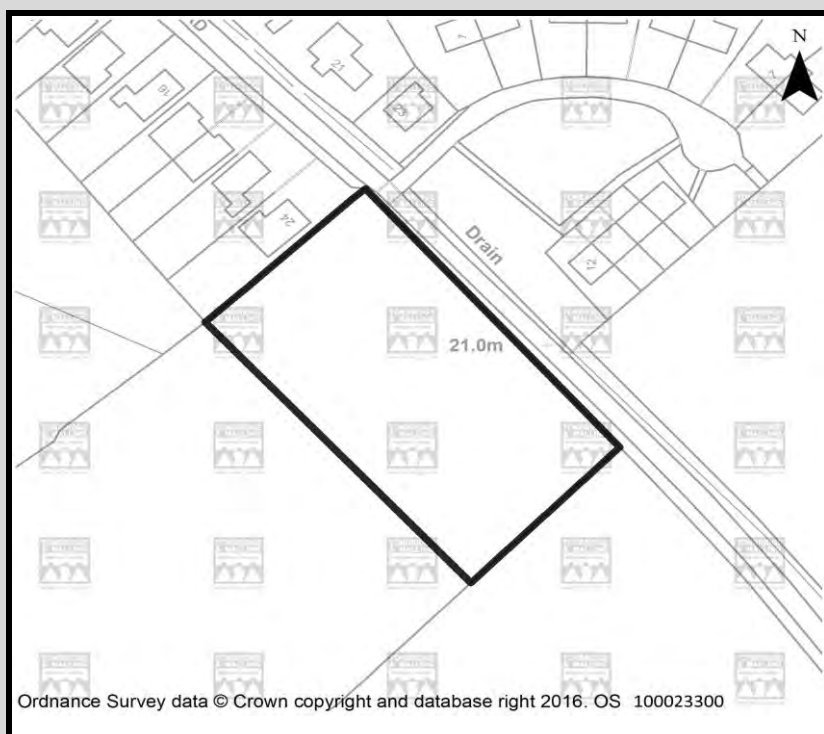
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
287	Bull Road, Birling (Option A)	Birling



Site Description

A fairly flat agricultural field with reasonably strong hedgerow boundaries to the road and housing to the north. There is currently no defined boundary to the west and south with long-range views across the site to the south west.

Surrounding Uses

Housing to the north and on the opposite side of the road. All other boundaries abut agricultural land.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.41

SUITABILITY

In terms of access to services, this site is in an unsustainable location, although it is adjacent to the built-up confines of Birling. This site is not subject to any high level constraints, however it falls wholly within the Kent Downs AONB. The site currently has no access, however access could be provided onto Bull Road. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

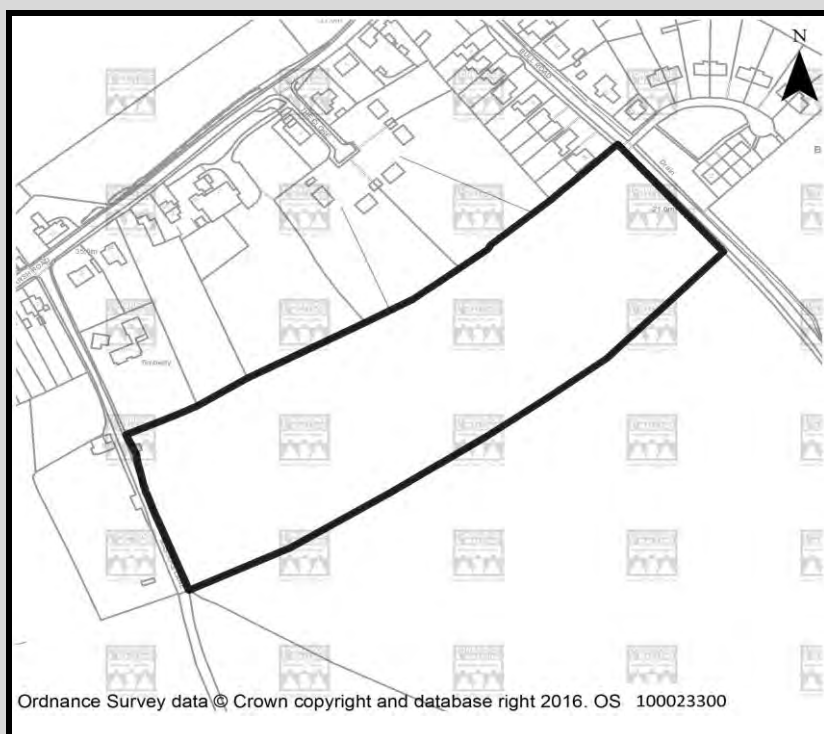
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
288	Bull Road Birling (Option B)	Birling



Site Description

A fairly flat agricultural field with reasonably strong hedgerow boundaries to the road and housing with large gardens to the north. There is currently no defined boundary to the west and south with long-range views across the site to the south west.

Surrounding Uses

Housing to the north and on the opposite side of the road. All other boundaries abut agricultural land.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	3.05

SUITABILITY

In terms of access to services, this site is in an unsustainable location, although it is adjacent to the built-up confines of Birling. This site is not subject to any high level constraints, however it falls wholly within the Kent Downs AONB. The site is currently accessed from Masters Lane, however this has restricted access in part and is of limited width. New access could be provided onto Bull Road. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

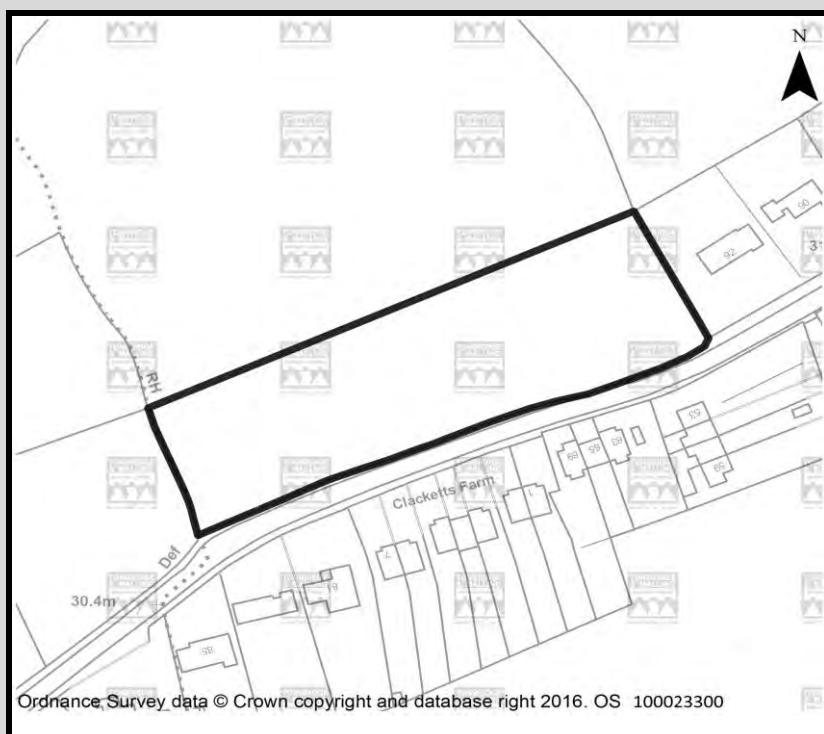
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
289	Ryarsh Road, Birling	Birling



Site Description

Frontage part of a large grassed field which slopes significantly up from the road, currently well screened behind a reasonably high hedge.

Surrounding Uses

Housing opposite and to the east. Other boundaries abut open countryside.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.6

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, although it is adjacent to the built-up confines of Birling. This site is not subject to any high level constraints, however it falls wholly within the Kent Downs AONB. The site has access onto Ryarsh Road but this would require improvement. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

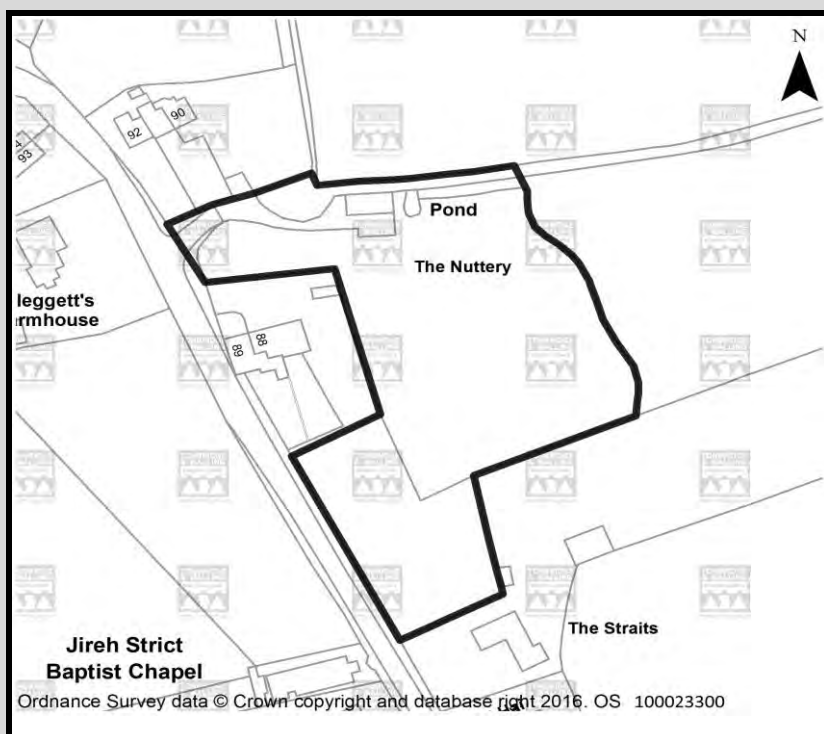
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
290	East of Chapel Street, Ryarsh	Ryarsh



Site Description

The site cannot currently be seen into from the public highway. It is fronted by a high hedge on top of a bank.

Surrounding Uses

Residential to the north and south. Agricultural land to the east and west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.57

SUITABILITY

In terms of access to services, this site is in an relatively unsustainable location, although it is adjacent to the built-up confines of Ryarsh. This site is not subject to any high level constraints, however a significant portion of the west of the site falls within the Ryarsh Village Conservation Area. The site also falls wholly within the Kent Downs AONB. The site currently has access to Chapel Street but this is limited in terms of width and visibility. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

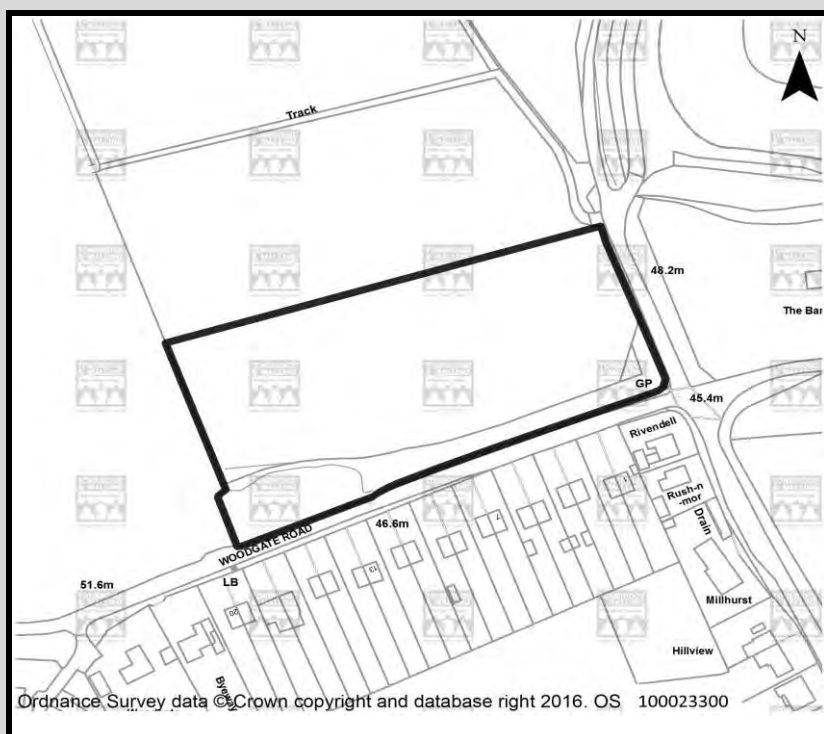
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
291	Woodgate Road, Ryarsh	Ryarsh



Site Description

This relatively flat, rectangular field has a strong line of mature trees along its southern boundary, fronting on to Woodgate Road.

Surrounding Uses

Surrounded on all but the southern side by open countryside. To the south, there is a row of residential properties.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.21

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from any built-up confines. There are no high level constraints, however the site sits wholly within the Kent Downs AONB. The site is currently accessed from Workhouse Road. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

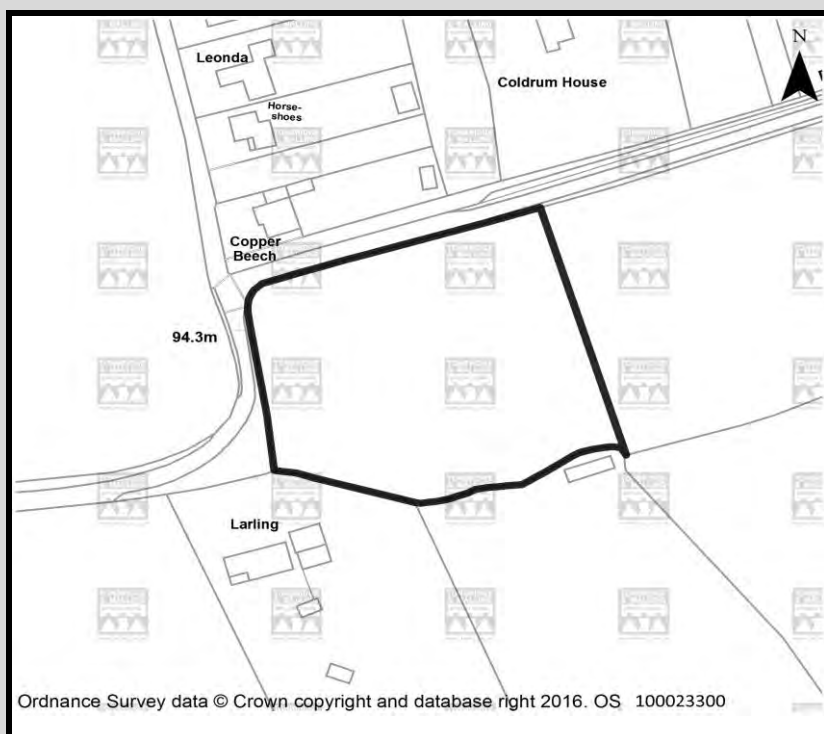
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
292	Pinesfield Lane, Trottiscliffe	Trottiscliffe



Site Description

This square site sits to the south east of the dogleg Pinefield Lane and Coldrum Lane. It is relatively flat, sloping gently to the south.

Surrounding Uses

Single residential properties to the north and south surrounded by open countryside.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.61

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from any built-up confines. There are no high level constraints, however the site sits wholly within the Kent Downs AONB. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

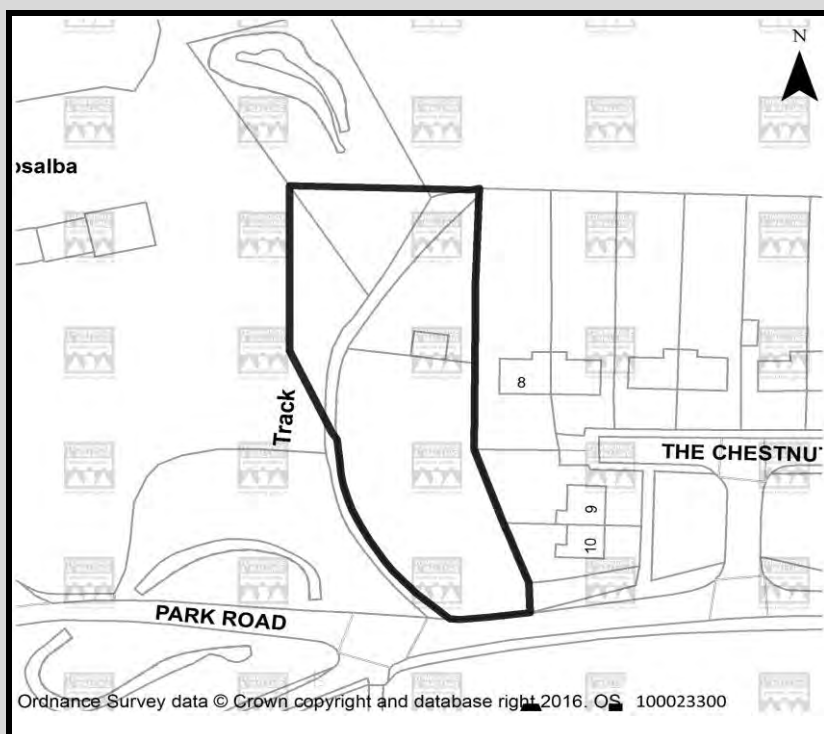
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
293	adj The Chestnuts, Addington	Addington



Site Description

An area of rough scrubland with a few trees/large shrubs and a strong conifer hedge running east to west towards the back of the site which divides the site into two unequal parts. It has no clearly defined boundary to the west and north, though there is a track close to this boundary. There are some large rocks on the site. Views over farmland to southwest.

Surrounding Uses

Residential to the east and west. Woodland to the north and the Seekers community/institutional use to the south.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.34

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, although it is adjacent to the built-up area of Addington. It is not subject to any high level constraints. The site is currently accessed from Park Road. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

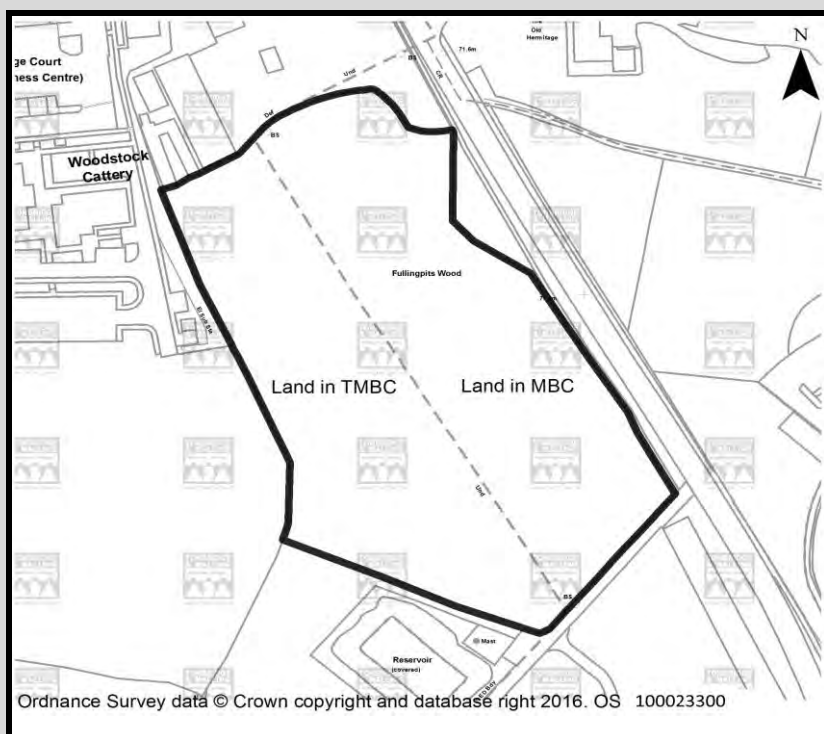
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
294	Land off Hermitage Lane	Aylesford



Site Description

This site, with a frontage on its eastern boundary with Hermitage Lane, is covered in woodland. The eastern half of this site falls within Maidstone Borough.

Surrounding Uses

The north and west of the site is bounded by Hermitage Court Business Park, to the east Hermitage Lane and Maidstone Hospital beyond. To the south, further woodland and a residential development within Maidstone Borough.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.88

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location but is remote from any built-up confines. The part of the site that falls within Tonbridge and Malling is entirely covered by Ancient Woodland. There are no other high level constraints. The site can be access from Hermitage Lane, however this is via land in Maidstone Borough. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. The submitter has indicated that they act on behalf of all owners but until details are confirmed, there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

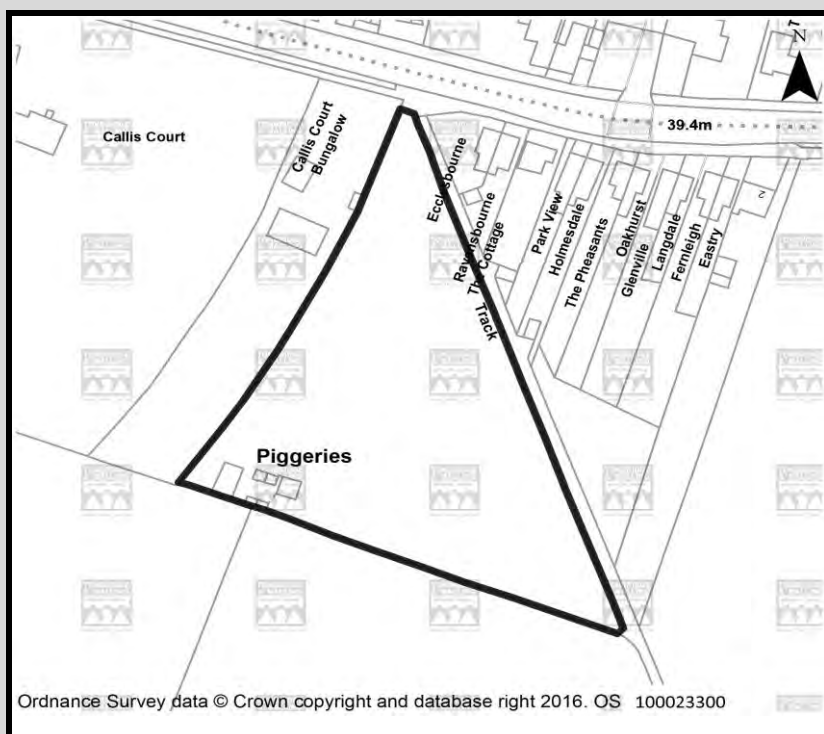
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
295	adj Callis Court Bungalow, London Road	Ryarsh



Site Description

This flat, triangular shaped field is accessed via a track off the A20 London Road. It contains a patch of mature trees to the west, and some buildings in the south west corner.

Surrounding Uses

It is surrounded on all sides by open countryside, farmland and farm buildings and a row of residential properties to the north east that front on to London Road.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.77

SUITABILITY

In terms of access to services, although this site is in a sustainable location, it is remote from the built-up confines of West Malling. The site is not subject to any high level constraints. The site is accessed from London Road. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

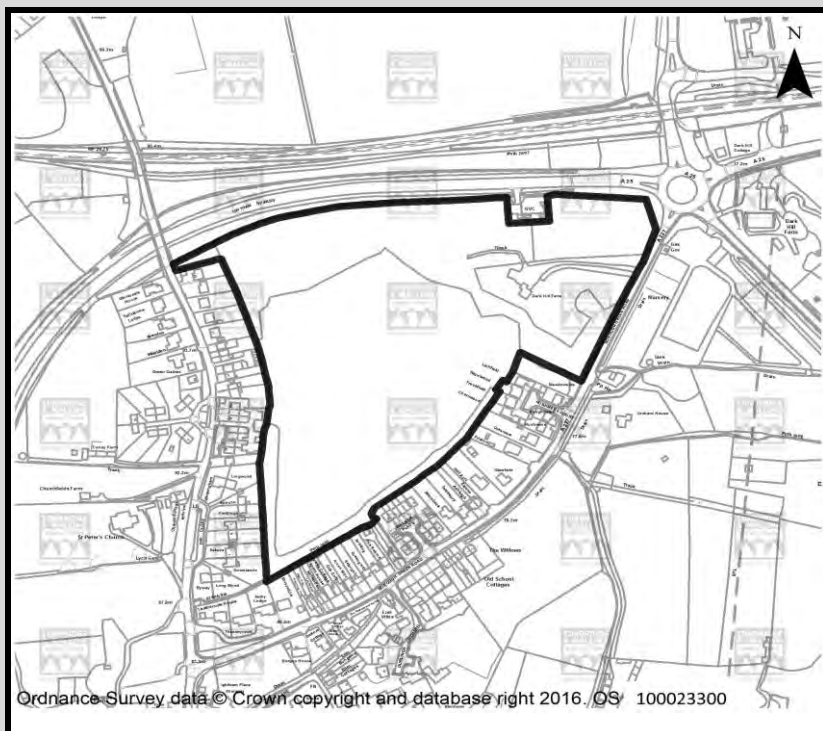
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
296	Dark Hill/Gracelands Park, Ightham	Ightham



Site Description

This triangular site fall into three parts. The main part of the site is a large almost flat well-screened field almost entirely surrounded by trees and woodland, though there are long distance views to the North Downs. It is set high above the houses in Borough Green Road behind a narrow woodland screen. The second part of the site comprises the domestic curtilage of Dark Hill Farm and the third part is a small field surrounded by hedgerows at the roundabout junction with the A25.

Surrounding Uses

Housing to the south and west. Bypass to the north with the railway and agricultural land beyond.

Current/Previous Use:	Mixed: Partly residential but mainly agriculture
Type of Site:	Mixed
Gross Site Area (ha):	8.26

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Ightham. The site is not subject to any high level constraints, however it lies wholly within the Kent Downs AONB and an area to the east of the site is covered by TPO's. There are significant areas of woodland on site. The site is accessed from Borough Green Road. Water resources would need to be protected and measures may be needed to protect residents from noise from the A25 and railway. A Flood Risk Assessment should consider the impact of surface water run-off from the site on the area downstream. A Transport Assessment would be required because of concerns about additional traffic movements through the centre of Borough Green which is an AQMA. This assessment concludes that this site is suitable.

AVAILABILITY

This submission has not been promoted by the landowner. However a submission for the same site has been made separately by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

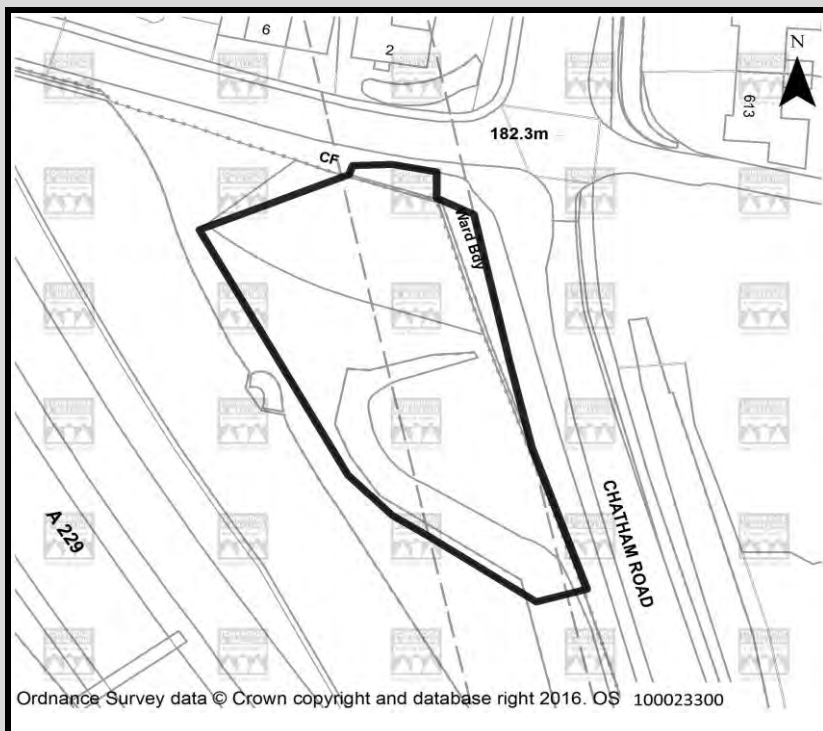
Potential Residential Yield (units):	243
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	8.2
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
297	Former Upper Bell Car Park, Blue Bell Hill	Aylesford/Burham



Site Description

Former public house overflow car park now heavily overgrown. It is a level site which places it high above the level of the A229 and also above the old Maidstone Road on its eastern edge. It is a prominent site at the entrance to Blue Bell Hill Village when viewed from the A229.

Surrounding Uses

Residential to the north, vacant former public house site to the east. Open countryside on the other side of the A229.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.19

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is outside of the built-up confines of Blue Bell Hill. The site sits entirely within a SSSI and the Kent Downs AONB. It is not subject to any other high level constraints. Noise from the A229 and from the CTRL which runs under the site could be an issue. The site is currently accessed from Common Road. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs may be associated with excavation.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

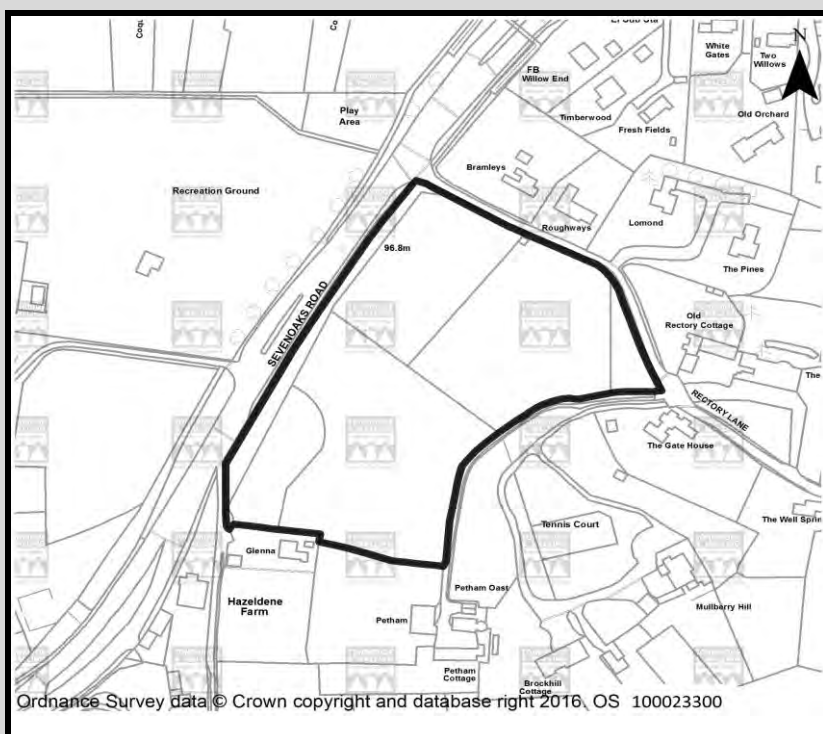
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
298	South of Rectory Lane, Ightham	Ightham



Site Description

A prominent field gently rising to the south, bounded by some large specimen trees and hedgerows but exposed to view from the A25. There is a small copse in the eastern corner and another one on Rectory Lane.

Surrounding Uses

Playing field on the opposite side of the A25 with housing on all other boundaries, that to the south and east being extremely low density.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.94

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, adjacent to the built-up confines of Ightham. The site is not subject to any high level constraints, but it lies adjacent to the Kent Downs AONB and Ightham Conservation Area. Existing access unsuitable, direct access onto the A25 would be required. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership and its availability has been confirmed. The site is therefore available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

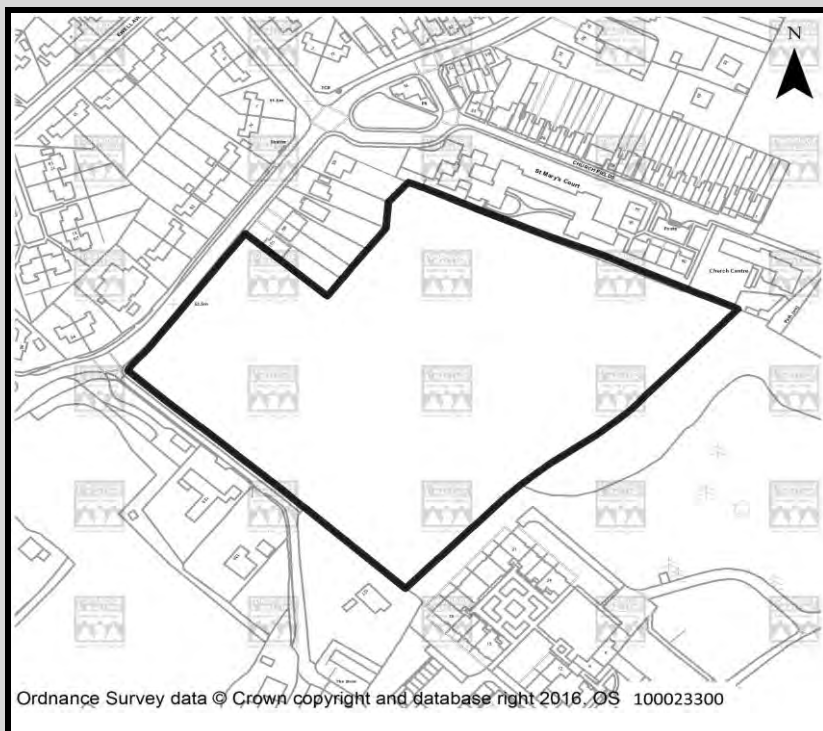
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
299	East of Offham Road, West Malling	West Malling



Site Description

An almost flat, grassed field. It is surrounded by housing and overlooked by houses on the other side of Offham Road and the backs of housing in Churchfields. Properties to the rear of Douces Manor can be seen at the back of the site where there is also a substantial tree screen within the grounds of the Manor. There is a dense row of conifers along the south western boundary and a partial row of poplars across the middle of the site.

Surrounding Uses

Residential.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.71

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of West Malling. The site is not subject to any high level constraints, however the West Malling Conservation Area bounds the east and south of the site, with a large area of TPO's along the south east boundary. There is currently no access to the site from Offham Road, however there is potential to provide this. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

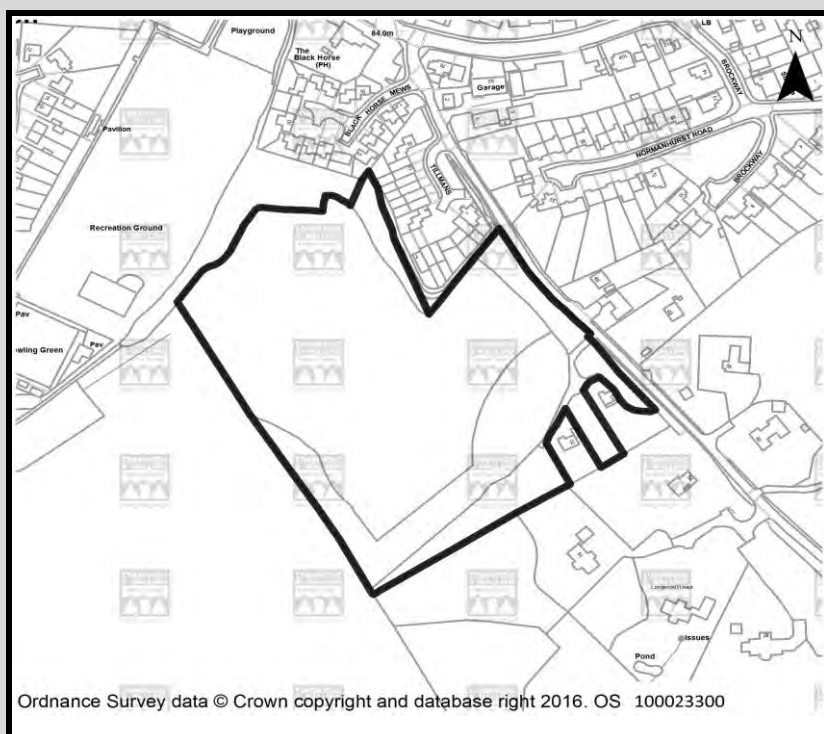
Potential Residential Yield (units):	81
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
300	Crouch Lane, Borough Green	Borough Green



Site Description

A well concealed, overgrown, elevated site, sloping down towards the recreation ground but still high above Crouch Lane and the properties in Tillmans. The site is surrounded by mature hedgerows and large trees some of which encroach onto the margins of the site.

Surrounding Uses

Residential to the north east and south east. Recreation Ground to the north west and agricultural land to the south west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 3.16

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Borough Green. The site is not subject to any high level constraints. Measures would need to be incorporated to protect the water resources. A Flood Risk Assessment should consider the impact of surface water run-off from the site on the area downstream. There is existing access from Crouch Lane but this would require improvement. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs could be associated with access/infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

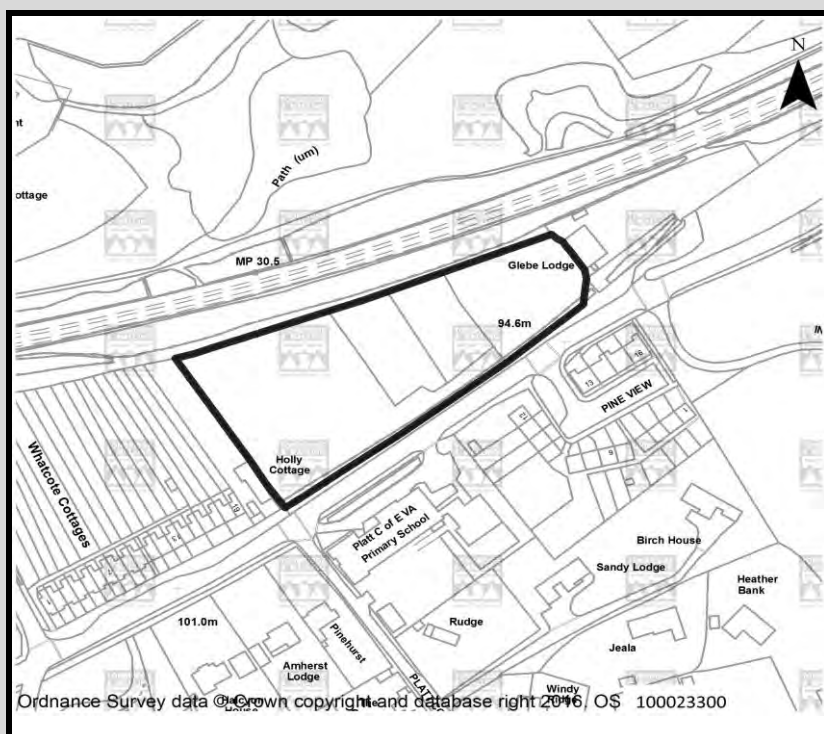
Potential Residential Yield (units):	95
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
301	Opposite Pine View, Platt	Platt



Site Description

A high level grassed site gently sloping from west to east located well above the level of the road and railway. It contains a few trees and some small buildings (stables). It is prominent to view from the A25 on the approach to Platt.

Surrounding Uses

School and residential to the south, residential to the west, commercial use to the east and railway line with quarrying beyond to the north.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.69

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, although it is adjacent to the built-up confines of Platt. The site is not subject to any high level constraints. There is no existing access from the public highway and there are topographical constraints to be overcome to facilitate an acceptable access from the A25. The site lies between the A25 and the railway which means that much of the site is affected by noise. It also lies within 200m of a notifiable hazard. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

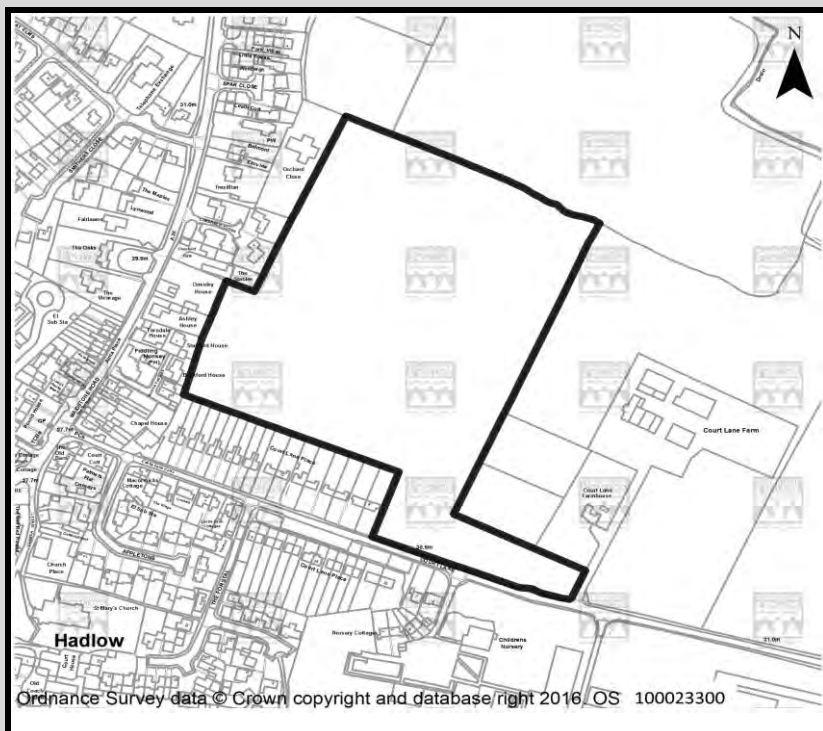
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
302	Goblands Farm, Court Lane, Hadlow	Hadlow



Site Description

A large grassed field located behind properties in Court Lane and Tonbridge Road bounded by high hedgerows. It is not visible in the wider landscape though is overlooked by the properties that back onto it. There is an extension to the field alongside Court Lane as far as the entrance to Court Lane Farm.

Surrounding Uses

Housing to the west and south. Agricultural land to the north and east.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	5.58

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Hadlow. The site is not subject to any high level constraints, however Hadlow Conservation Area adjoins the western boundary. At present there is no existing site access to the public highway, however the site could be accessed directly from Court Lane to serve a limited quantum of development. Direct access to the A26 would be desirable, however this land falls outside of the submitted site boundary. This assessment concludes that part of the site is suitable.

AVAILABILITY

The site has been promoted by the landowners. Therefore the site is considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs could be associated with access/infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

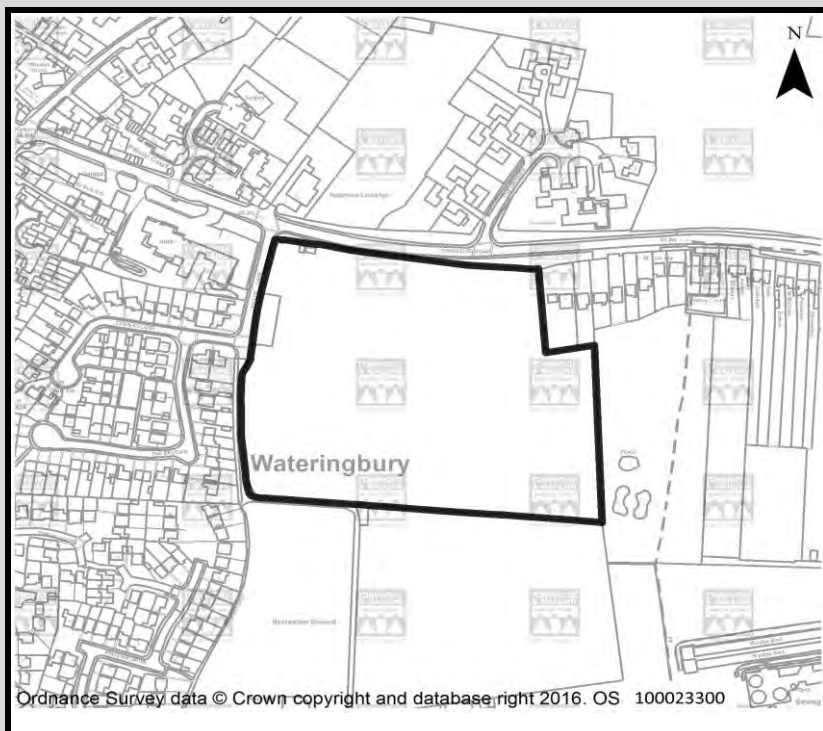
Potential Residential Yield (units):	167
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
303	off Fields Lane, Watringbury	Watringbury



Site Description

A large open field subdivided into paddocks used for the grazing of horses. It slopes gently to the south with extensive views. There are a few trees on the A26 boundary and a hedgerow alongside Fields Lane. There is a strong hedgerow to the east and no defined boundary to the south.

Surrounding Uses

Residential to the east and west with some houses at The Orpines on the other side of the A26 to the north. Open countryside to the south.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 4.61

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Watringbury. This site is not subject to any high level constraints. There is currently no access to the site, however suitable access could be achieved from Fields Lane. Potential to negatively impact on the Watringbury AQMA which may limit the development potential. This assessment concludes that part of this site is suitable.

AVAILABILITY

Site ownership has been confirmed. The site is therefore available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

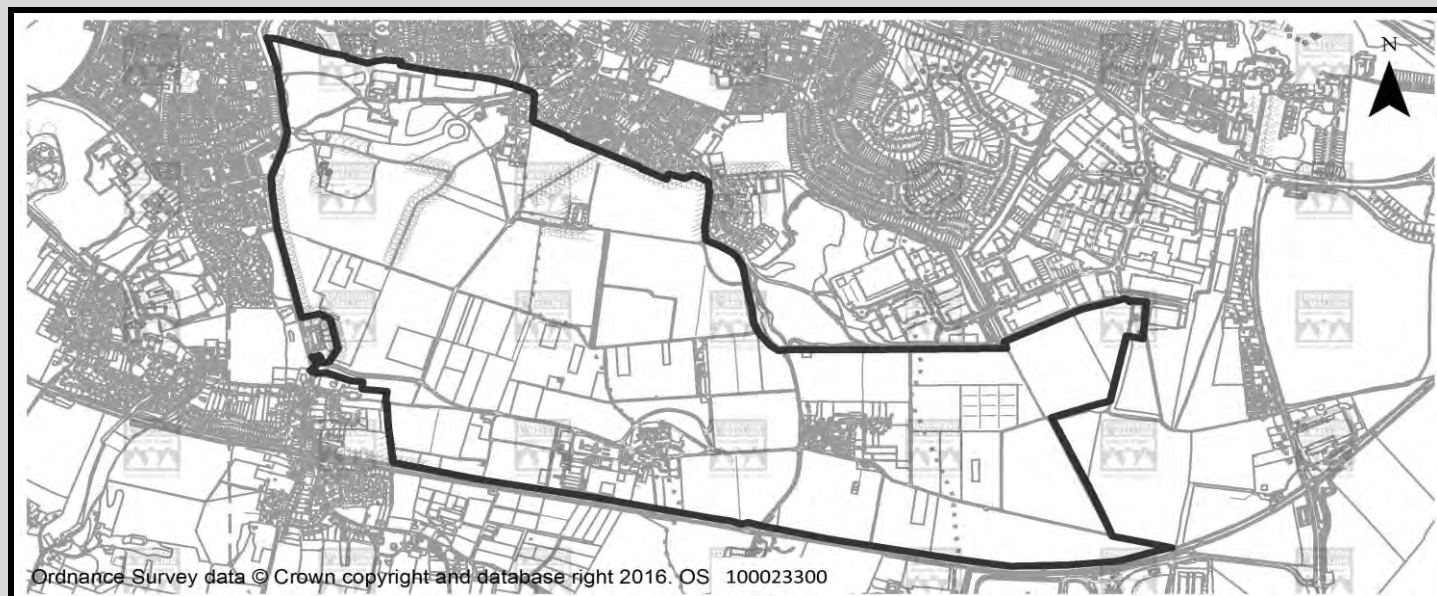
Potential Residential Yield (units):	138
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
304	East Malling Research Station	East Malling and Larkfield/Aylesford/Ditton



Site Description

A very large flat site to the south of the Ditton urban area. Most of the land is in horticultural research use with some fields sheltered by high hedges or poplar windbreaks. There is a small complex of commercial buildings on the southern side of the site including the East Malling Conference Centre and the main research buildings and glass houses and a separate smaller complex around Park Farm that is predominantly commercial but with some dwellings. New housing development at Orchard Gate is located on Kiln Barn Road that bisects the site from north to south. Grade 1 Listed Bradbourne House with its lake, Bradbourne Stream and the surrounding Conservation Area is located in the northwest of the site. There are significant long-distance views of the North Downs from the majority of the site and southwards views of the church of St James the Great in East Malling village. The site is criss-crossed by many well-used public rights of way.

Surrounding Uses

New Road with residential beyond to the west; Ditton residential area and Ditton Court Quarry Local Nature Reserve and industrial area to the north; Ancient Woodland and Detling Field to the east and the railway line with agricultural land beyond to the south.

Current/Previous Use:	Mixed: Employment and horticultural research
Type of Site:	Mixed
Gross Site Area (ha):	191.95

SUITABILITY

In terms of access to services, this site is in a sustainable location and is adjacent to the built-up confines of The Medway Gap and East Malling. The site has a section to the north west that is at high risk of flooding. There is also a small area of TPOs within the site boundary as well as the Bradbourne East Malling Conservation Area. The site is adjacent to several parcels of Ancient Woodland to the east, the Ditton Court Quarry Local Nature Reserve to the north and the East Malling Village Conservation Area to the south west. The site is currently accessed from multiple points on the surrounding road network. Several points of access would be required to serve a site of this size, including from New Road and Kilnbarn Road. Additional access on to Hermitage Lane would be desirable, however this would include land outside of the submitted site boundary. There is potential for railway, road and industrial noise and for impacts on the A20 AQMA . Water resources would need to be protected. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs will likely be minimal. Abnormal costs are likely to be associated with infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units)*:	5483
Potential Employment Area (ha):	191.73
Potential Other Use Area (ha):	191.73
Anticipated Start Date:	6-10 years

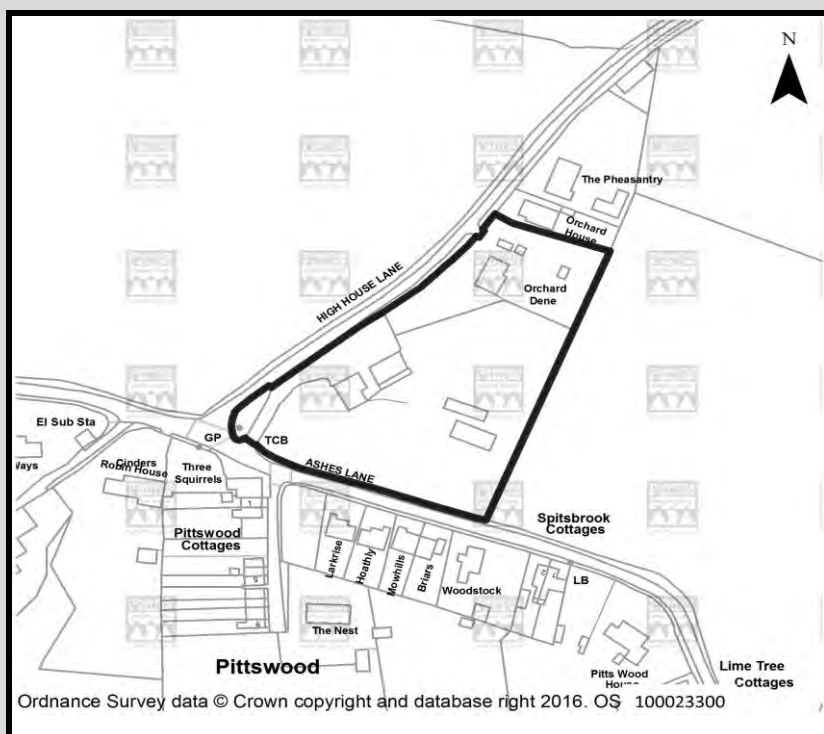
Assessment Outcome: **Suitable and deliverable**

* As noted in the FAQs at the front of this document, these yields are a simple, overall estimation at an indicative density of 30 dwellings per hectare. In the event of a site being allocated in the Local Plan, the actual developable area and density of development will have to take local policy considerations, character, and the need for necessary supporting infrastructure into account and as a result yields may be significantly lower.

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
305	Ashes Lane, Pittswood	Hadlow



Site Description

A few former agricultural buildings scattered across the centre of the site now used as a scrap metal recycling business. The site also includes a bungalow with associated garden. The rest of the site is open grassland with an open post and wire fence to the east. The site is also fairly open to view from Ashes Lane but well screened by a high hedge from High House Lane.

Surrounding Uses

Housing to the north and south. Agricultural land on other boundaries.

Current/Previous Use: Mixed: residential and employment

Type of Site: Previously developed land

Gross Site Area (ha): 0.82

SUITABILITY

In terms of access to services, this site is in an unsustainable location, and is remote from any built-up areas. There are no high level constraints on site. The site has access. There is some potential for contamination associated with its current use. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has not been promoted by the landowner/s. There is therefore uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition of existing buildings. There is potential for contamination which may impact on viability.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

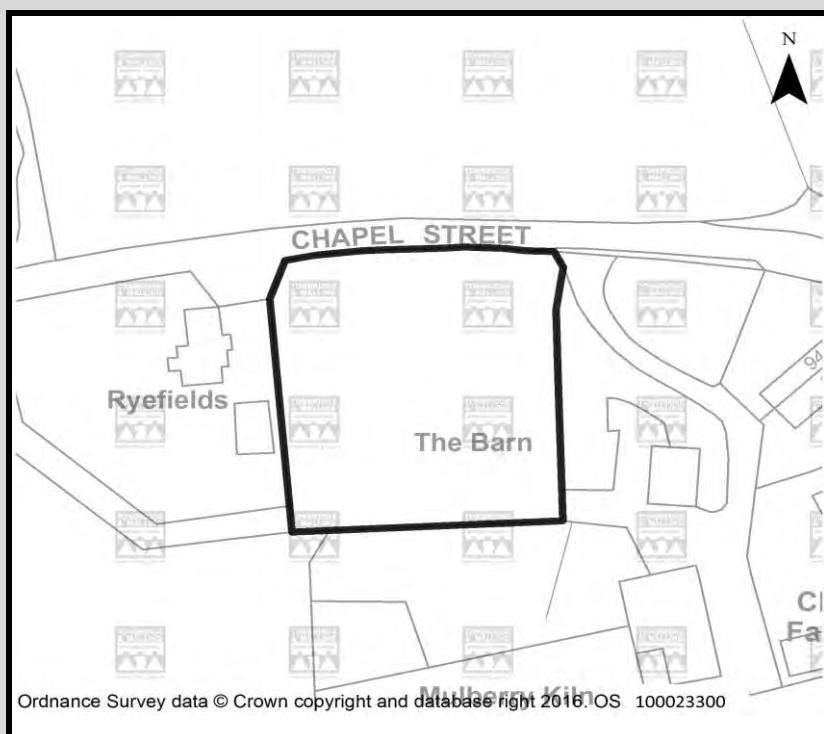
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
306	South of Chapel Street, Ryarsh	Ryarsh



Site Description

A small flat grassed field bounded by fairly substantial hedgerows. There are long views into and out of the site from the north and south.

Surrounding Uses

Residential to the east and west. Agricultural land to the north and south.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.17

SUITABILITY

In terms of access to services this site is in a relatively unsustainable location, and is outside the built-up confines of Ryarsh. The site is not subject to any high level constraints, however it lies wholly within the Kent Downs AONB and is in close proximity to the Ryarsh Village Conservation Area. Existing access would need to be relocated onto Chapel Street. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

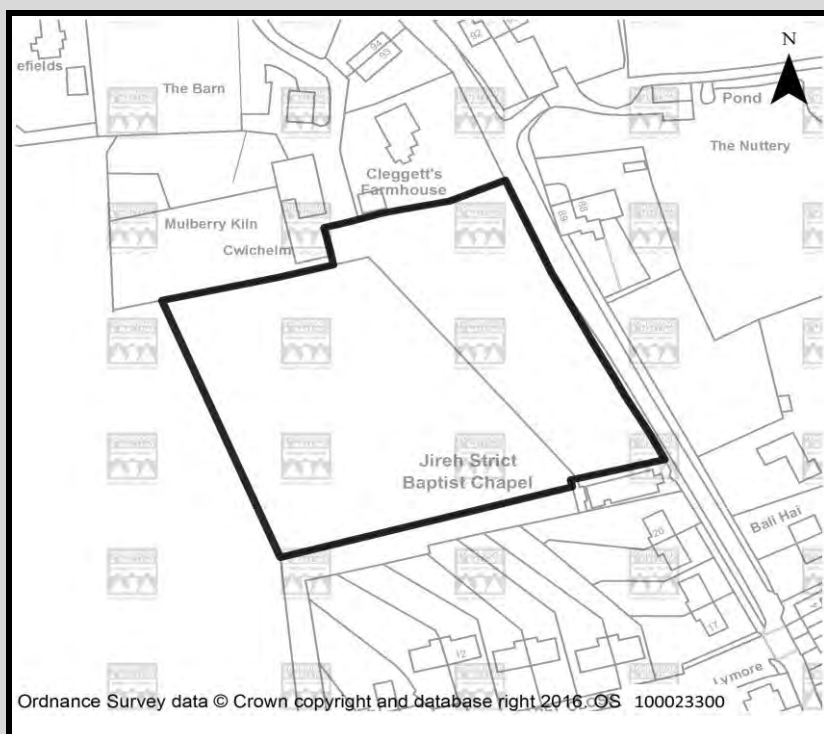
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
307	West of Chapel Street, Ryarsh	Ryarsh



Site Description

The site is elevated above the level of Chapel Street and bounded on this frontage by a high hedge on top of the bank. The site itself is divided into two unequal parts by another high hedge running diagonally from north to south. The smaller part of the site to east of this hedge is rough unused land. To the west of this is an open field with no defined boundary to the west.

Surrounding Uses

Residential to the south and north and partly to the east. Agricultural land on the remaining boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.87

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is outside the built-up confines of Ryarsh. The site is not subject to any high level constraints, however it lies wholly within the Kent Downs AONB and is adjacent to the Ryarsh Village Conservation Area. There is no existing site access and there are potentially significant constraints associated with topography and the ability to achieve visibility with a new access onto Chapel Street. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

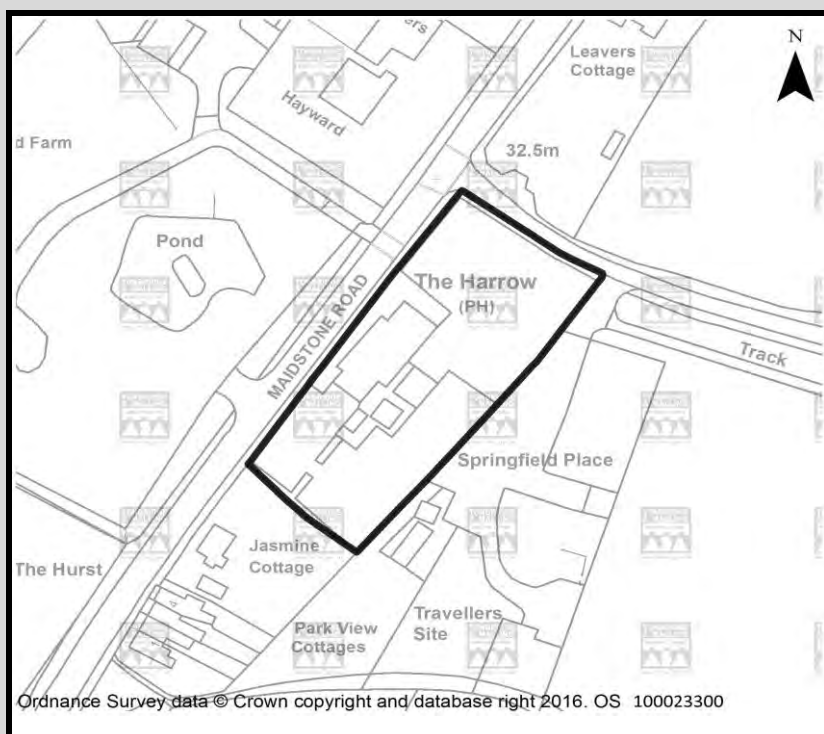
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
308	The Harrow PH, Maidstone Road, Hadlow	Hadlow



Site Description

Former Public House including an area of car parking to the south and to the rear and a garden area to the north bounded by a high hedgerow and trees. There is a high hedge to the rear of the site.

Surrounding Uses

Residential to the north and south, with caravan site to the east and woodland, including farm buildings, on the other side of the main road to the west.

Current/Previous Use:	Other: Public House
Type of Site:	Previously developed land
Gross Site Area (ha):	0.31

SUITABILITY

In terms of access to services, this site is in a sustainable location, although it is outside the built-up confines of Hadlow. The site is not subject to any high level constraints. The site has access and this would only require minor modification. There is potential for noise from the A26. Surface water flooding would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the current landowner/s. There is therefore uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

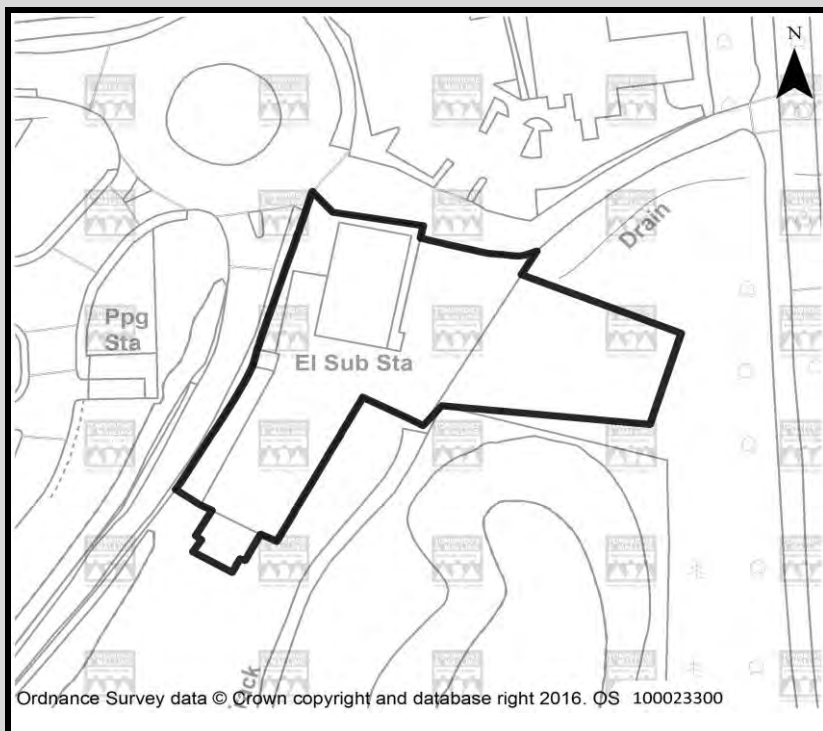
Potential Residential Yield (units):	9
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
309	Office site, Quarry Hill Rd , Borough Green	Borough Green



Site Description

Two storey office building with associated car parking and open land originally connected with Isles Quarry and now being temporarily used as a site office by the developers of Isles Quarry.

Surrounding Uses

Woodland to east and south. New housing development on the other side of the road to the west and Doctors Surgery to the north.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	0.28

SUITABILITY

In terms of access to services, this site is in a sustainable location, although outside the confines of Borough Green. The northern part of the site is at high risk of flooding, as is the current access from the Quarry Hill Road/Dark Hill Road roundabout. There are no other high level constraints. A Flood Risk Assessment would be required to address this risk. There is a Local Wildlife Site to the south of the site. There is potential for contamination on site. This assessment concludes that part of the site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition. Abnormal costs are likely to be associated with infrastructure/flooding.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

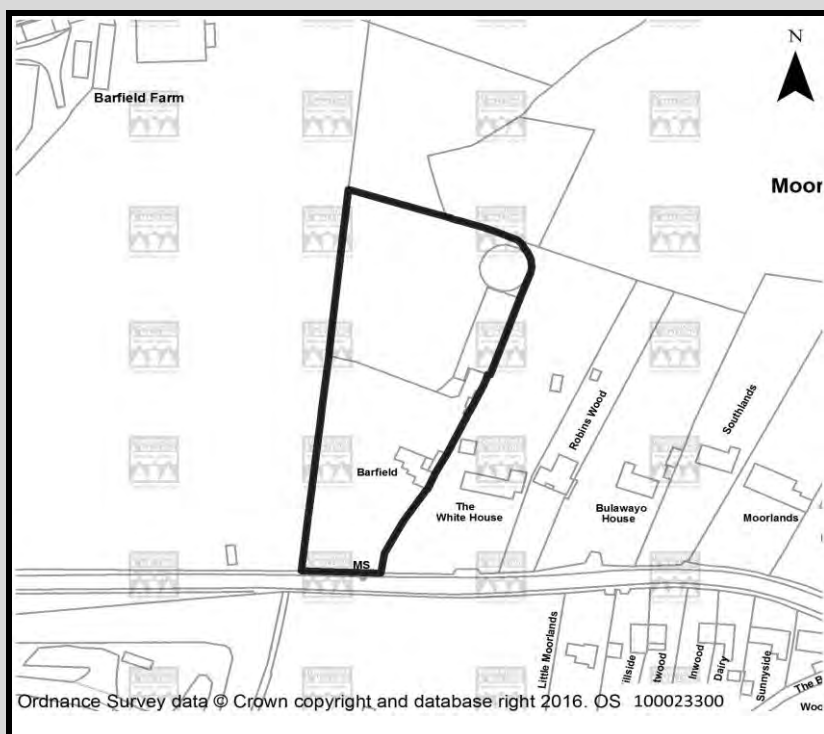
Potential Residential Yield (units):	5
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
310	Barfield House, Teston Rd, Offham	Offham



Site Description

This property lies on the edge of the built-up area of Offham. It is a residential curtilage with a high ragstone wall and gates on the Teston Road frontage. There are a number of trees within the site and one large detached dwelling with some outbuildings/stables to the rear.

Surrounding Uses

Residential to the east. Agricultural land on all other boundaries.

Current/Previous Use:	Mixed: Residential with large garden and other open land
Type of Site:	Mixed
Gross Site Area (ha):	0.73

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, although the majority of the site falls within the built-up confines of Offham. There are no high level constraints on site, however there is Ancient Woodland and a Local Wildlife Site immediately to the north. The site is accessed from Teston Road. If developed the protection of water resources would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be minimal.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

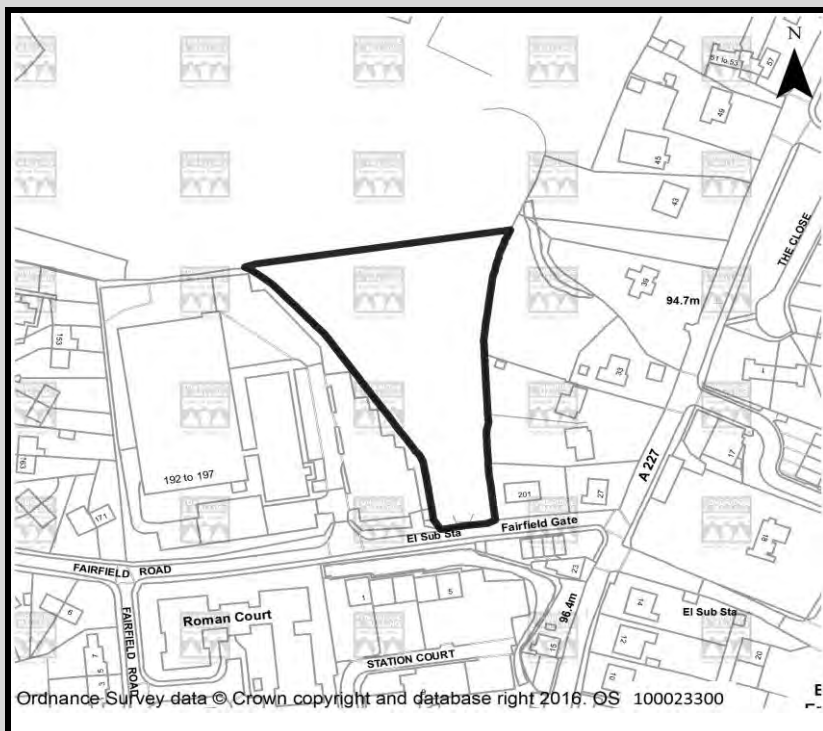
Potential Residential Yield (units):	22
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
311	North of Fairfield Rd, Borough Green	Borough Green



Site Description

A partly filled and restored former cutting leading into a quarry. It is covered by scrub and bounded to the east and west by tall trees and a high overgrown hedge on the Fairfield Road frontage.

Surrounding Uses

Vacant offices and warehouse to the west, housing to the south and east with open land to the north.

Current/Previous Use: Other: Former quarry

Type of Site: Greenfield

Gross Site Area (ha): 0.51

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Borough Green. There are no high level constraints on site. Currently the site has no access, although this could be provided from Fairfield Road. There is potential for contamination. If developed, measures would be needed to protect water resources. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, and in possible combination with adjacent sites, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be associated with the need for the site to be filled and the implications for foundations.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

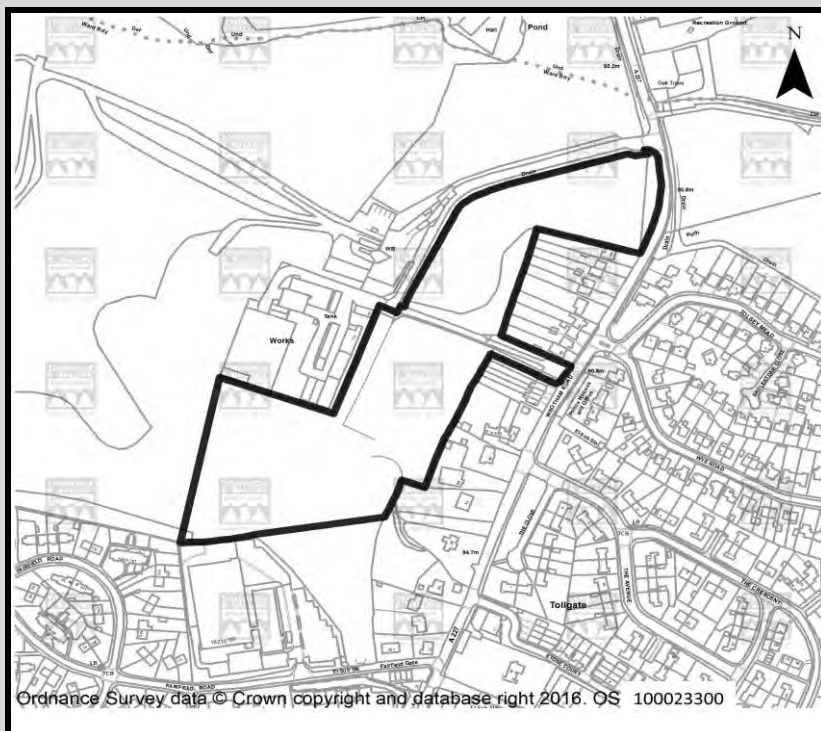
Potential Residential Yield (units):	15
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	11-15 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
312	West of Wrotham Road, Borough Green	Borough Green



Site Description

An area of open land behind the houses on the west side of Wrotham Rd and a small industrial estate with a former quarry beyond which is now an inert waste disposal site. The site is bounded to the north by the access road to the quarry/waste disposal facility with its associated wheel-washing plant. The flat northern section of the site is grassed. The southern section is overgrown scrub which slopes gently down towards the north. At its far southern end it descends into the quarry. There is an overgrown access track between Nos 71 and 85 Wrotham Road. There is some woodland and trees on the margins of the site.

Surrounding Uses

Residential to the east. Industrial and quarry to west. Open land to the north and south. It also abuts the office/warehouse site to the south.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	3.58

SUITABILITY

In terms of access to services, this is in a sustainable location, adjacent to the built-up confines of Borough Green. There are no high level constraints on site. There is limited existing access from Wrotham Road, and this would need to be improved but is likely to require land outside of the submitted site boundary. The former quarry on site is in the process of being infilled. Measures would need to be taken to protect water resources and surface water drainage issues would need to be addressed. A Minerals Assessment would be required. Consideration would need to be given to any impact on the AQMA in the centre of Borough Green. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be associated with the need for part of the site to be filled and the implications for foundations.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

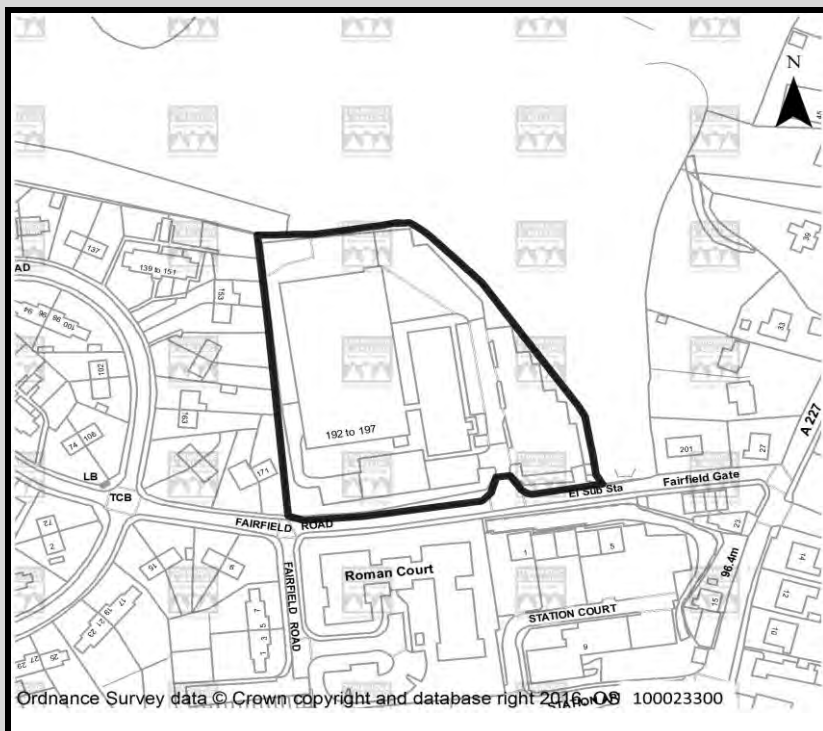
Potential Residential Yield (units):	107
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: **Suitable and deliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
313	A-Z Geographers, Fairfield Rd	Borough Green



Site Description

Vacant two storey brick office building with attached warehouse and associated car parking. Surrounded by mature hedgerows and tall trees on the eastern boundary with a steel fence on the Fairfield Road frontage.

Surrounding Uses

Residential and offices to the south, housing to the west with overgrown derelict former quarry to the north and east.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	1.01

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is within the built-up confines of Borough Green. This site has no high level constraints. There is existing access from Fairfield Road. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner. Details of the option agreement in place would need to be confirmed.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be associated with the demolition of existing buildings and addressing potential contamination.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

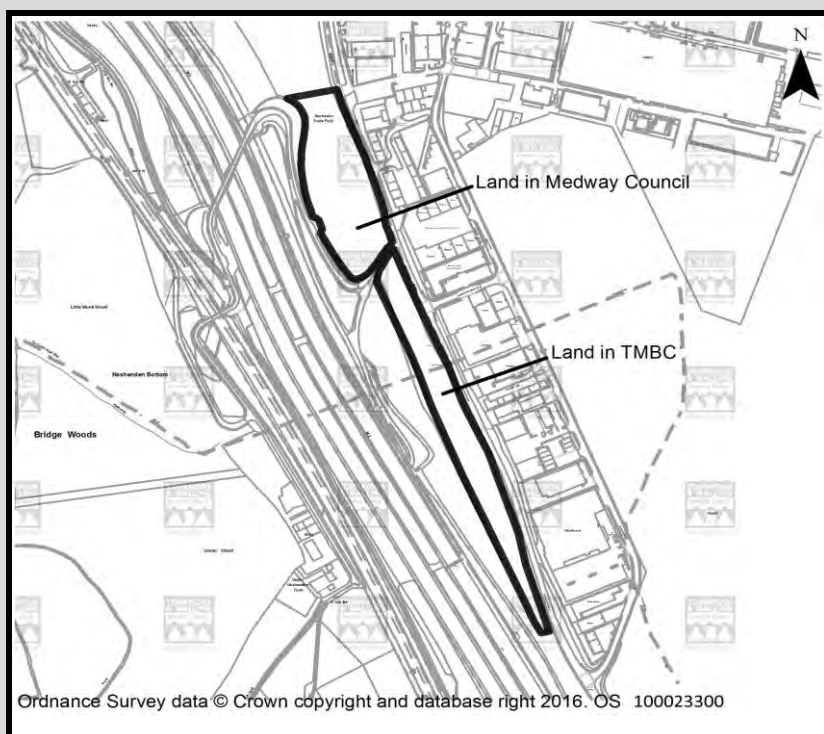
Potential Residential Yield (units):	41
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
314	Rochester Road, Borstal	Wouldham



Site Description

A long, narrow, overgrown tapering site, the northern part of which lies in the area of Medway Council. It is flat but with a slight slope to the top of the motorway embankment. It is highly exposed to view from the AONB on the other side of the Motorway. It cannot be seen from Rochester Road because of a high hedge.

Surrounding Uses

Employment to the east. Open land on all other boundaries.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Not previously developed
Gross Site Area (ha):	3.76

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, close to the built-up confines of Walderslade. Only the southern part of the site falls within the Tonbridge and Malling area. The site is not subject to any high level constraints. There is existing access onto Maidstone Road, however this is via land in Medway Councils area. Potential noise from M2, nearby Laker Road Industrial Estate and Rochester Airport. This assessment concludes that this site is unsuitable for residential development but potentially suitable for employment uses.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with groundworks/special treatment because of proximity to the motorway cutting.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

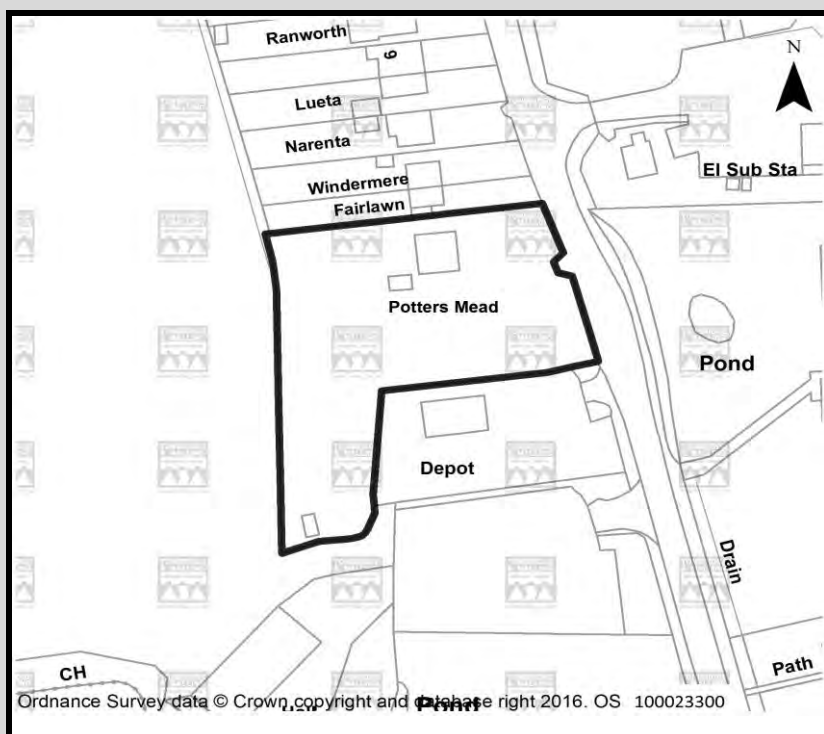
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	1.27
Potential Other Use Area (ha):	1.27
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
315	Potters Mead, Wrotham Rd, Borough Green	Wrotham



Site Description

This site contains a residential dwelling in the centre of the plot and wraps behind commercial premises that front on to the A228 Borough Green Road.

Surrounding Uses

Potters Mead sports ground is to the west of the site, a string of residential properties facing on to Borough Green Road to the north and further playing pitches across the road to the east. To the south, commercial premises, open fields and quarrying.

Current/Previous Use:	Residential
Type of Site:	Previously developed land
Gross Site Area (ha):	0.35

SUITABILITY

In terms of access to services, this site is in a sustainable location, but it is remote from any built-up confines. The site is not subject to any high level constraints but it lies wholly within the Kent Downs AONB. There is access from Borough Green Road. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

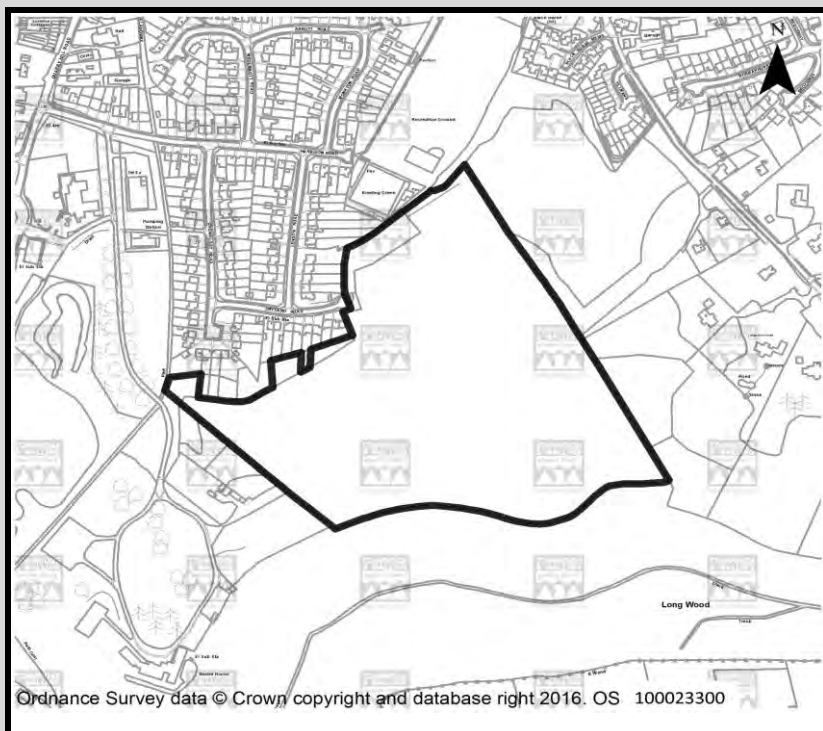
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
316	off Dryland Road, Borough Green	Borough Green



Site Description

A large overgrown field bounded by trees and hedgerows accessed from Dryland Road. It slopes quite steeply down towards the north. The lower flatter part of the site is less conspicuous in the wider landscape.

Surrounding Uses

Residential to the west, recreation ground to the north, woodland to the south and agricultural land to the east.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 7.8

SUITABILITY

In terms of access to services, this site is in a sustainable location, adjacent to the built-up confines of Borough Green. A small part of the north of the site is a high risk of flooding and there are small areas of TPO's in the north and west. There are no other high level constraints. There is a Local Wildlife site to the south. There is existing gated access from Dryland Road, however the surrounding road network is narrow with on-street car parking. Due to local highway constraints the development potential of this site is limited. Measures would be needed to protect water resources. Regard would need to be given to any impact on the AQMA in the centre of Borough Green. A Flood Risk Assessment should consider the impact of surface water run-off from the site on the area downstream. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

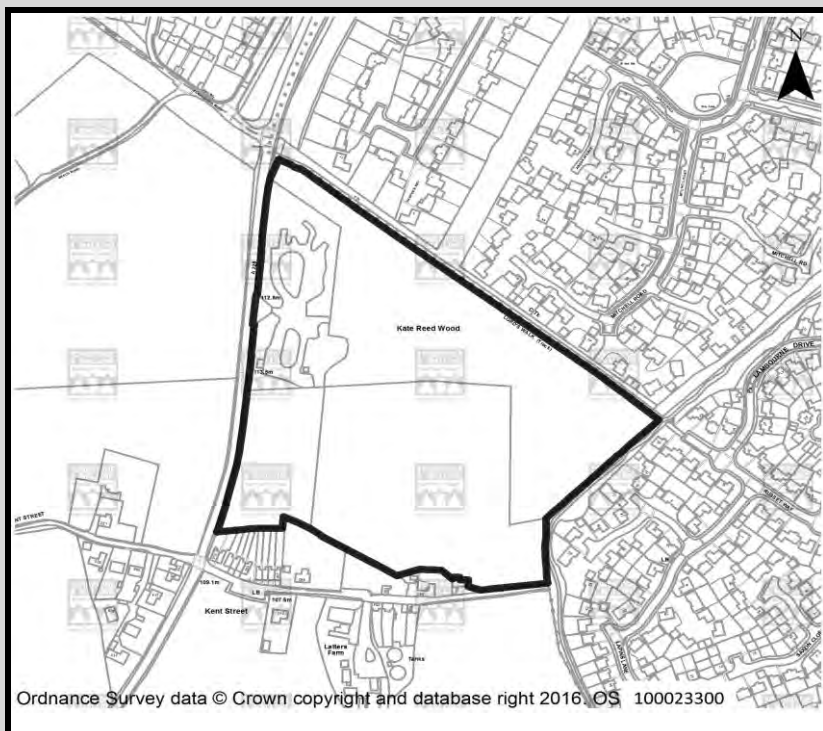
Potential Residential Yield (units):	225
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
317	Bells Wood Yard, Kings Hill	Mereworth



Site Description

In the north is an area of Ancient Woodland. On the A228 frontage to the north there is an active wood yard with open areas, hardstanding and a few small huts. To the south of this is a mixed area of trees and an open amenity land and to the rear, behind the houses in Kent Street, is a large well-concealed flat grassed field.

Surrounding Uses

Housing to the north, south and east. Agricultural land to the west on the other side of the A228.

Current/Previous Use:	Mixed: Timber yard, woodland and agriculture
Type of Site:	Mixed
Gross Site Area (ha):	5.88

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, adjacent to the built-up confines of Kings Hill. A significant portion of the site is Ancient Woodland. There are no other high level constraints. There is existing access from the A228, however the A228 is narrow which may limit the development potential of the site. Potential for contamination. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with possible junction improvements/widening.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

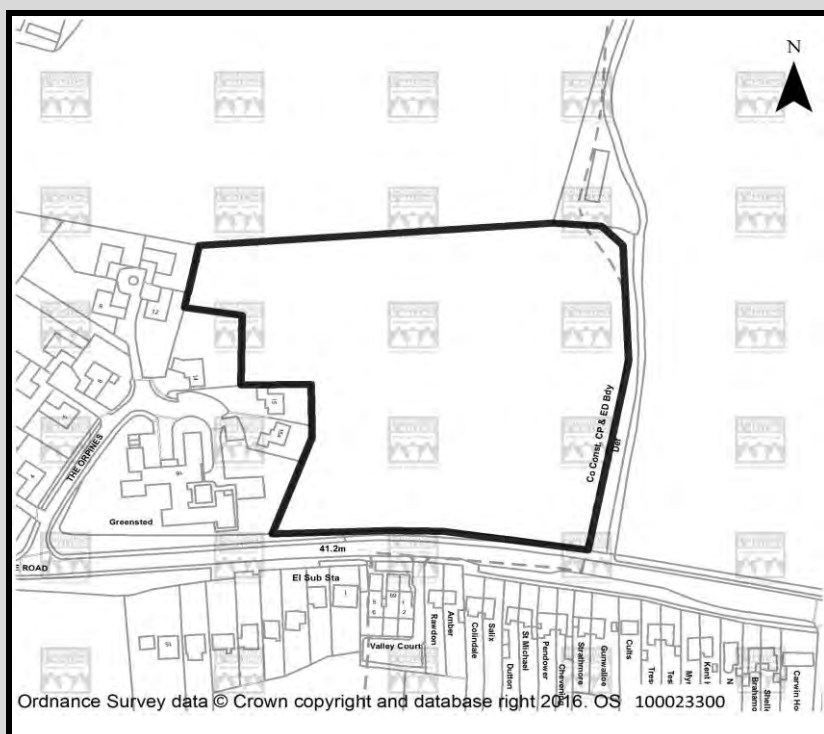
Potential Residential Yield (units):	106
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
318	East of The Orpines, Watringbury	Watringbury



Site Description

Part of a large field sloping up gently to the north which is completely obscured by a dense high hedge along the A26 frontage. There is no defined boundary to the north. To the west it is bounded by a track and to the east by the back gardens of properties in The Orpines.

Surrounding Uses

Residential to the west and to the south on the other side of the A26 with open countryside to the north and east.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.36

SUITABILITY

In terms of access to services, this site is in a sustainable location, however it is remote from the built-up confines of Watringbury. The site is not subject to any high level constraints. There is no existing access from the public highway, but access could be provided from the A26. The potential impact on the AQMA would need to be considered. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

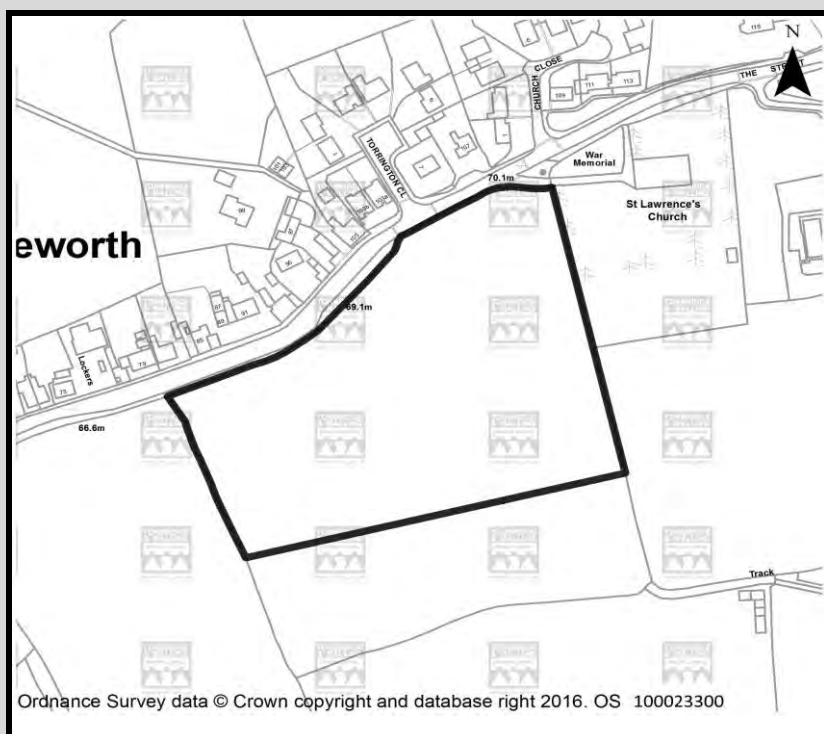
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
319	The Street, Mereworth	Mereworth



Site Description

Part of an almost flat field to the south of The Street with panoramic views to the south through gaps in the hedgerow which otherwise screens the site from the road. There are hedgerows and trees on the other boundaries but no defined boundary to the south.

Surrounding Uses

Residential to the north on the other side of the road, Churchyard to the east and open countryside on other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.15

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, outside of the built-up confines of Mereworth. The site is not subject to any high level constraints but it lies adjacent to the Grade 1 St Lawrence's Church, The Street Conservation Area and a Local Wildlife Site. The site has no access from the public highway, although access could be provided from The Street. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

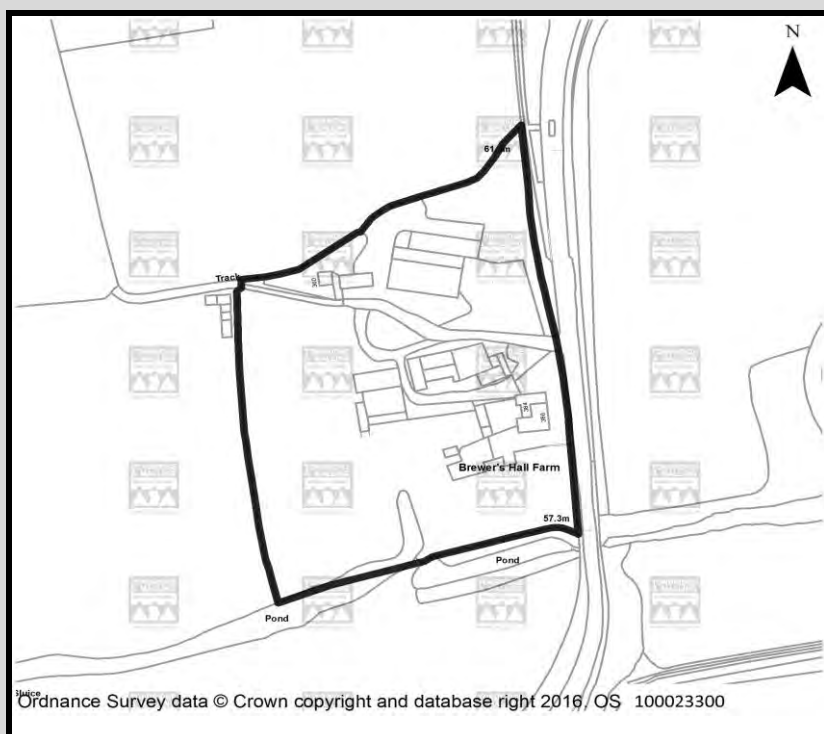
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
320	Brewers Hall Farm, Mereworth	Mereworth



Site Description

A farm complex on the A26 including a listed farmhouse (subdivided into two properties), a separate detached dwelling at the back of the site, several functional farm buildings including a large barn and surrounding open land. The site is surrounded by hedgerows and trees of varying density but is fairly open to the north. It is prominent in view in the wider landscape and from the A26.

Surrounding Uses

Agricultural land.

Current/Previous Use: Mixed: residential and agricultural

Type of Site: Previously developed land

Gross Site Area (ha): 2.36

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, remote from the built-up confines of Mereworth. The site has no high level constraints however the Grade 1 Brewers Hall is located within the site. The site is opposite the Mereworth Castle Conservation Area and Historic Park and Garden. There is existing access to the site from the A26, however this would require some upgrading. A Flood Risk Assessment would be needed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition of existing buildings. There is potential for contamination which may impact on viability.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

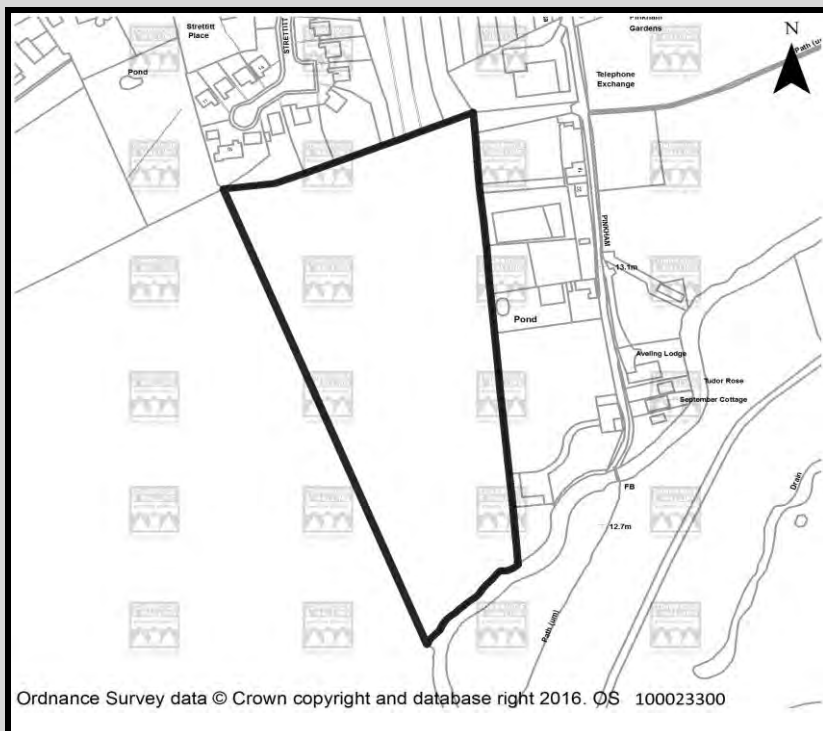
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
321	Pinkham, East Peckham	East Peckham



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Site Description

The eastern end of a large flat arable field.

Surrounding Uses

Residential to the north, sporadic housing along Pinkham to the east. Open countryside on all other boundaries with the river to the south.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.67

SUITABILITY

In terms of access to services, this site is located in a relatively sustainable location, although outside the built-up confines of East Peckham. The entire site is within the functional flood plain and there is a Local Wildlife Site to the south. There is no existing access to the site and land outside the submitted site boundary would be required to create access to the public highway. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

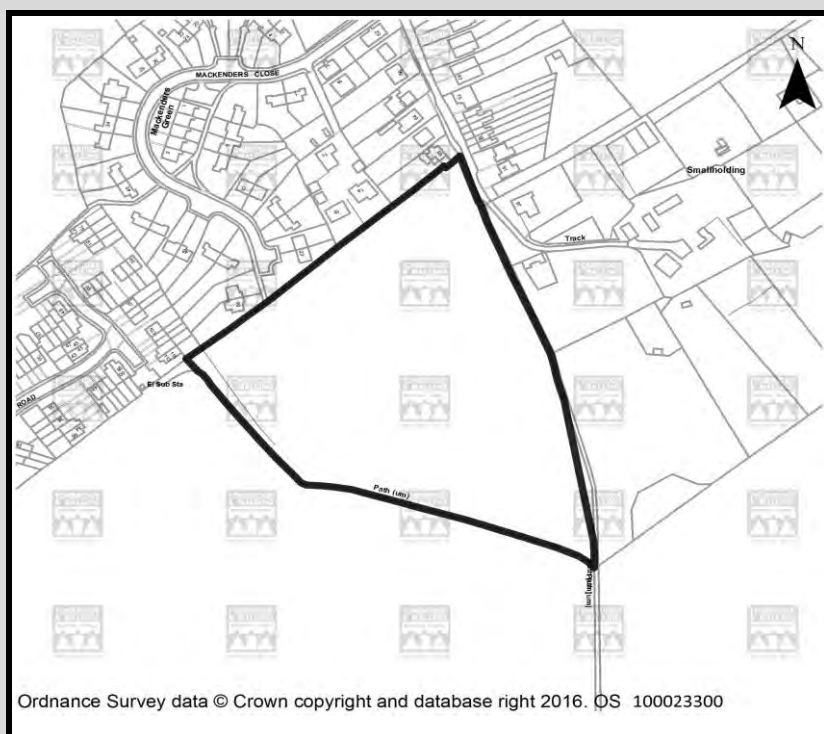
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
322	Mackenders Lane, Eccles	Aylesford



Site Description

An overgrown triangular field sloping gently to the south west with a strong boundary hedge on most of its eastern side with the backs of houses to the north. Extensive views from the site to the south west.

Surrounding Uses

Residential to the north. Paddocks to the east and open fields to the south west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.71

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Eccles. The site is not subject to any high level constraints. There is no existing site access and the only potential for access is via a privately maintainable section of Mackenders Lane, which is of a relatively poor standard. Access via Mackenders Close is not suitable due to restricted width and heavy on-street parking. Due to access and highways concerns, the development potential may be restricted. This assessment concludes that this site is suitable.

AVAILABILITY

The site is in multiple ownership but only one landowner has made the submission. However, this main landowner is in the process of purchasing the remainder of the site. The site is largely available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

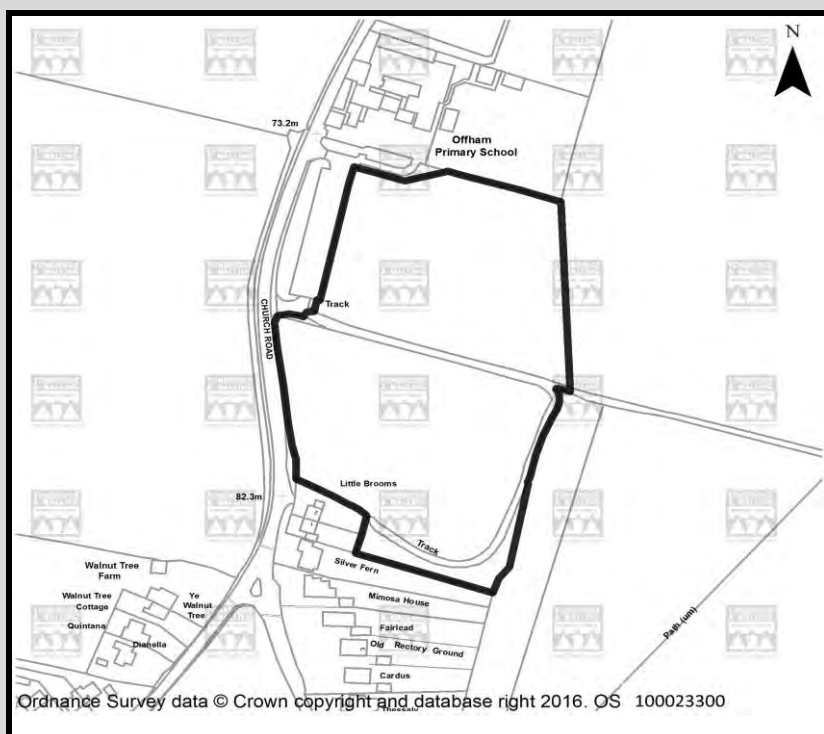
Potential Residential Yield (units):	81
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	2.71
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
323	East of Church Road, Offham	Offham



Site Description

An agricultural field on the east side of Church Road to the north of Offham village between the built-up area and the village school. There are trees and hedgerow on the school boundary with a medium height hedgerow on the Church Lane frontage where the site lies partly behind the school car park. There is no defined boundary to the east and domestic fencing to the south.

Surrounding Uses

Residential to the south. School to the north and agricultural land on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.98

SUITABILITY

In terms of access to services, this is in a relatively unsustainable location, although it is adjacent to the built-up confines of Offham. This site has no high level constraints. There is existing access from Church Road which is shared with the primary school car park exit. This would need modification. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

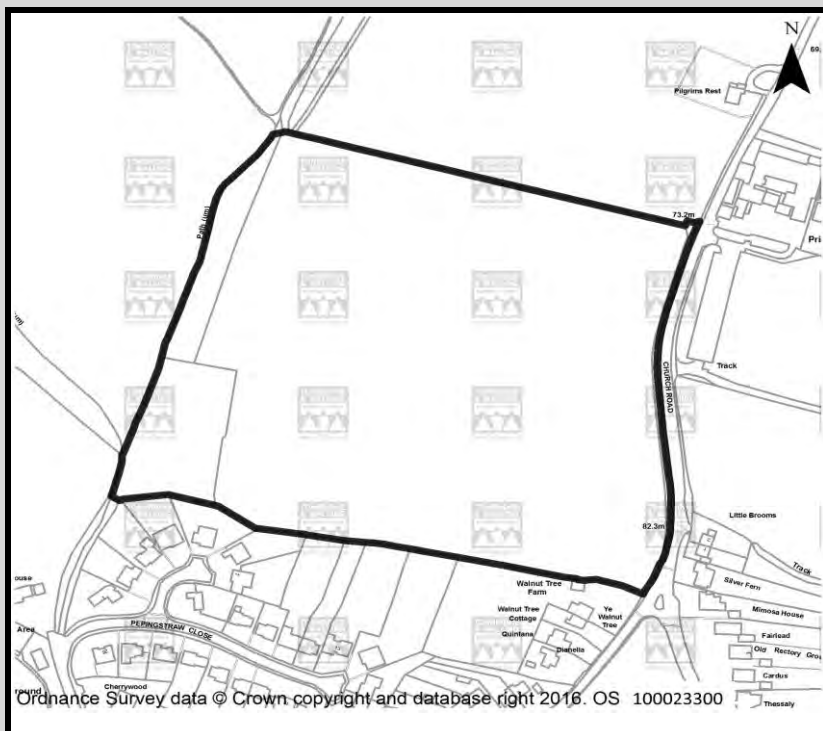
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
324	West of Church Road, Offham	Offham



Site Description

A very exposed open agricultural field on the northern boundary of Offham sloping down to the north with an area of Ancient Woodland on its western boundary, a low hedge to the north and an open fence with occasional trees alongside Church Road. It becomes more elevated above the road towards the north.

Surrounding Uses

To the south of the site, the confines of Offham village and the gardens of residential properties. The rest of the site is surrounded by open countryside.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 5.87

SUITABILITY

In terms of access to services, this site is located in a relatively unsustainable location, adjacent to the built-up confines of Offham. There is a parcel of Ancient Woodland in the west of the site and it lies adjacent to a Local Wildlife Site. There are no other high level constraints. There is existing access from Church Road however this would require relocating away from the Primary School. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

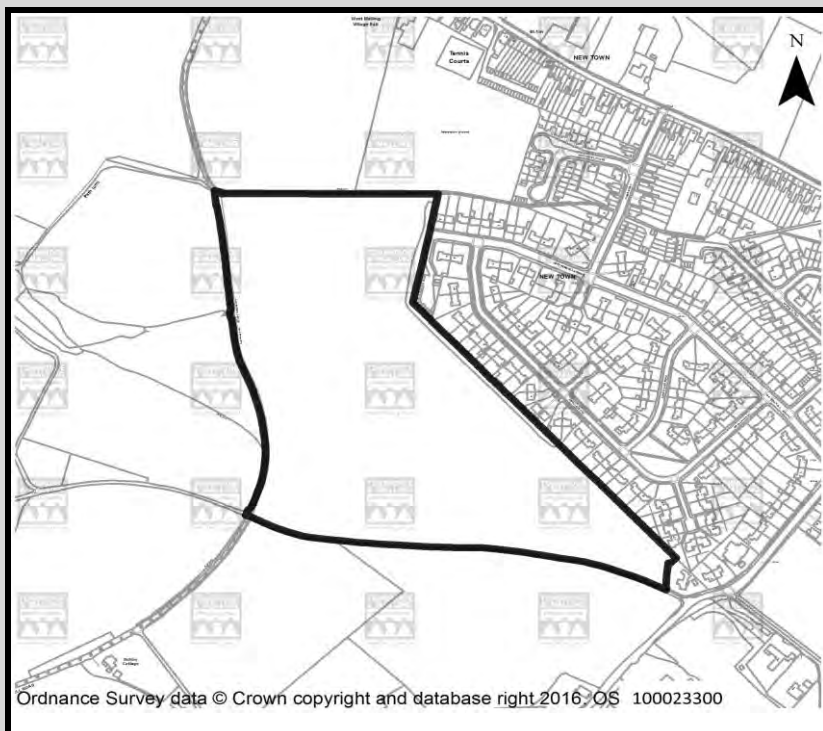
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
325	West of Fatherwell Avenue, West Malling	West Malling



Site Description

The northern part of a large almost flat field which undulates slightly towards the south. It is bounded by weak hedgerows and occasional trees, through there is no defined boundary to the south. It is not visible in the wider landscape. There is a track/footpath along its northern boundary. The backs of houses can be glimpsed between the trees on its eastern boundary.

Surrounding Uses

It abuts the Fatherwell housing estate to the east with agricultural land on all other boundaries apart from a small section of the northern boundary which lies adjacent to the recreation ground.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 8.17

SUITABILITY

In terms of access to services, this site is in a sustainable location, and it is adjacent to the built-up confines of West Malling. The site has no high level constraints. There is no existing site access. A new access could be provided from Fatherwell Avenue however the surrounding road network is narrow with significant on-street car parking which may restrict the development potential. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

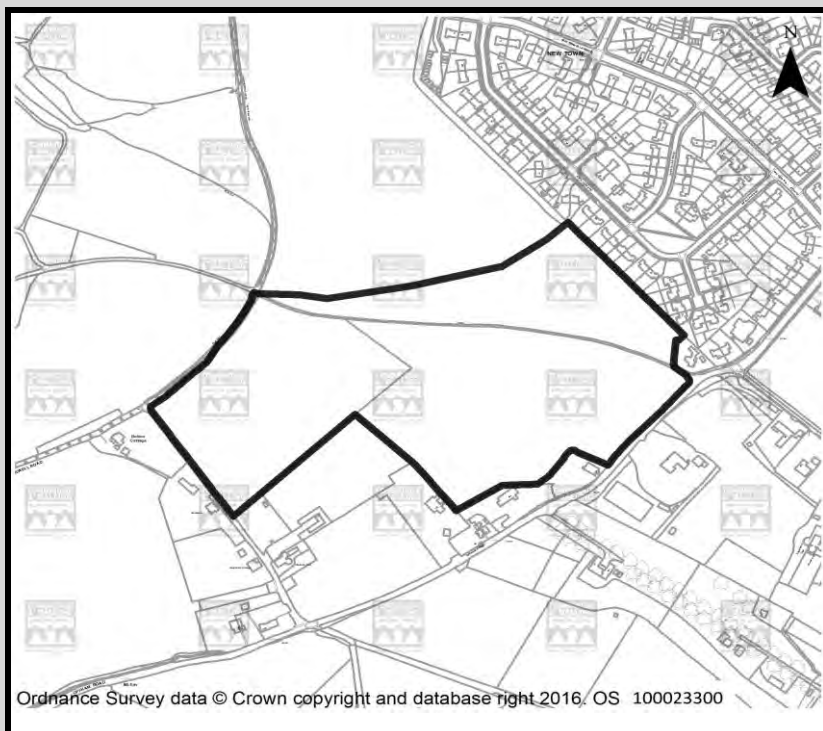
Potential Residential Yield (units):	235
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
326	North of Offham Road, West Malling	West Malling



Site Description

The southern part of a large field which undulates slightly towards the south. It is bounded by weak hedgerows and occasional trees, though there is no defined boundary to the north. It is not visible in the wider landscape other than in long distance views. The backs of houses can be glimpsed between the trees on its eastern boundary.

Surrounding Uses

It abuts the Fatherwell housing estate to the east with agricultural land on all other boundaries with some sporadic low density housing along Offham Road.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	7.75

SUITABILITY

In terms of access to services, this site is in a sustainable location, and it is adjacent to the built-up confines of West Malling. The site has no high level constraints. There is existing access from Fartherwell Road however this is considered unsuitable due to minor and sub-standard nature of this route. Potential for access from Offham Road. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

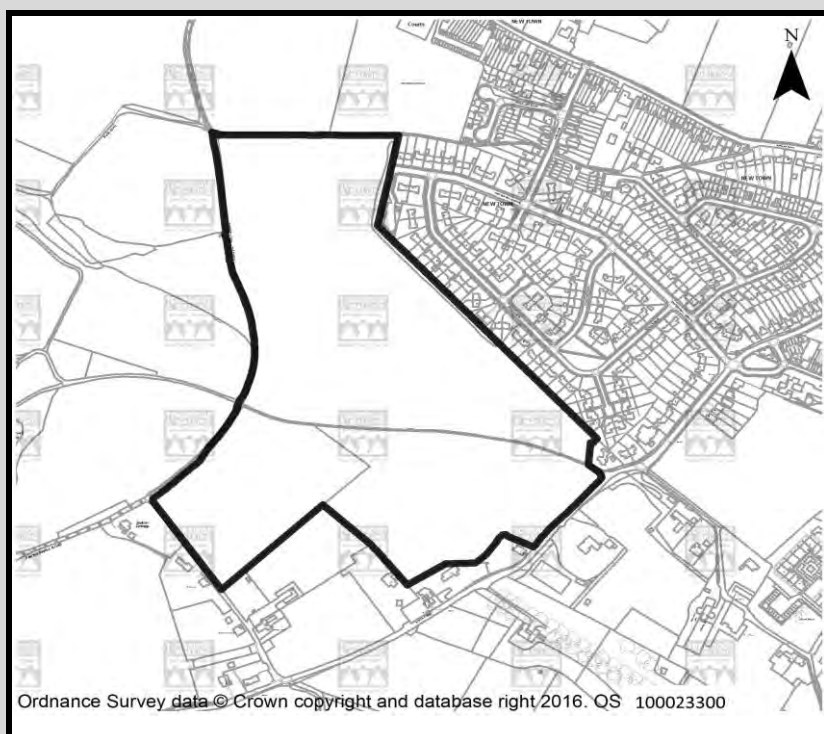
Potential Residential Yield (units):	232
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
327	West of West Malling	West Malling



Site Description

A large flat field which undulates slightly towards the south. It is bounded by weak hedgerows and occasional trees. It is not visible in the wider landscape other than in long distance views. The backs of houses can be glimpsed between the trees on its eastern boundary.

Surrounding Uses

Bounded to the east by houses on the Fatherwell Estate, to the north by the Recreation Ground and agricultural land to the west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 14.09

SUITABILITY

In terms of access to services, this site is in a sustainable location, and adjacent to the built-up confines of West Malling. The site has no high level constraints. The site is currently accessed from Fartherwell Road however this is considered unsuitable due to minor and sub-standard nature of this route. Potential for access from Offham Road and Fatherwell Avenue. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

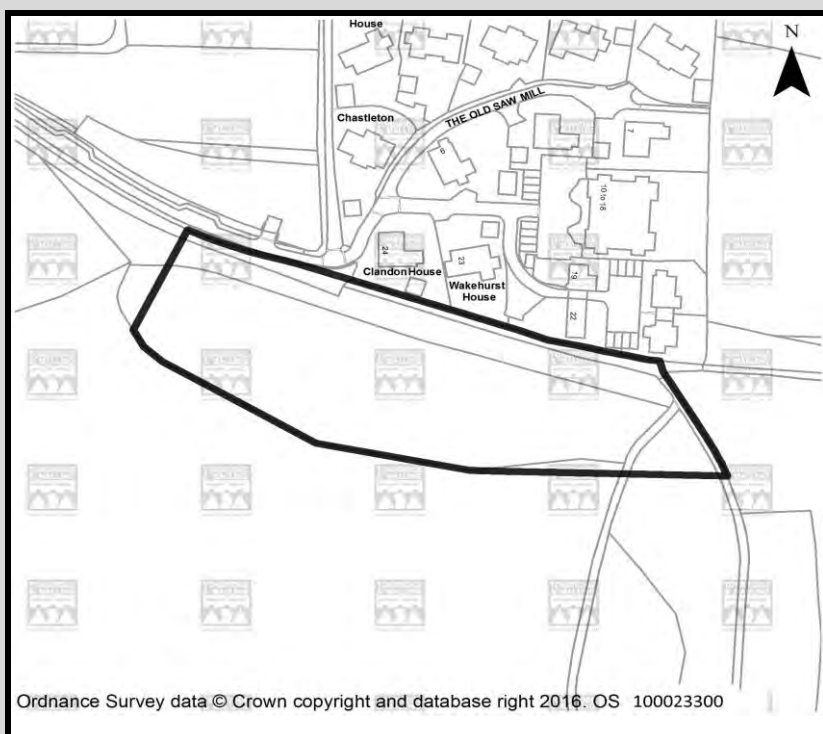
Potential Residential Yield (units):	413
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
328	South of Birchen Naps Farm	Platt



Site Description

This long rectangular shaped site is accessed by Long Mill Lane. It is completely covered by Ancient Woodland.

Surrounding Uses

Surrounded to the south by Ancient Woodland, to the north open countryside and a small residential development.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.09

SUITABILITY

In terms of access to services, this site is in an unsustainable Location, and is remote from any built-up confines. Ancient Woodland covers the entire site and the site also wholly falls within a Local Wildlife Site. There is currently no access to the public highway but this could be provided from London Road. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

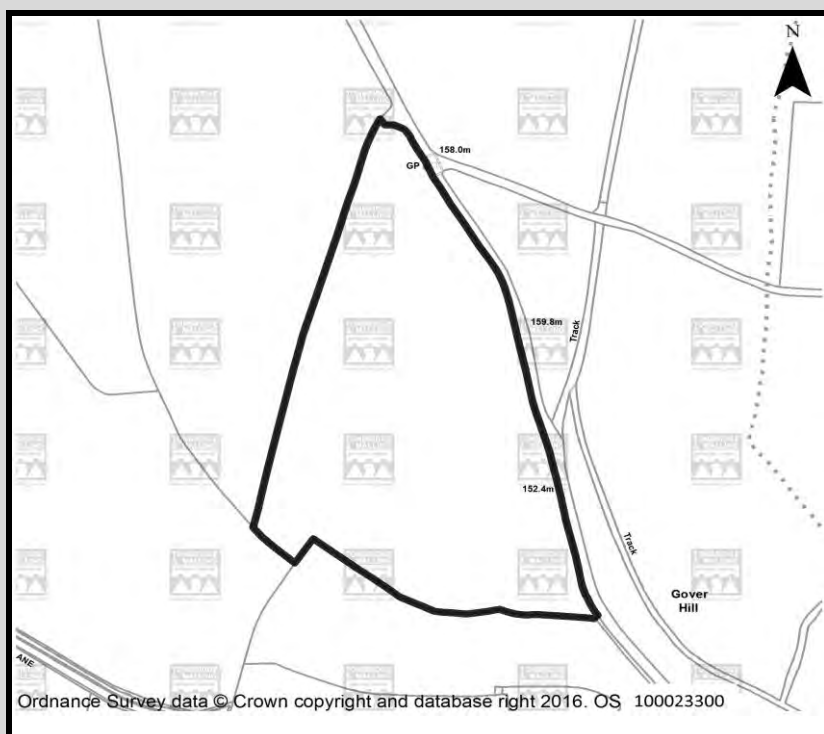
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
329	South Hurst Wood	Plaxtol



Site Description

This triangular shaped site with a boundary facing Hurst Lane is entirely covered by Ancient Woodland.

Surrounding Uses

The site is completely surrounded by Ancient Woodland and open countryside.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.13

SUITABILITY

In terms of access to services, this site is in a unsustainable location, and is remote from any built-up confines. Ancient Woodland covers the entire site and the site also wholly falls within a Local Wildlife Site. There is currently no access to the public highway but this could be provided from The Hurst. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

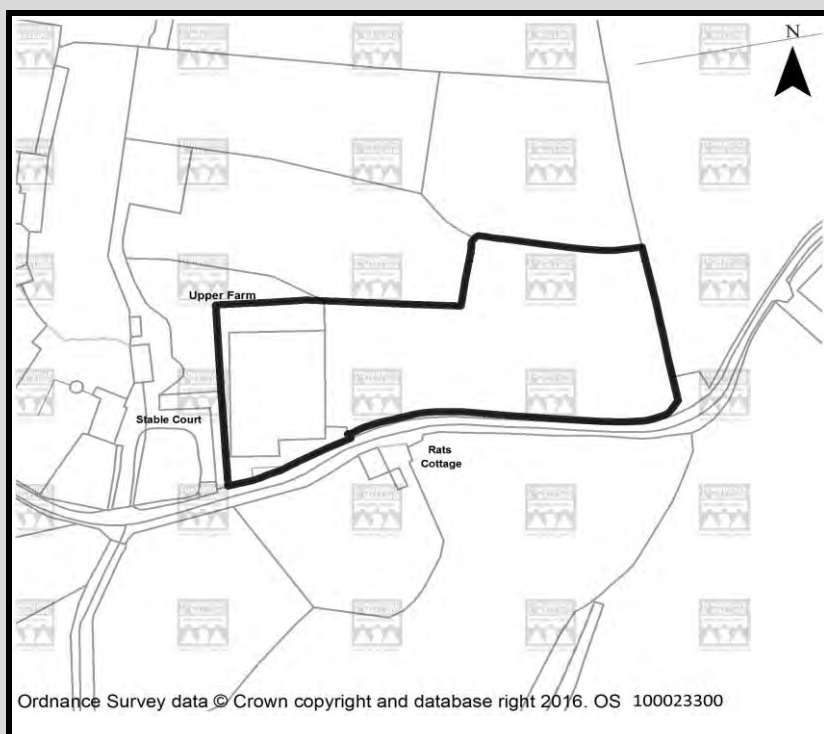
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
330	Roughways Barn	Plaxtol



Site Description

This site, north of Roughway Lane includes a substantial agricultural building and field. It slopes gently from east to west.

Surrounding Uses

The site is surrounded by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.95

SUITABILITY

In terms of access to services, this site is in a unsustainable location, and is remote from any built-up confines. This site has no high level constraints, but partly falls within the Roughway Plaxtol Conservation Area. The site has access to the public highway. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

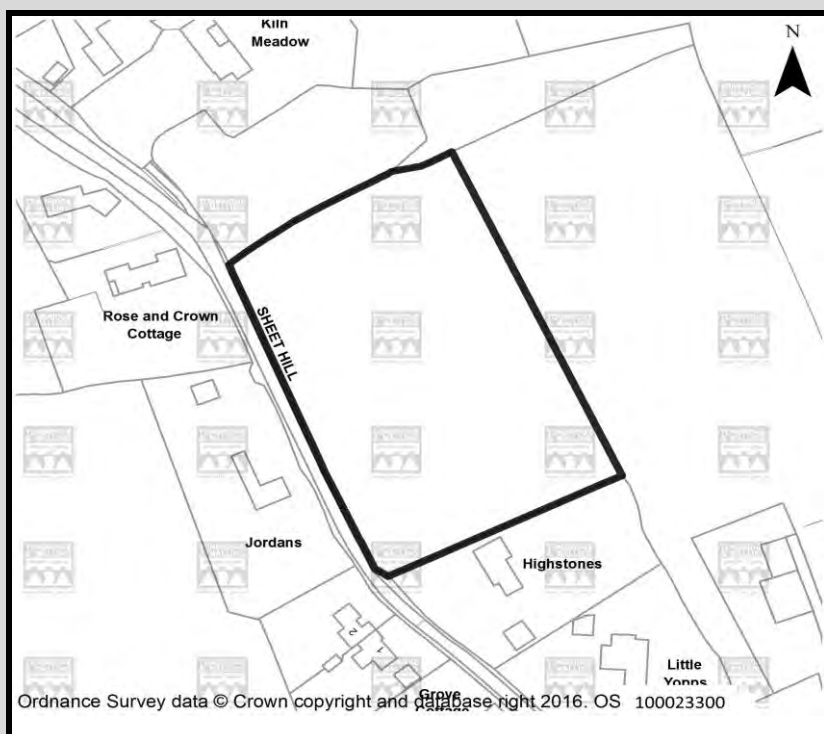
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
331	Yopps Green	Plaxtol



Site Description

This rectangular shaped field fronts on to Sheet Hill on its western boundary and is currently in agricultural use.

Surrounding Uses

The site is surround by open countryside and low density, largely historic residential properties facing the road.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.73

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, however it is remote from the built-up confines of Plaxtol. The site has no high level constraints but falls wholly within the Kent Downs AONB. There is no existing access, although access could be provided onto Sheet Hill. This assessment concludes that this site is not suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

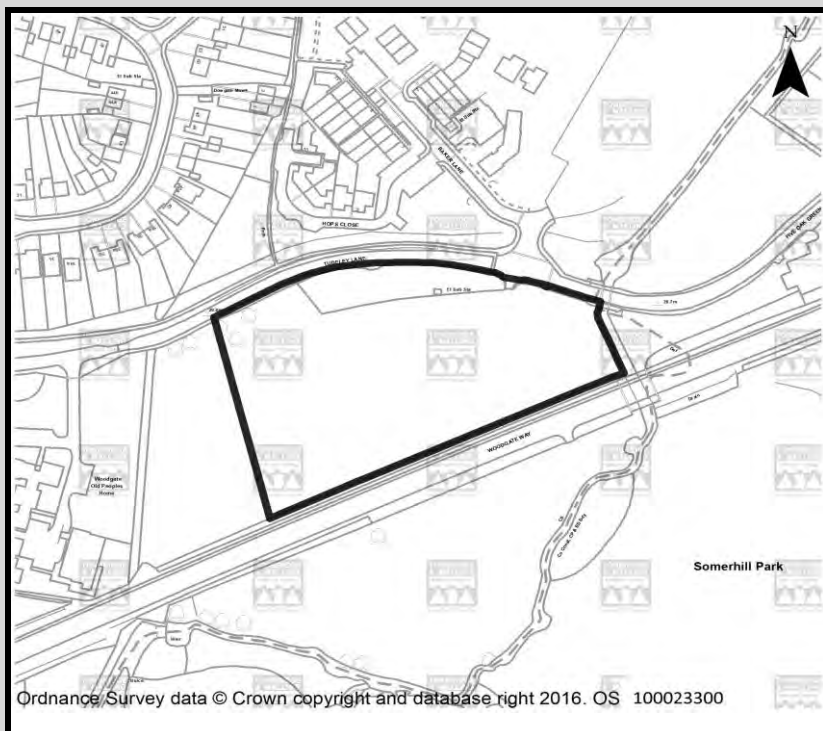
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
332	North of Woodgate Way, Tonbridge	Tonbridge



Site Description

Part of a triangular flat field bounded by low hedgerows and a stream at its eastern end. The western end of the field is being developed as a replacement Care Home.

Surrounding Uses

New housing development under construction to the north. New Care Home under construction to the west. Offices and car show rooms to the east and Somerhill Park across Woodgate Way to the south.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.41

SUITABILITY

In terms of access to services, this site is in a sustainable location and lies within the built-up confines of Tonbridge. The eastern half of the site is falls within the functional flood plain and the site falls wholly within the High Weald AONB. The site is currently accessed from Tudeley Lane. This assessment concludes that part of the site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

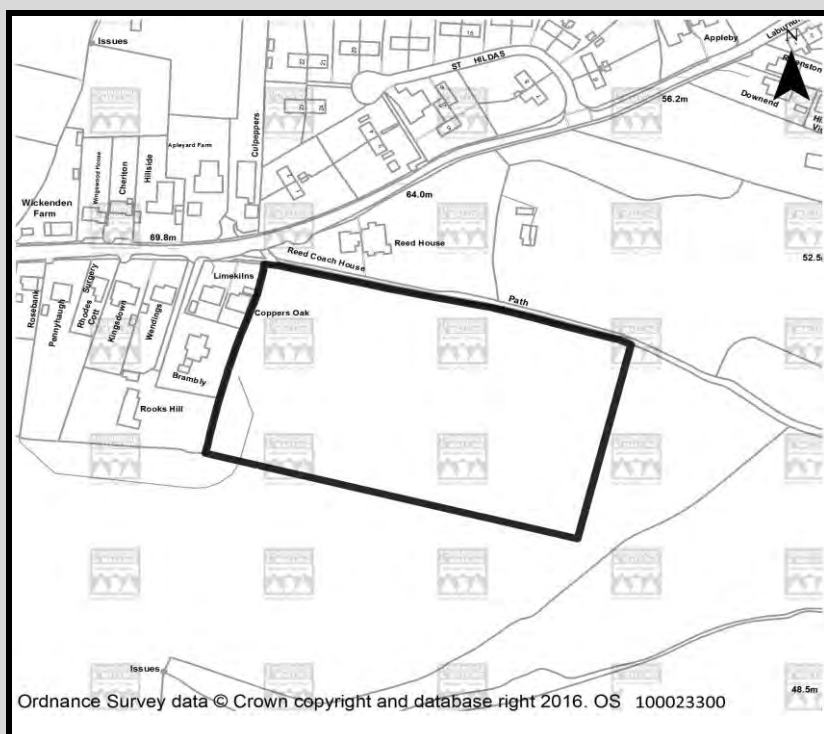
Potential Residential Yield (units):	22
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
333	Plaxtol Allotments	Plaxtol



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Site Description

This site lies within a much larger triangular field. The site is bounded to the north by a strong hedgerow and to the west by a weaker one. There are currently no other boundaries though the field itself has a strong woodland boundary to the south. The site includes an area of relatively recently established allotments.

Surrounding Uses

Residential to the north and west. Agricultural land on all other boundaries.

Current/Previous Use: Mixed: Allotments and agriculture

Type of Site: Greenfield

Gross Site Area (ha): 1.67

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, and is adjacent to the built-up confines of Plaxtol. The site has no high level constraints but falls wholly within the Kent Downs AONB. There is a narrow gated existing access onto The Street, but this would require improvement. However the necessary improvements may require land outside of the submitted site boundary and the surrounding road network is narrow with on-street parking. Access and highway concerns may impact on the development potential of this site. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is on a short term lease and would be available for development. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Costs could be associated with relocation of the electricity pylon if considered necessary.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

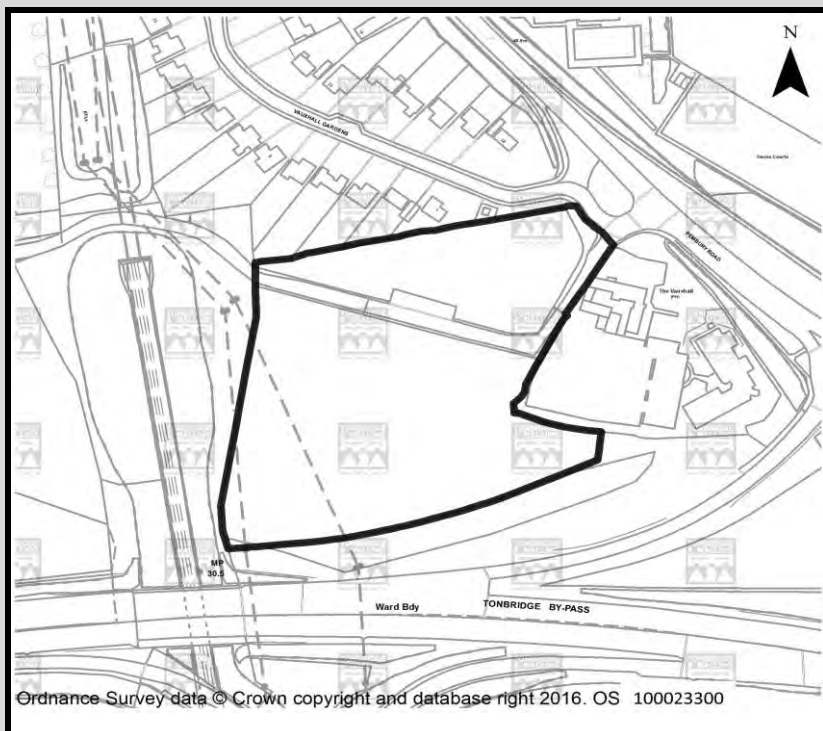
Potential Residential Yield (units):	50
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
334	South of Vauxhall Gardens, Tonbridge	Tonbridge



Site Description

A well contained site that slopes gently down from the west and from the north. It is divided into two unequal parts by a track that leads up to the Priory Wood open space. The smaller area to the north of the track is overgrown scrub. To the south of the track is a grassed field bounded by woodland and trees alongside the railway line and A21 slip road. There are distant views from the higher part of the site towards Castle Hill and the High Weald AONB.

Surrounding Uses

Public House and Hotel to the east, A21 slip road to the south, railway line with public open space beyond to the west and housing to the north.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	2.04

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Tonbridge. This site has no high level constraints. There is existing private access present from Vauxhall Gardens which would require improvement. Potential for noise from A21 and railway line. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

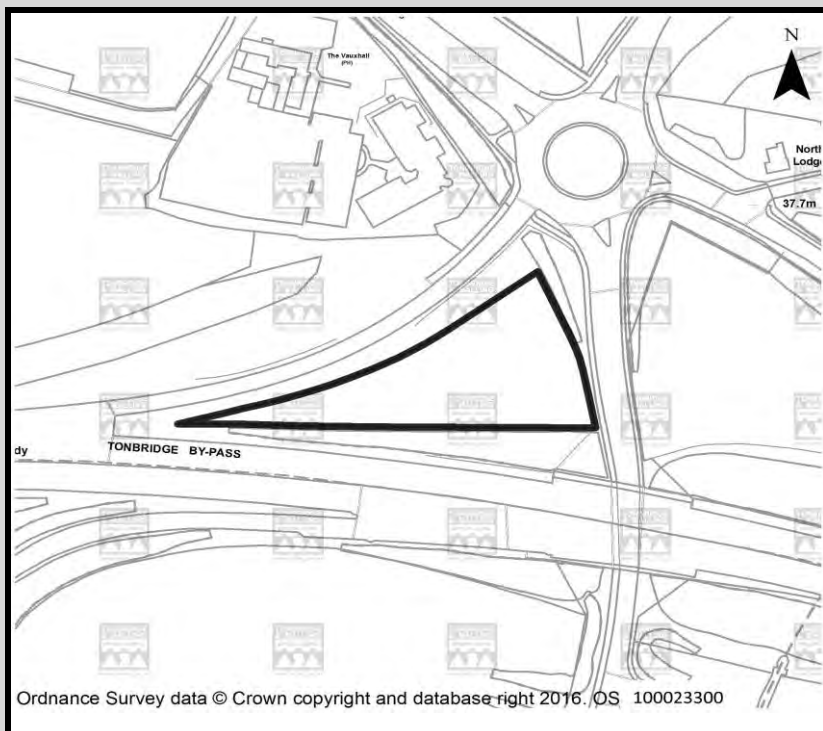
Potential Residential Yield (units):	61
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
335	A21 Vauxhall intersection, Tonbridge	Tonbridge



Site Description

A small triangular flat grassed paddock surrounded by the A21 and its slip roads.

Surrounding Uses

Surrounded by roads with a Public House and hotel to the north and mainly woodland on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.38

SUITABILITY

In terms of access to services, this site is in a sustainable location, however it is remote from the built-up confines of Tonbridge. This site has no high level constraints. Existing gated access from Vauxhall Lane, with likely insurmountable constraints principally relating to visibility to the south and high vehicle approach speeds. Likely noise and air pollution concerns from traffic. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

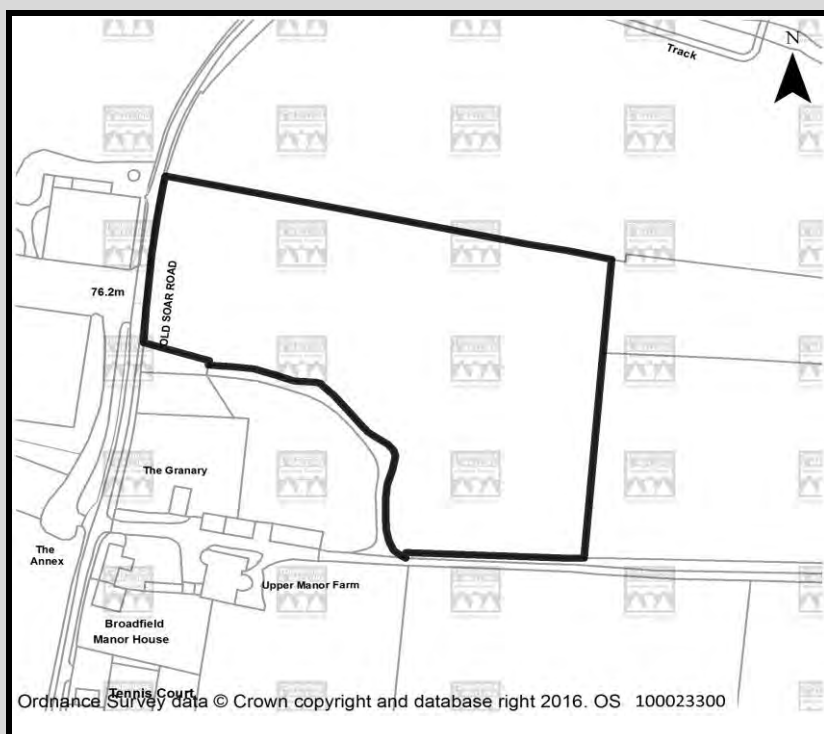
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
336	Broadfield	Plaxtol



Site Description

This site fronts on to Old Soar Road on its western boundary. It is in agricultural use, with a thick and mature band of trees and hedgerow along the northern boundary.

Surrounding Uses

It is surrounded on all sides by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.53

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from the built-up confines. The site has no high level constraints. There is no existing access, however new access could be provided onto Old Soar Road. This assessment concludes that this site is not suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

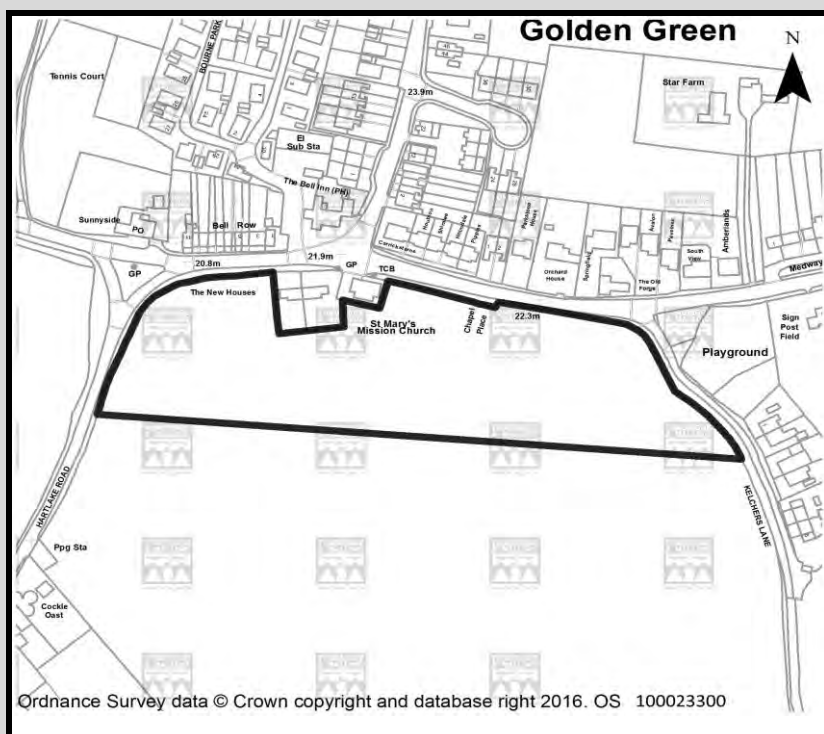
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
337	South of Golden Green	Hadlow



Site Description

The northern section of a large flat arable field fronting Three Elm Lane, bounded by a low hedgerow at the eastern end of the site and high hedgerow along the rest of the Three Elm Lane and Kelchers Lane frontages. There is no defined boundary along the southern side of the site.

Surrounding Uses

Public open space to the east, housing to the north and agricultural land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.85

SUITABILITY

In terms of access to services, this site is in a unsustainable location, and is outside the built-up confines of Golden Green. The site has no high level constraints. There is no existing site access however there is potential to provide access from Three Elm Lane. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

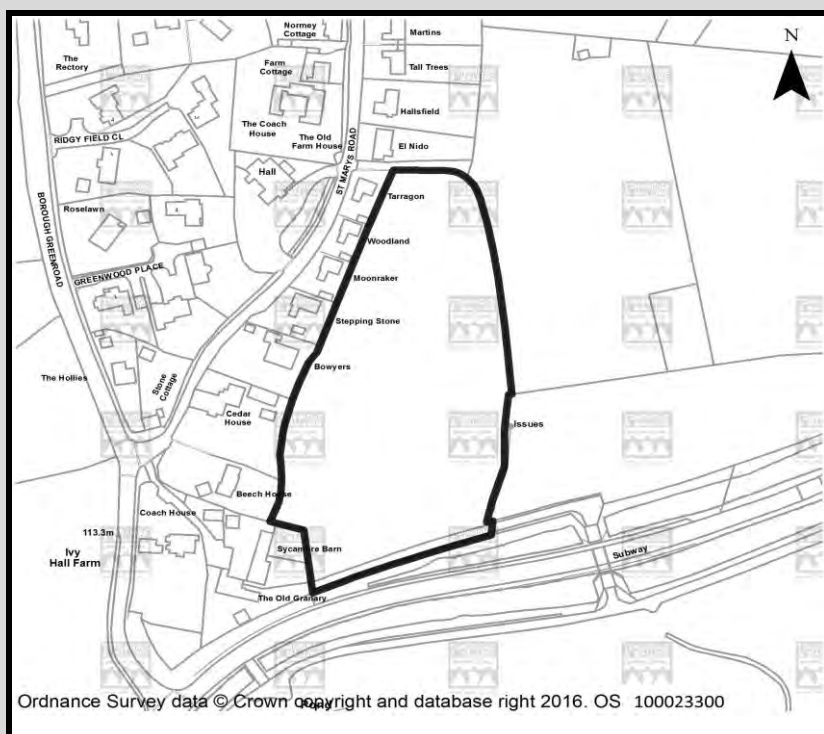
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
339	St Mary's Road, Wrotham	Wrotham



Site Description

A small low lying field on the southern edge of Wrotham behind the houses in St Mary's Road and well concealed from the bypass by highway landscaping.

Surrounding Uses

Housing to the west and north. A227 to south, agricultural land to the east.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.51

SUITABILITY

In terms of access to services this site is in a sustainable location, and is adjacent to the built-up confines of Wrotham. The site has no high level constraints however the site lies wholly within the Kent Downs AONB and bounded on three sides by the Wrotham Conservation Area. There is currently no access to the public highway. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. However there is no existing access to the public highway and access to the site would be required over third party land. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

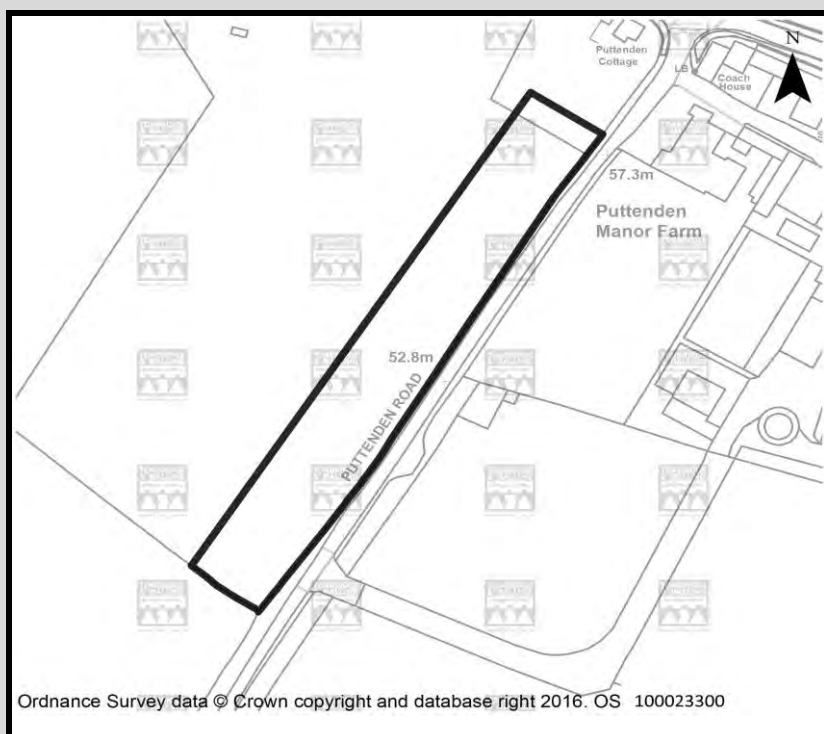
Potential Residential Yield (units):	45
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
340	Puttenden Road, Dunks Green	Shipbourne



Site Description

This long, thin rectangular site is completely covered in woodland and fronts on to Puttenden Road.

Surrounding Uses

Surrounded by woodland to the west, and open countryside on all other sides and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.39

SUITABILITY

In terms of access to services this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints however it lies entirely within the Kent Downs AONB and a Local Wildlife Site. There is access to the site. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

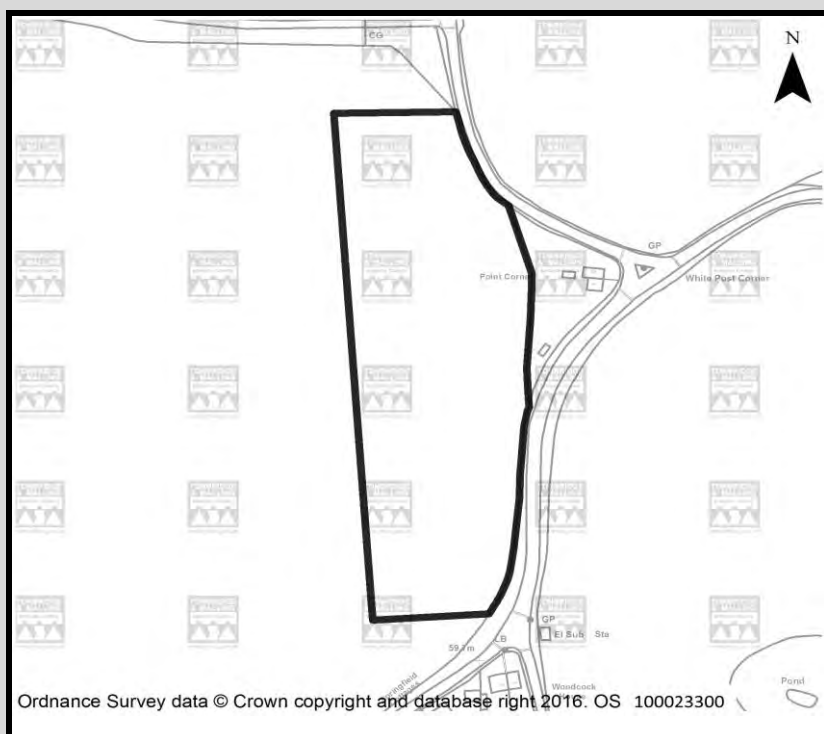
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
341	Point Corner	Shipbourne



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Site Description

This long, rectangular site bounds School Lane and Reeds Lane on its eastern boundary. It is agricultural land.

Surrounding Uses

Surrounded by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.74

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, remote from any built-up confines. The site has no high level constraints but sits wholly within the Kent Downs AONB. There is currently no access, however access could be provided. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

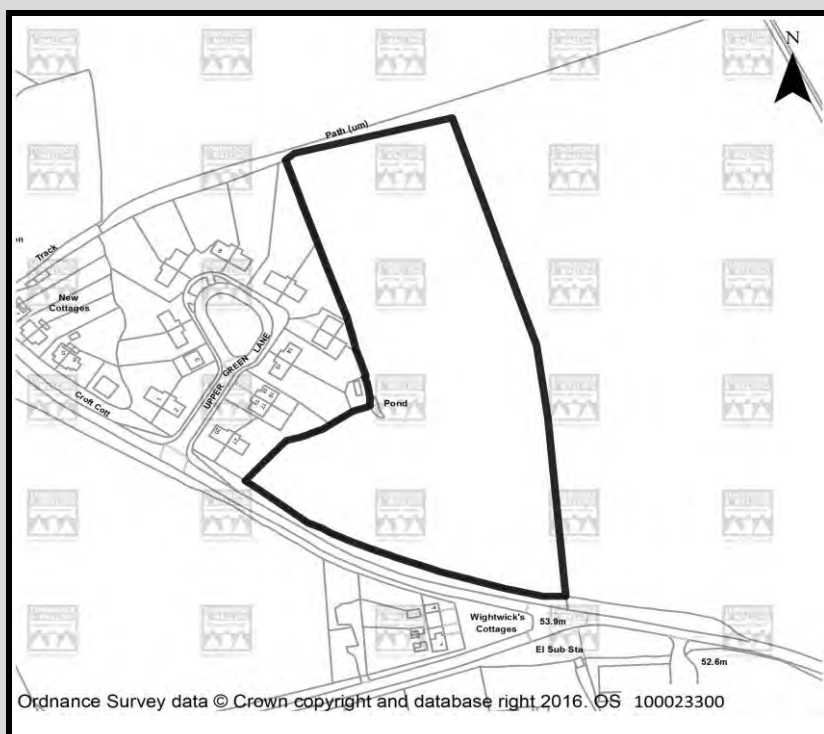
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
342	East Upper Green Lane	Shipbourne



Site Description

The eastern part of an open grassed field bounded by low hedgerows with a few mature trees along Upper Green Road. This is a prominent sloping site on the edge of the village with views from the site to the south and into the site from Upper Green Road.

Surrounding Uses

Housing to the west and south. Agricultural land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.97

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB. The site has access. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

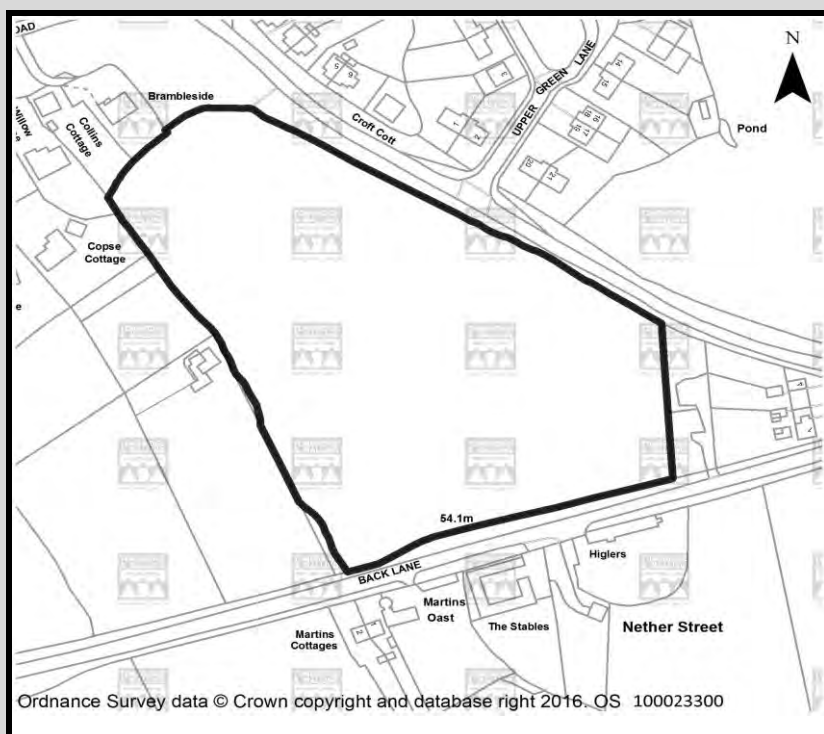
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
343	Five Acre Field	Shipbourne



Site Description

A roughly triangular grassed field, bounded by low hedgerows and occasional trees, sloping down to the south offering extensive views of open countryside across and between properties in Back Lane.

Surrounding Uses

Residential on virtually all boundaries with a small section to the north bounding agricultural land.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.06

SUITABILITY

In terms of access to services this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB. It also lies adjacent to the Shipbourne Conservation Area and a Local Wildlife Site. The site has access. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

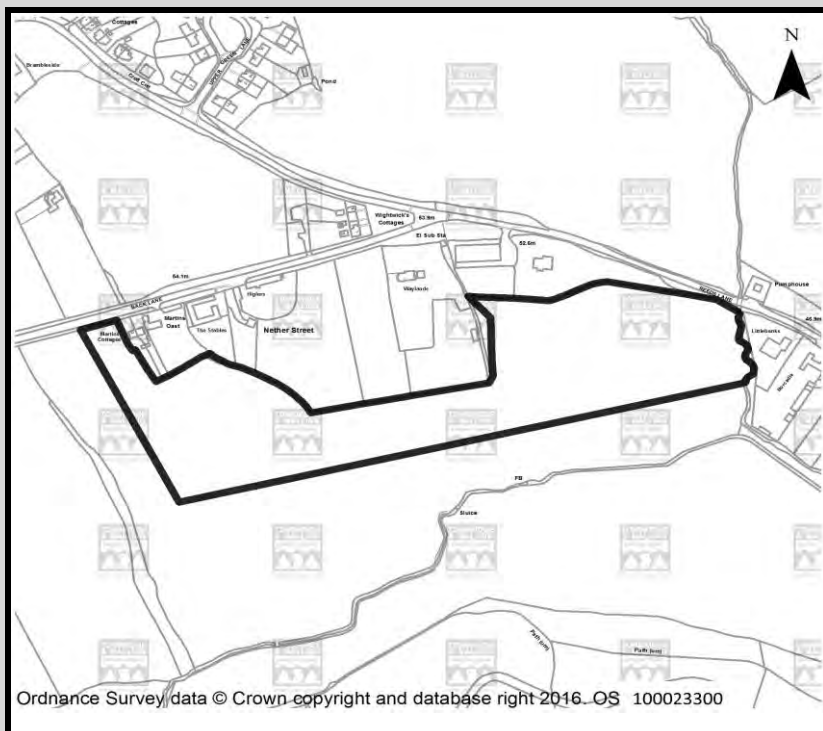
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
344	South Ambleside	Shipbourne



Site Description

The northern part of a large flat grassed field on the southern side of the village. Whilst the field itself is bounded by trees and hedgerows the identified site currently has no defined boundary on its southern and western side.

Surrounding Uses

Residential to the north and east. Agricultural land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	3.43

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB. The site has access. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

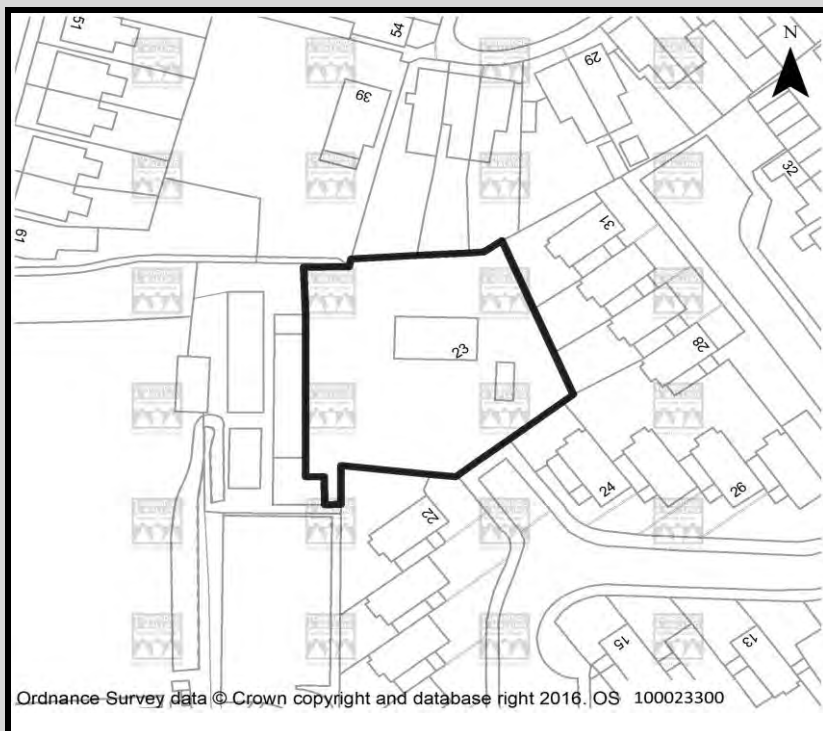
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
345	23 Tulip Tree Close, Tonbridge	Tonbridge



Site Description

A large detached house with separate garage set centrally within a more or less square site located at the end of the cul-de-sac. There are a number of large mature trees within and on the margins of the site and a substantial hedge on the eastern boundary.

Surrounding Uses

Residential to north, south and east. Education to the west.

Current/Previous Use:	Residential
Type of Site:	Previously developed land
Gross Site Area (ha):	0.11

SUITABILITY

In terms of access to services, this site is in a sustainable location, and lies within the built-up confines of Tonbridge. The site has no high level constraints but lies adjacent to the Quarry Hill Conservation Area. There is existing access. This assessment concludes that this site is suitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Below SLAA threshold
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
346	North of Barchester Way	Tonbridge



Site Description

One large arable field on the northern margins of Tonbridge between Hadlow Road East and Higham Lane, excluding two individual dwellings on the Higham Lane frontage (Kerromoor and Newlands). It is relatively flat but gently undulates upwards from south to north. There are mature hedgerows along the Tonbridge Road and Higham Lane frontages and a weaker broken hedgerow along the northern boundary. There are short views into the site from the east. It is also overlooked by the backs of properties in Barchester Way and Hadlow Road East.

Surrounding Uses

Residential to the south and east and part of the western boundary, with agricultural land on all other boundaries.

Current/Previous Use:	Mixed: Mainly agriculture with one residential property (Kerromoor)
Type of Site:	Mixed
Gross Site Area (ha):	13.95

SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Tonbridge. This site has no high level constraints. There is existing access with the potential for new access onto Higham Lane. This assessment concludes that this site is suitable.

AVAILABILITY

The site is available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs are considered to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

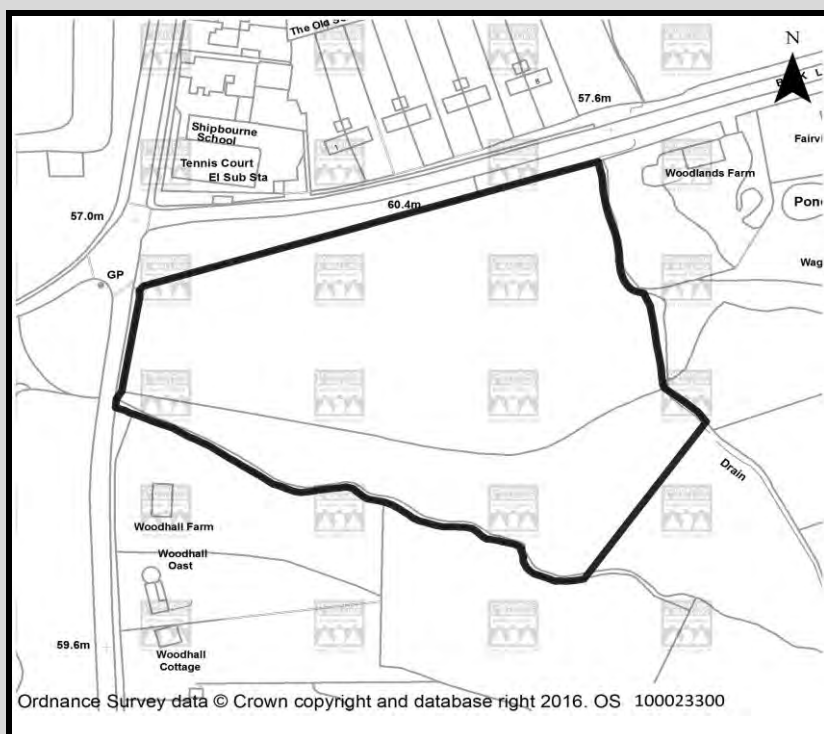
Potential Residential Yield (units):	418
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
347	School Field, Back Lane	Shipbourne



Site Description

A predominantly grassed field with some woodland to the south. It is entirely surrounded by high hedgerows and trees. It lies slightly below the level of Back Lane.

Surrounding Uses

Housing and a school to the north, some housing to the south and east, with agricultural land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	2.05

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB and opposite the Shipbourne Conservation Area. The site has access. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

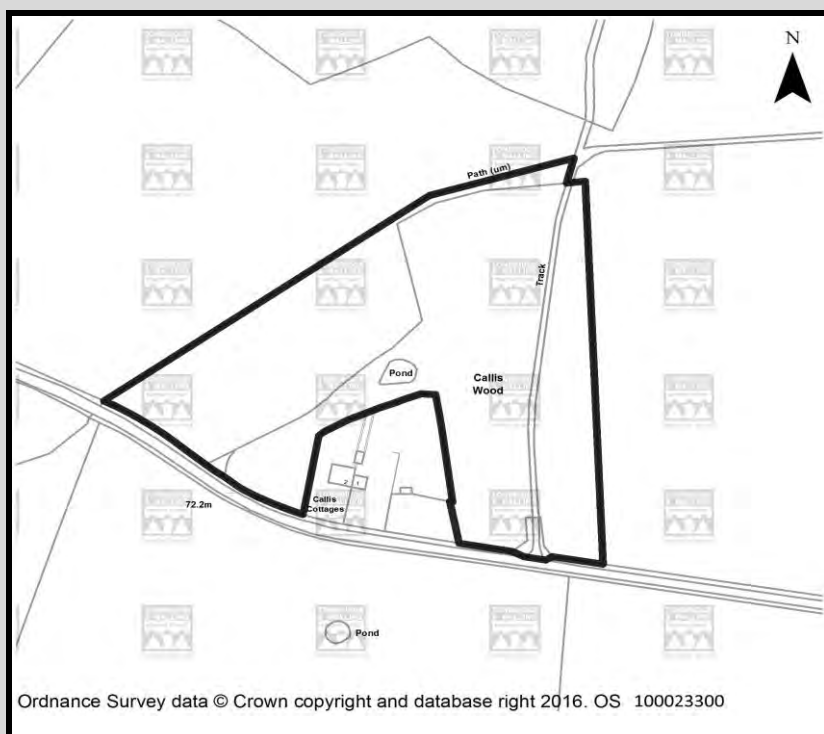
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
348	Callis Wood	Shipbourne



Site Description

This triangular shaped site wraps around Callis Cottages on Hildenborough Road. The majority of the site is covered by woodland.

Surrounding Uses

Surrounded on all sides by open countryside.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.32

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB. The site has access. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

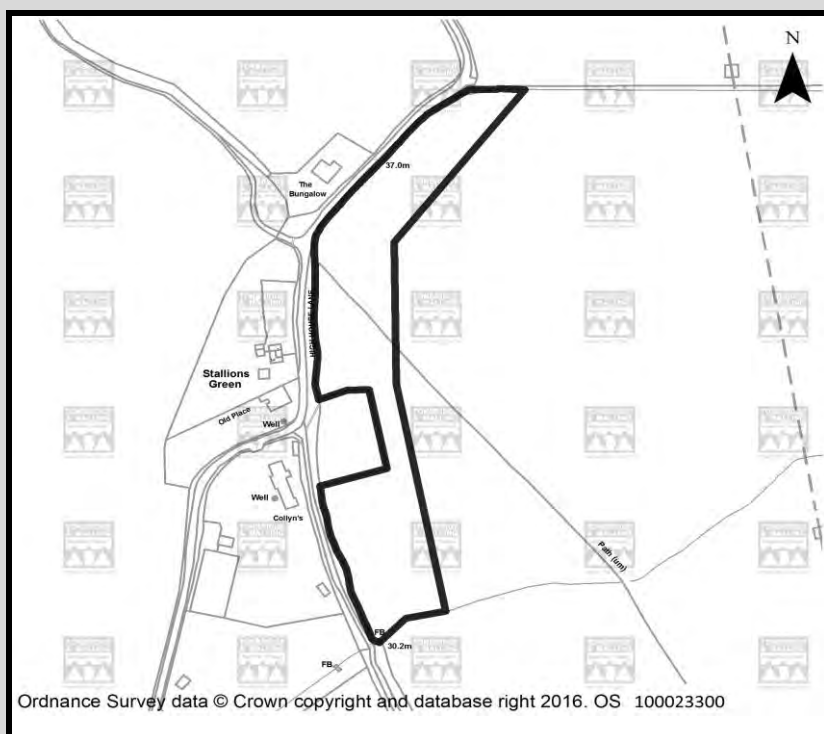
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
349	Hope Farm - East of High House Lane	Hadlow



Site Description

This long, thin site runs along the eastern side of High House Lane. The southern part of the site is bounded by a mature belt of trees.

Surrounding Uses

This site is surrounded by open countryside on three sides and residential to the west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.12

SUITABILITY

In terms of access to services, this site is in an unsustainable location, and is remote from any built-up confines. The site has no high level constraints. The site has no existing access but access could be created. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

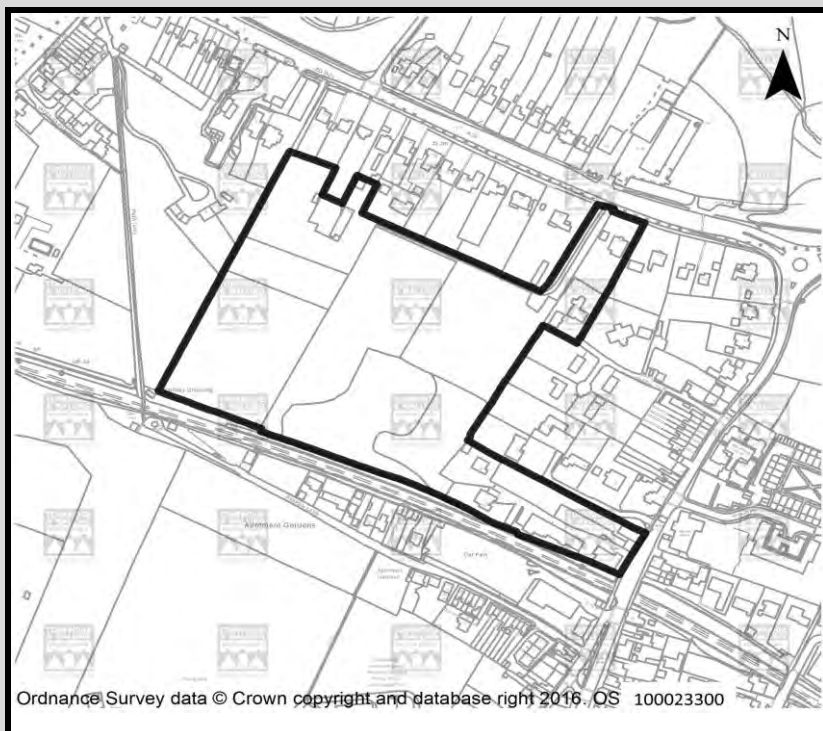
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
350	Rear of London Rd and Town Hill, West Malling	West Malling



Site Description

A large backland site mainly covered with low scrub with more substantial regenerated woodland to the south alongside the railway line and to the east backing on to properties in Town Hill. The site includes some residential properties and commercial premises accessed off Town Hill and London Road.

Surrounding Uses

Residential. Railway line to the south with residential beyond.

Current/Previous Use: Mixed: Agricultural, residential, employment

Type of Site: Mixed

Gross Site Area (ha): 5.07

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of West Malling. The site is not subject to any high level constraints. The site can be accessed from the A20, although the means of access is, at present, limited. The proximity of the site to the railway line means that noise could be an issue. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site. Details of the option agreement in place would need to be confirmed.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

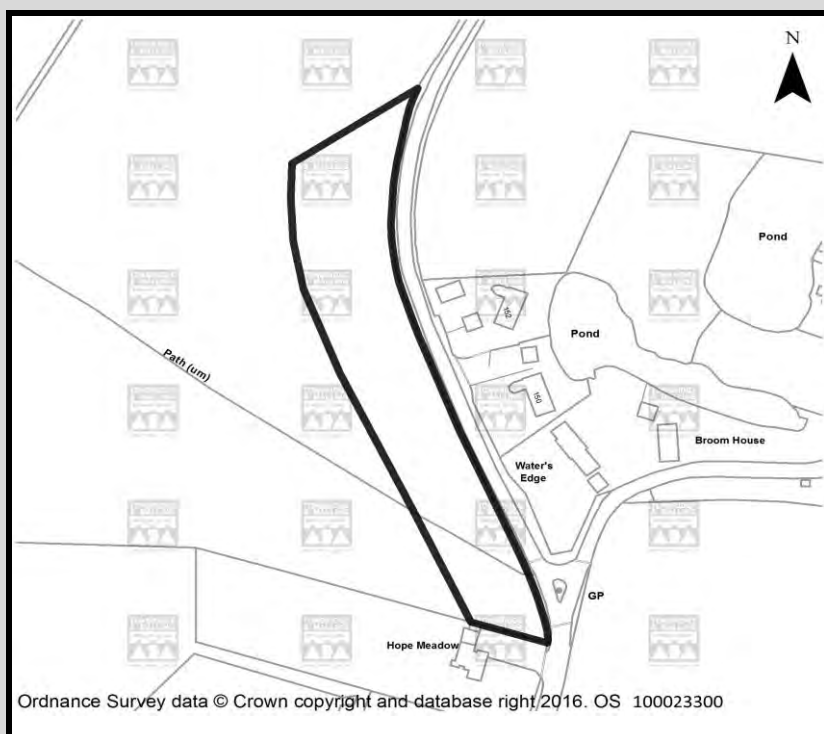
Potential Residential Yield (units):	152
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	5.07
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
351	Hope Farm - North of Hope Meadow	Hadlow



Site Description

This long, thin site runs north to south to the west of Carpenters Lane. It is rectangular in shape and relatively level. It is open countryside with some mature trees dotted along the north western boundary.

Surrounding Uses

The site is surrounded by open countryside and a handful of residential properties.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.68

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location and is remote from the built-up confines of Hadlow. The site has no high level constraints. There is existing access. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

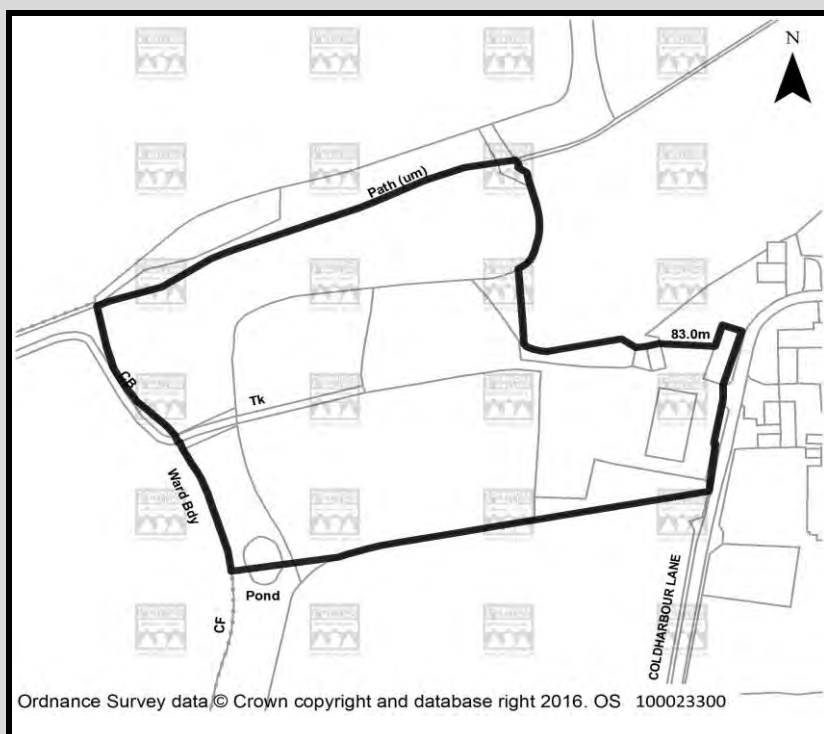
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
352	Tinley Farm Buildings	Shipbourne



Site Description

This large open field site is situated to the west of Tinley Lodge Farm on Coldharbour Lane. The site is relatively level and contains some farm buildings on the eastern side and a thick belt of mature trees along the north and western boundaries that is Ancient Woodland.

Surrounding Uses

This site is surrounded by open countryside and farm buildings.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.63

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from any built-up confines. There are significant parcels of Ancient Woodland in the north and west of the site but no other high level constraints. There is existing access. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

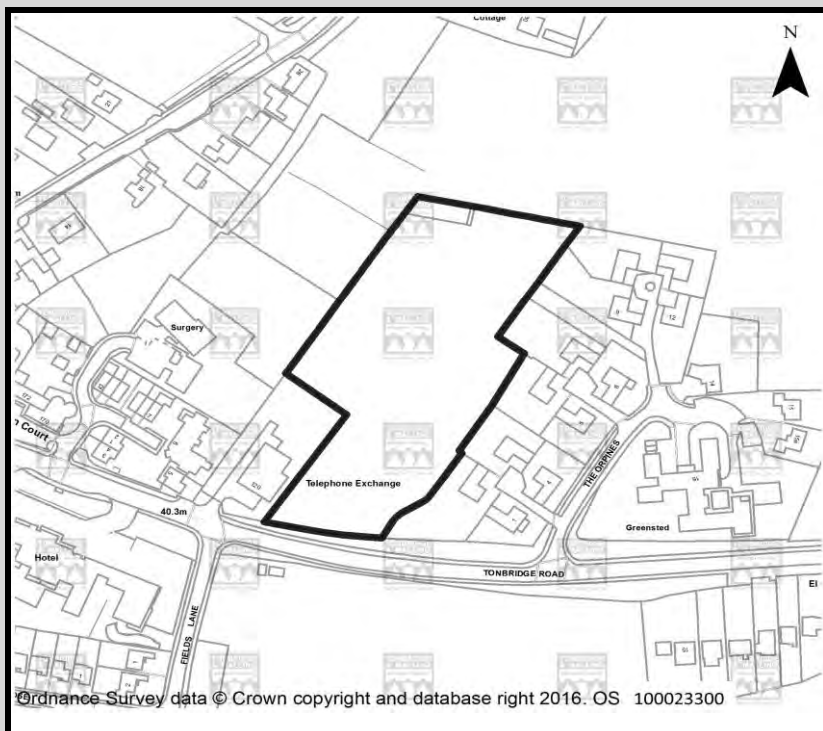
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
353	West of The Orpines, Watringbury	Watringbury



Site Description

An area of scrubland completely obscured from the main road by a very high and overgrown hedgerow. There are a few overgrown hedgerow trees on its northern boundary. It slopes gently up towards the north.

Surrounding Uses

Telephone exchange with housing beyond to the west but with the rear of the site on this boundary abutting open fields. Housing to the east with open countryside to the north and to the south across the A26.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.19

SUITABILITY

In terms of access to services, this site is in a sustainable location and is adjacent to the built-up confines of Watringbury. The site has no high level constraints. There is no existing access, however access could be provided from Tonbridge Road. Potential for impact on AQMA. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

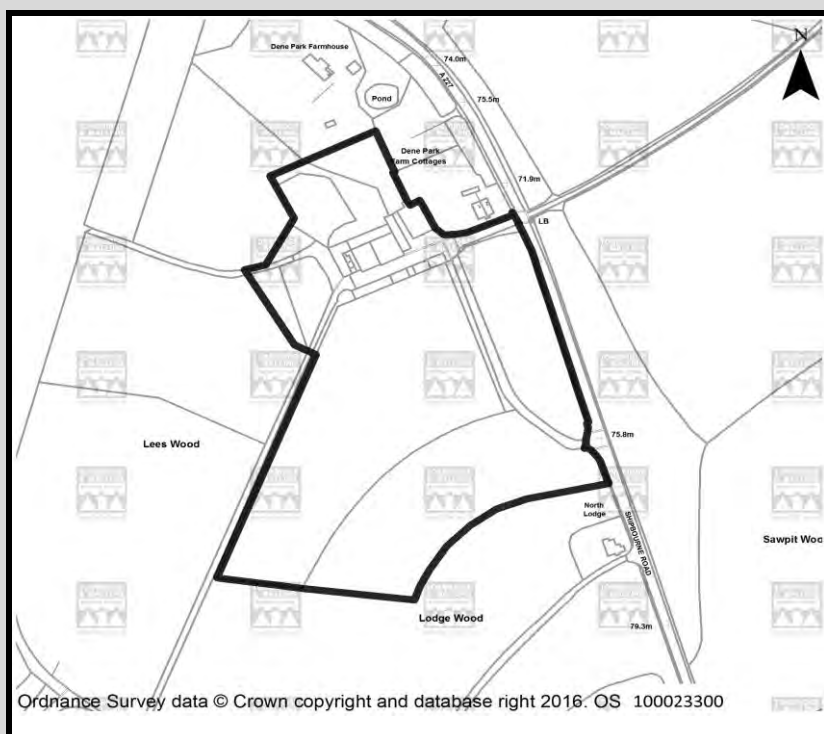
Potential Residential Yield (units):	36
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
354	Dene Park	Hadlow



Site Description

This site lies to the west of Shipbourne Road and is gently undulating in the north of the site, the remainder being relatively level. It includes some farm/commercial buildings in the north of the site. The southern, eastern and northern boundaries are wooded, the south being Ancient Woodland.

Surrounding Uses

The site is surrounded mainly by woodland and some open countryside.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	3.37

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location and is remote from any built-up confines. There is a significant parcel of Ancient Woodland in the south. There are no other high level constraints. There is existing access. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

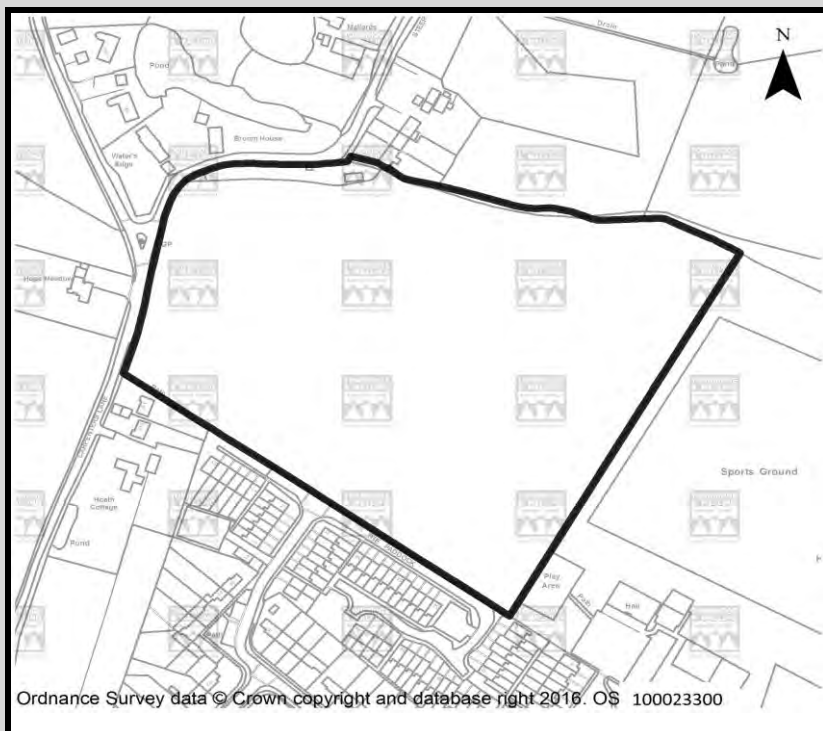
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
355	North of The Paddock, Hadlow	Hadlow



Site Description

A flat rough pasture bounded by a wire fence to the south and mature trees and hedgerows on all other boundaries.

Surrounding Uses

Housing to the south, recreation ground to the east and agricultural land on all other boundaries with some scattered dwellings to the north west.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	5.24

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hadlow. The site is not subject to any high level constraints. The site can be accessed from Carpenters Lane (direct or via The Paddock), although the surrounding rural highway network suffers from restricted widths. A Minerals Assessment would be needed and surface water drainage issues would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

This submission has not been promoted by the landowner. However a submission for the same site has been made separately by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

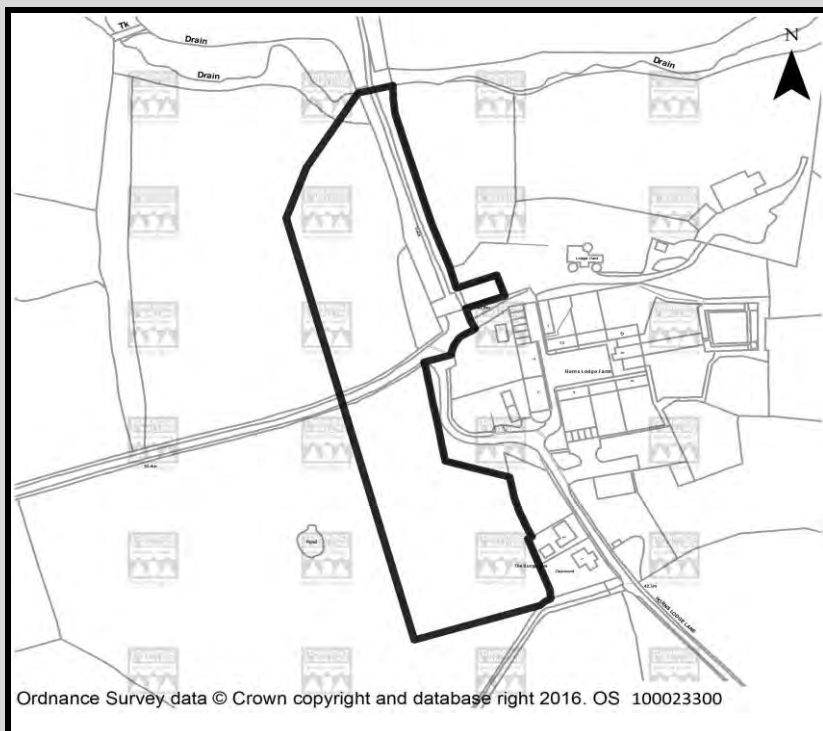
Potential Residential Yield (units):	157
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
356	West of Horns Lodge Farm, Tonbridge	Hildenborough



Site Description

This site straddles Horns Lodge Lane, with Horns Lodge Farm to the immediate east. The site is broadly rectangular in shape and includes a small agricultural building. Part of the site facing the road is tree lined.

Surrounding Uses

The site is surrounded by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.64

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from the built-up confines of Tonbridge. There is a small parcel of Ancient Woodland in the north of the site but no further high level constraints. There is existing access. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

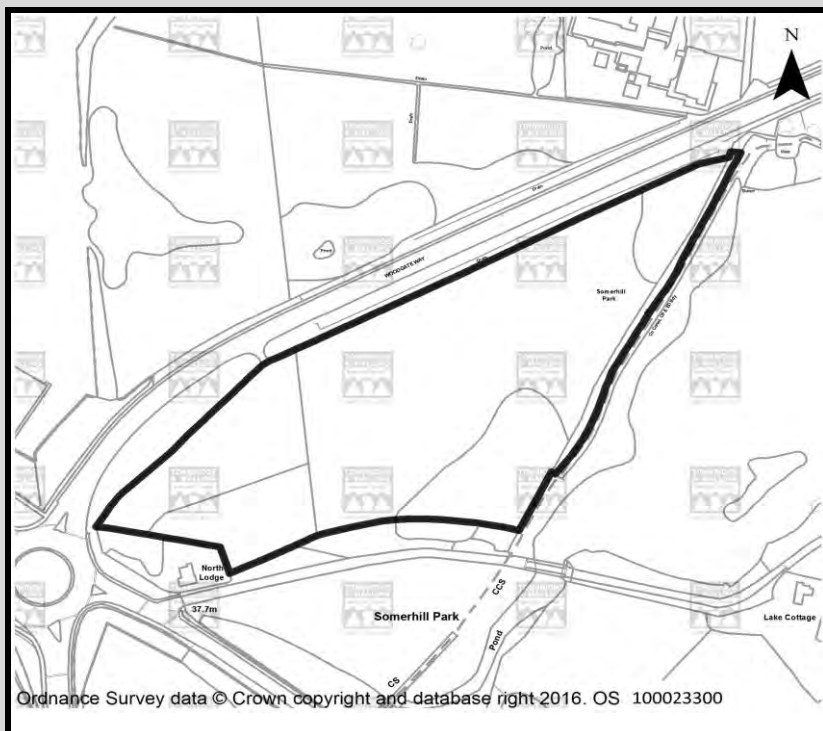
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
357	South of Woodgate Way, Tonbridge	Tonbridge



Site Description

This triangular shaped site sits between Woodgate Way and Pembury Road. It is open countryside, part of which is covered by trees.

Surrounding Uses

The site is surrounded by open countryside, a lake to the east and main roads on the north and south boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	2.6

SUITABILITY

In terms of access to services, this site is in a sustainable location however it is remote from the built-up confines of Tonbridge. There are no high level constraints, however part of the site lies within the High Weald AONB. There is existing access. Potential for noise from adjacent A26. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

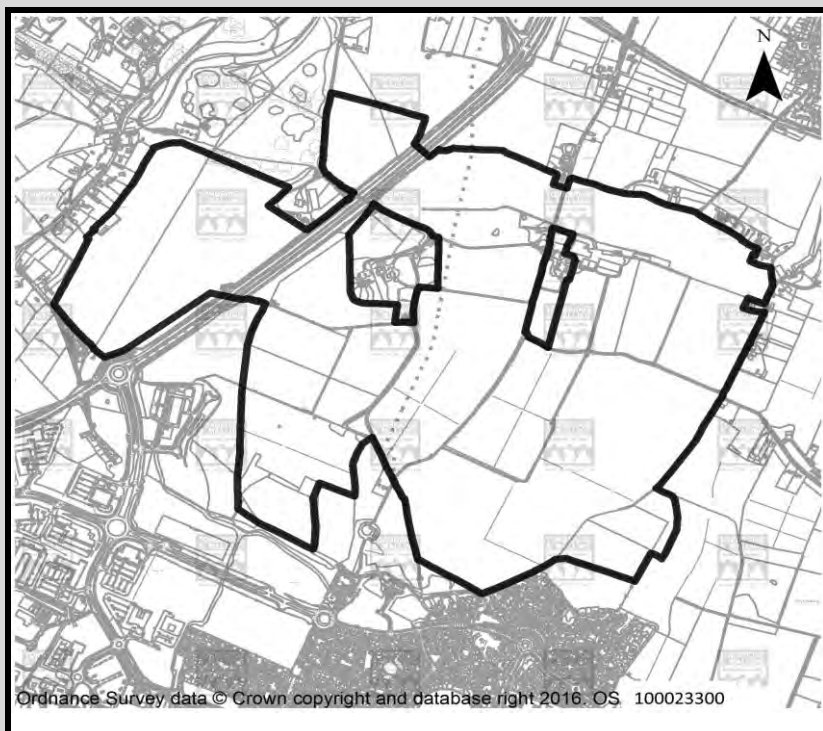
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
358	North of Kings Hill	East Malling and Larkfield/Kings Hill/West Malling



Site Description

A large site to the north of Kings Hill comprising farmland and orchards bounded by hedges and shelter belts of taller trees. There are two small clusters of existing properties at Broadwater Farm and New Barns which are surrounded by, but excluded from the submitted site. The site is criss-crossed by a network of narrow country lanes. It slopes upwards towards Kings Hill which occupies an elevated plateau visible from Well Street. The overall site is divided into two parcels by the A228.

Surrounding Uses

This site is surrounded by open countryside in the main, although parts of this large site abut residential areas including Kings Hill and St Leonards Street.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	160.37

SUITABILITY

In terms of access to services, this site is in a sustainable location and is adjacent to the built-up confines of Kings Hill. There are areas of Ancient Woodland on site and some TPOs, however there are no other high level constraints. Parts of the New Barns and Broadwater Farm Conservation Area and Mill Street Conservation Area fall within the site. The west of the site also lies adjacent to the West Malling Conservation Area. There are a number of Grade 1 Listed Buildings along St. Leonards Street to the north of the site. Regard should be had to the potential impact on the surrounding heritage assets and their setting. There is existing access, however a new access would be required from the A228 Ashton Way and Kings Hill. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs will likely be minimal. Abnormal costs are likely to be associated with on and off-site infrastructure provision.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units)*:	4772
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	159.08
Anticipated Start Date:	0-5 years

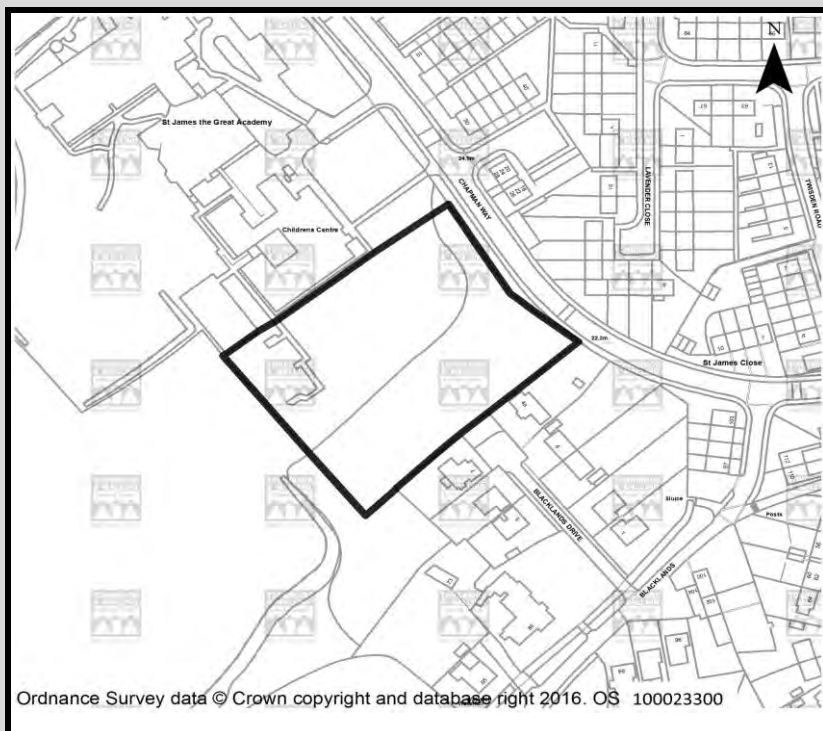
Assessment Outcome: **Suitable and deliverable**

* As noted in the FAQs at the front of this document, these yields are a simple, overall estimation at an indicative density of 30 dwellings per hectare. In the event of a site being allocated in the Local Plan, the actual developable area and density of development will have to take local policy considerations, character, and the need for necessary supporting infrastructure into account and as a result yields may be significantly lower.

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
359	Land at Woodlands Children's Centre	East Malling and Larkfield



Site Description

A well wooded area on top of a steep bank, containing a woodland walk and lying adjacent to the Woodlands Children's Centre.

Surrounding Uses

Residential to the south and east. School to the north and school playing fields to the west.

Current/Previous Use: Mixed: Woodland and institution/education

Type of Site: Greenfield

Gross Site Area (ha): 0.74

SUITABILITY

In terms of access to services, this site is in a sustainable location and is adjacent to the built-up confines of the Medway Gap. There are no high level constraints, however the site lies wholly within the Clare Park and Blacklands Conservation Area. There is no existing access, however access could be created from Chapman Way or Blacklands Drive. A Flood Risk Assessment would be required. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. However it is understood that there is a lease associated with the current occupier of the site. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

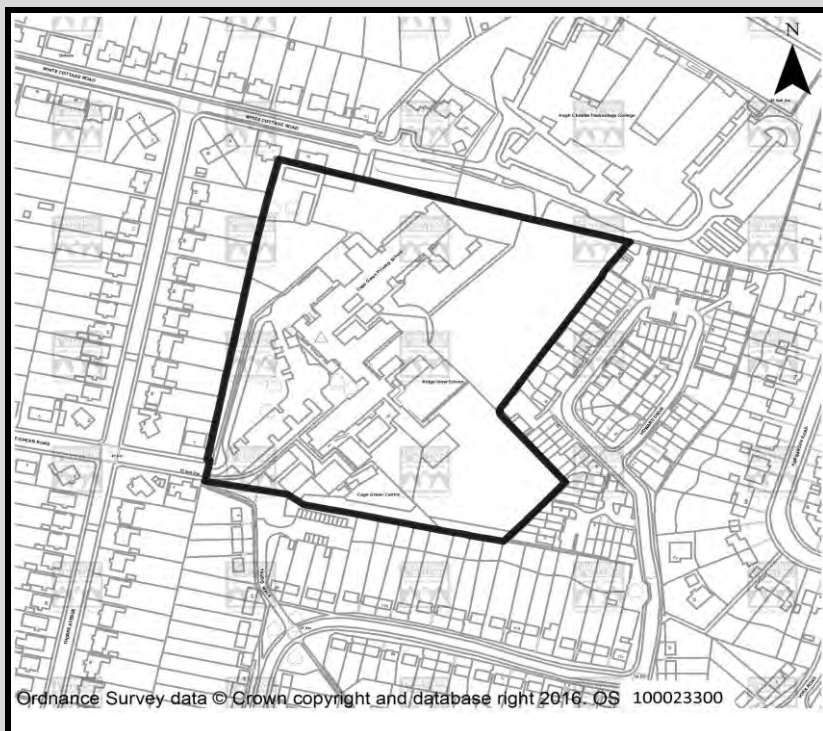
Potential Residential Yield (units):	22
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
360	Ridgeview School, Tonbridge	Tonbridge



Site Description

School site, very gently sloping to the north, containing centrally located single storey school buildings with associated parking, hard surfaced playgrounds and playing fields to the east.

Surrounding Uses

Hugh Christie Technical College to the north, residential on all other boundaries.

Current/Previous Use: Institution/Education

Type of Site: Previously developed land

Gross Site Area (ha): 3.26

SUITABILITY

In terms of access to services, this site is in a sustainable location within the built-up confines of Tonbridge. There are no high level constraints on site. There is existing access from Cage Green Road. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs are likely to be associated with demolition of existing structures.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

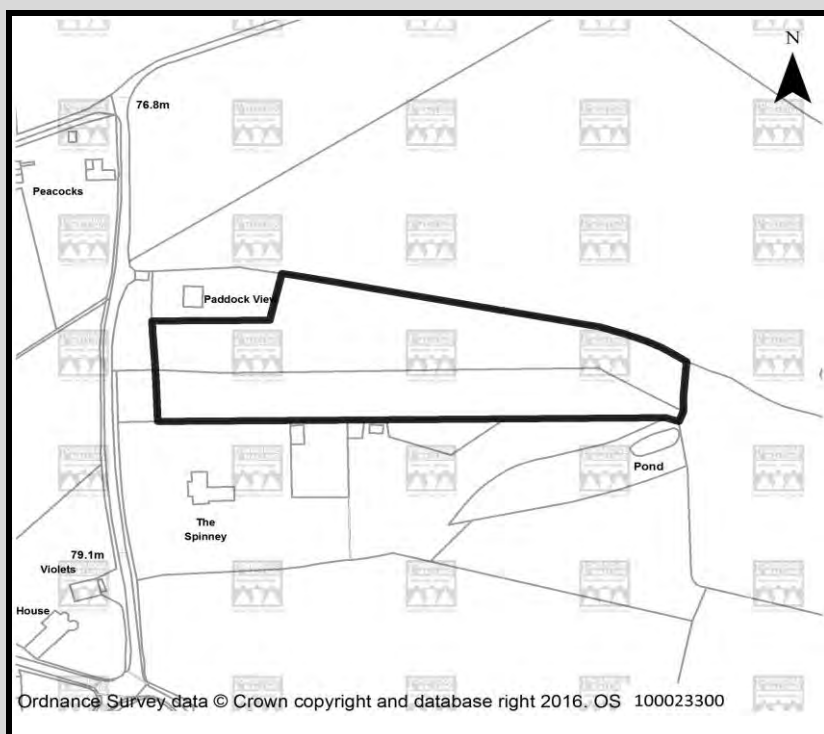
Potential Residential Yield (units):	98
Potential Employment Area (ha) :	3.25
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
361	Tinley Cottage - south and east paddock	Shipbourne



Site Description

This site is a relatively flat field with woodland along its western and northern boundaries.

Surrounding Uses

The site is surrounded by open countryside and farm buildings to the west, south and east. To the north is Peacock Wood, which is protected.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.8

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from any built-up confines. There are no high level constraints on site. There is no existing access. Access could be provided to but this would require land outside of the submitted site boundary. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

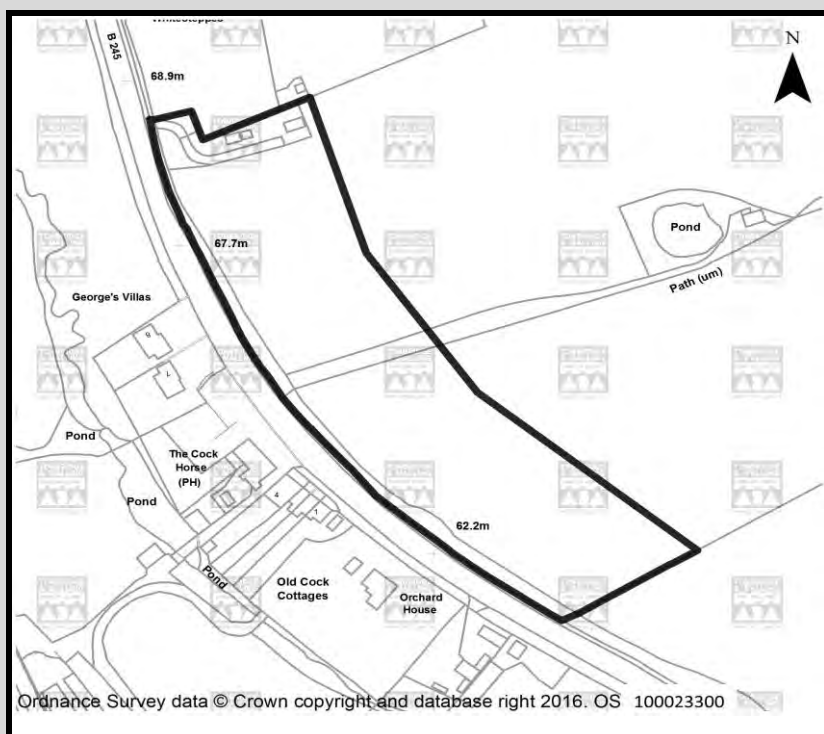
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
362	Whitesteppes, London Road	Hildenborough



Site Description

The western boundary of this site is lined with tall trees and hedgerows and runs along London Road. It is relatively flat and in agricultural use.

Surrounding Uses

This site is surrounded by open countryside on all sides and some low density residential dwellings to the west.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.32

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location and is remote from any built-up confines. The majority of the site lies within an area of TPOs. There are no other high level constraints. There is no existing access, however access could be created onto London Road. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

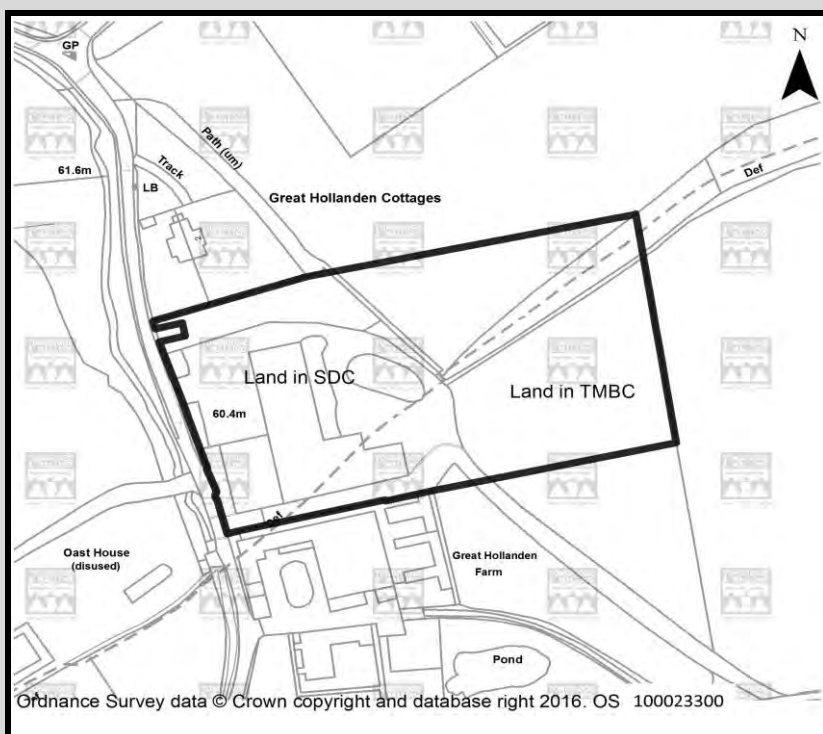
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
363	Great Holland Farm	Hildenborough



Site Description

This site is relatively level with a group of farm buildings and agricultural land, partly in Tonbridge and Malling borough and partly in Sevenoaks District Council borough.

Surrounding Uses

The site is surrounded by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.53

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from any built-up confines. Part of the site falls within Sevenoaks District. There are no high level constraints on site. There is existing access from Mill Lane, however this makes safe access and egress challenging. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

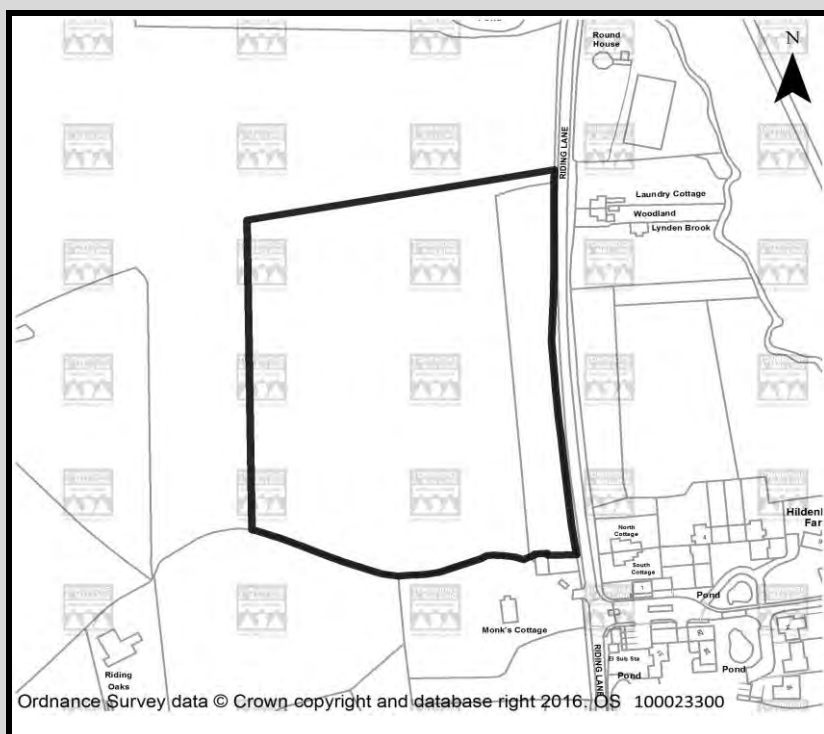
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
364	West of Riding Lane	Hildenborough



Site Description

This rectangular shaped agricultural field fronts on to Riding Lane on the east. It has a thick band of mature trees along this frontage and on the southern boundary.

Surrounding Uses

This site is surrounded by open countryside and low density residential dwellings and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.45

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from any built-up confines. There are no high level constraints on site. There is no existing access, however access could be created onto Riding Lane. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

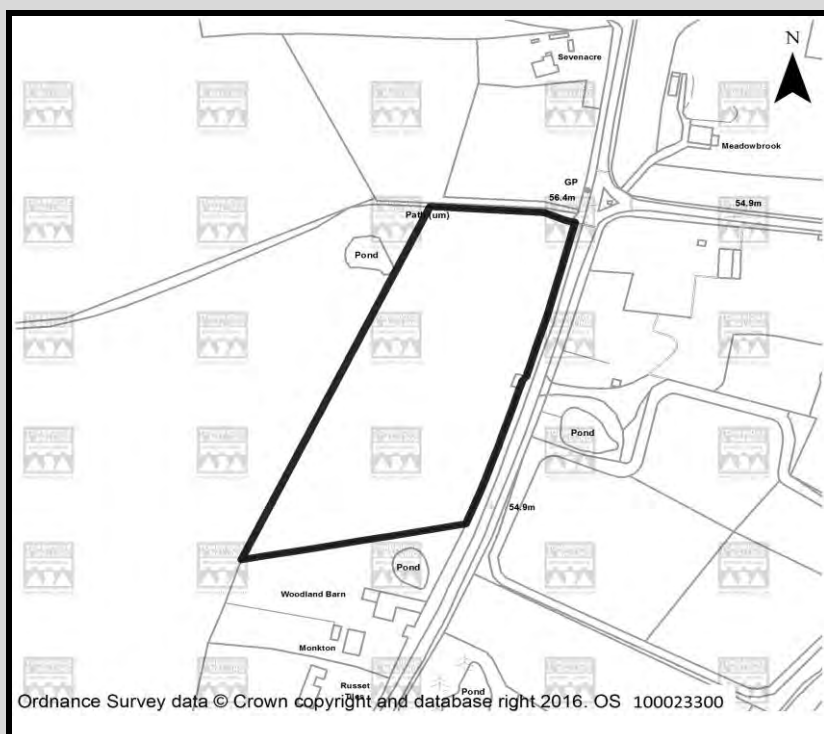
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
365	Mill Lane - north of Woodland Barn	Hildenborough



Site Description

Bounded to the east by Mill Lane, this rectangular site is agricultural land with some low density residential.

Surrounding Uses

This site is surrounded by open countryside on all sides.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.32

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location and is remote from any built-up confines. There is a small area of TPOs but no other high level constraints. There is existing access onto Mill Lane. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

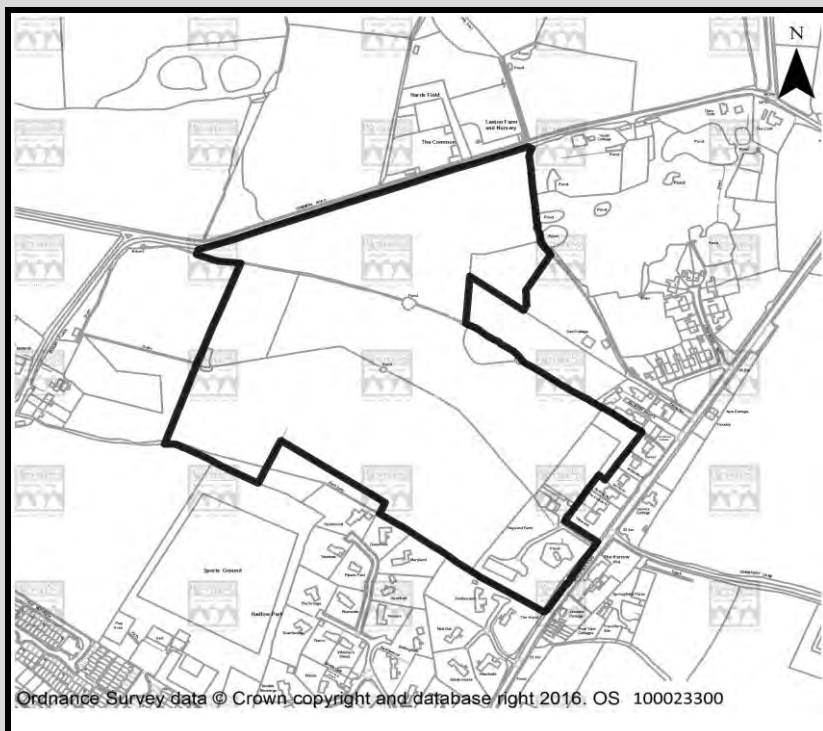
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
366	North of Hadlow Park	Hadlow



Site Description

Three large fields to the north of Hadlow Park and behind properties fronting Maidstone Road. The site also contains two small areas of woodland, one behind Oast Cottage and the other on the Maidstone Road frontage around the old farm buildings. There is a dense high hedgerow along Common Road and hedgerows along all other boundaries and between the fields with occasional specimen trees scattered across the site on old field boundaries.

Surrounding Uses

To the south and east, low density residential dwellings and open countryside to the north and west.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	14.37

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hadlow. The site is not subject to any high level constraints with the exception of a couple of small clusters of trees covered by TPOs. The site can be accessed from the A26 and Common Road. Surface water flooding issues would need to be addressed. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

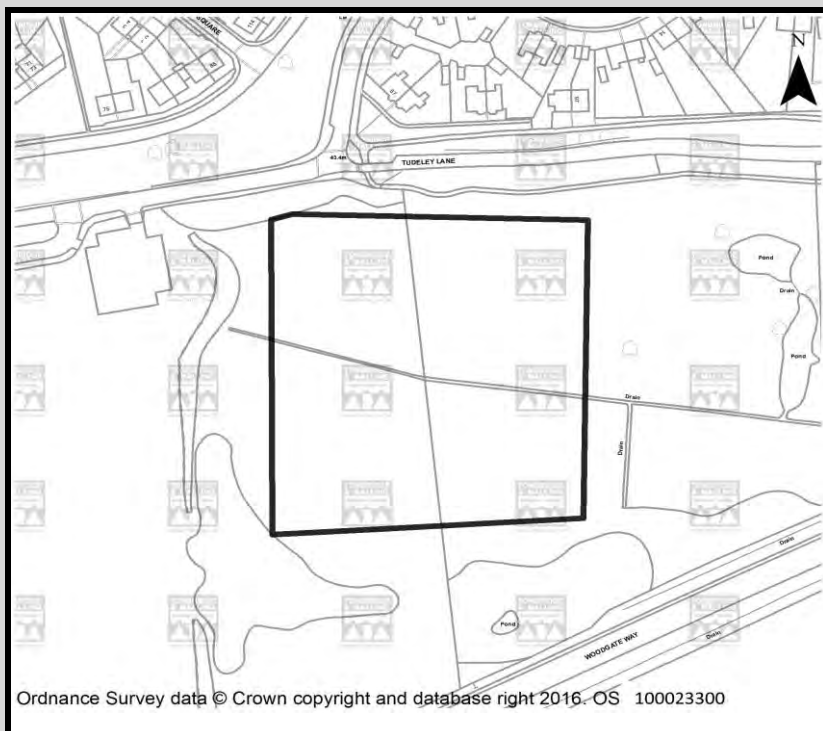
Potential Residential Yield (units):	153
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
367	Weald of Kent Lower Field, Tudeley Lane	Tonbridge



Site Description

School playing fields set at a lower level than the main site with a tree/woodland screen on all sides other than the western boundary.

Surrounding Uses

Residential to the north, woodland within the school grounds to the north and south, further school playing fields to the west.

Current/Previous Use:	Institution/Education
Type of Site:	Greenfield
Gross Site Area (ha):	1.35

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Tonbridge. The site is not subject to any high level constraints. There are no site access issues. A Minerals Assessment would be needed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

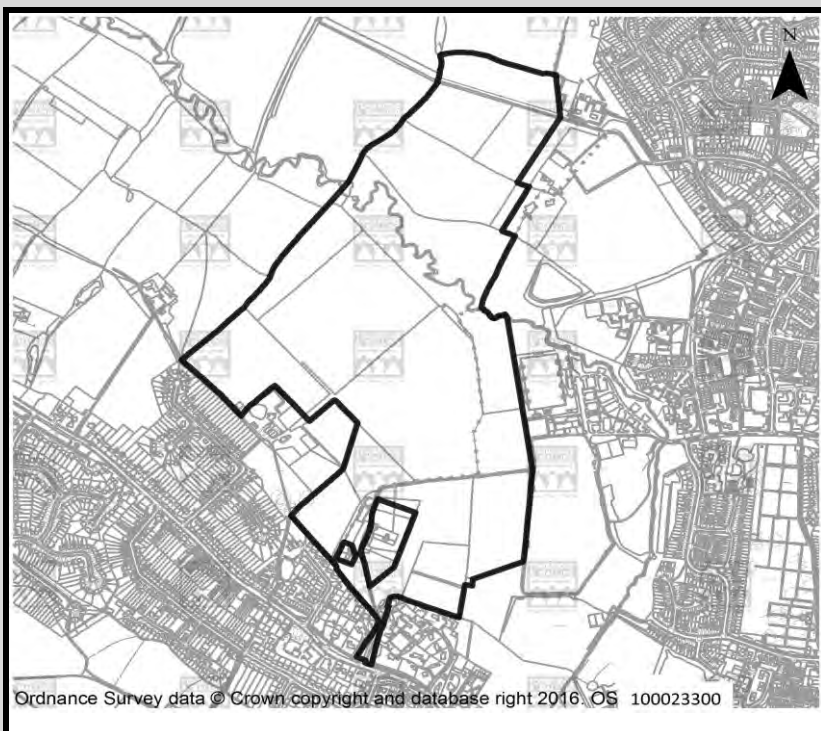
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	1.35
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
368	North of Hilden Park, Tonbridge	Tonbridge



Site Description

A large site comprising a series of fields under grass separated by mature hedgerows and pockets of woodland that form strong field boundaries and shield from view Hilden Brook that bisects the site. It has a gently undulating topography and is relatively enclosed. However, it has long-ranging views from both the northern and southern ends of the site and eastwards towards Trench which is on a higher level. It is crossed by a number of well-used public rights of way.

Surrounding Uses

Open countryside to the north and west with a Nursery to the east.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	51.64

SUITABILITY

Whilst the site is in a relatively sustainable location in terms of access to local services it is isolated from the built-up confines of north-west Tonbridge, although the southern extent abuts the properties north of London Road in Hilden Park. Any development here would impact on the landscape by intruding into what is currently open countryside. The Hilden Brook cuts a narrow swathe across the middle of the sites which is an area at high risk of flooding. Clusters of trees in the southern section of the site are covered by TPOs. Apart from these issues the site is not subject to any other high level constraints. Access to this sizeable site is limited and can only be achieved at present via the narrow residential street of Oast Lane off London Road in Hilden Park. There is no direct means of access to the site from north-west Tonbridge; this can only be achieved by crossing third party land. A full Transport Assessment would be needed with particular regard to the impact on Tonbridge Town Centre. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. However access is constrained by third party ownership. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs are likely to be low. Abnormal costs may be associated with infrastructure/access.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

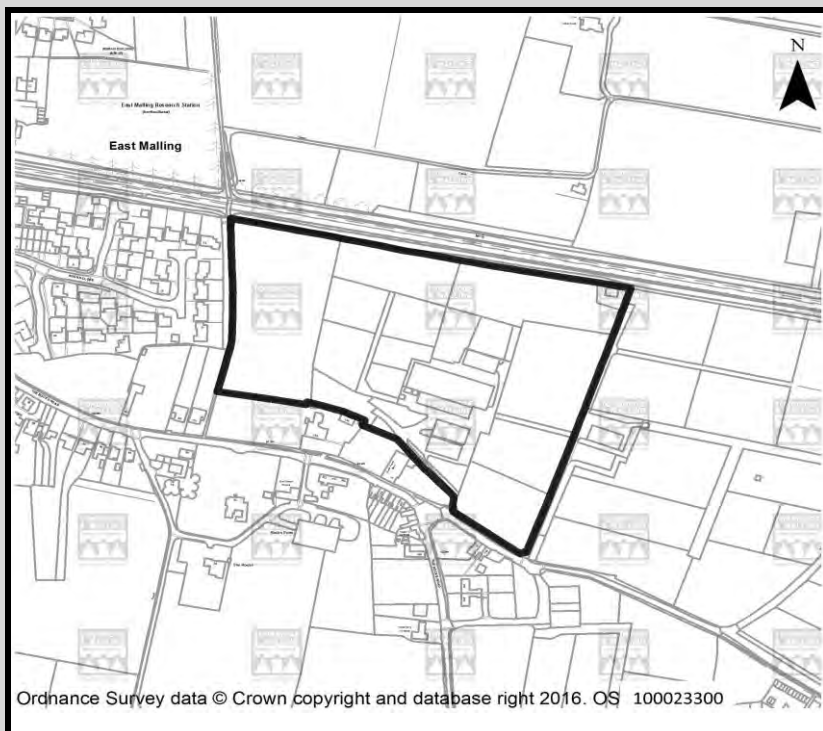
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
369	Paris Farm, Rocks Road, East Malling	East Malling and Larkfield



Site Description

This site slopes gently down towards the railway line with extensive long distance views to the North Downs. It is subdivided into paddocks for the grazing of horses and contains some fairly large ancillary buildings/stables, etc. The site is concealed by high walls and properties in The Rocks Road. It can be glimpsed between hedgerow trees along the footpath that runs along its western boundary but is exposed to views from the railway line and there is no screening at all on the eastern boundary.

Surrounding Uses

Housing to the south and west. Agricultural land to the east with the East Malling Research Station to the north on the other side of the railway line.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	4.23

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, although it does abut the confines of East Malling and is well concealed from the village. The site is not subject to any high level constraints although the southern boundary does abut the Conservation Area (including two Listed Buildings). There is access to the site, although this is poor, in particular the junction of The Rocks Road with Chapel Street. The proximity of the railway line is likely to mean that noise could be an issue. A Minerals Assessment would be needed and surface water flooding would need to be addressed. Water resources would need to be protected. This assessment concludes that part of the site at a low density would be suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation is likely to be minimal. Abnormal costs may be incurred if relocation of the power line is required.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

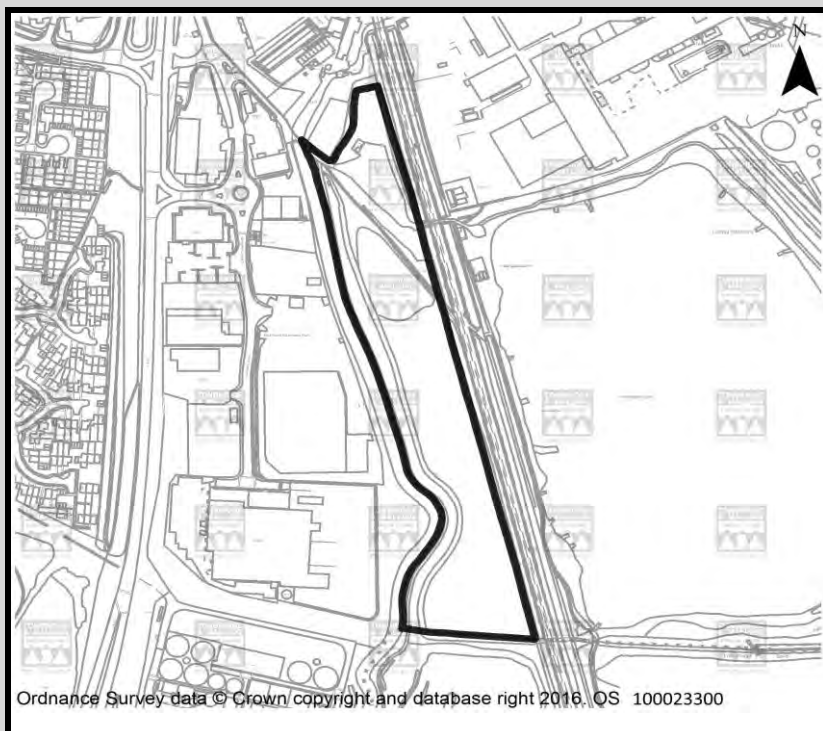
Potential Residential Yield (units):	127
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: **Suitable and deliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
370	Snodland Common	Snodland



Site Description

An elongated overgrown marshy site with trees, reed beds and water areas sandwiched between the railway line and the Mill Stream. There is a small car park and café at the northern end of the site.

Surrounding Uses

Employment uses to the west and north. Recreation uses to the east (Brooklands Lake - on the other side of the railway) and to the south (Leybourne Lakes Country Park).

Current/Previous Use:	Vacant/Derelict
Type of Site:	Greenfield
Gross Site Area (ha):	3.81

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location adjacent to the confines of Snodland. The site is in an area at high risk of flooding and is in close proximity to a Site of Special Scientific Interest (SSSI). It has very poor access across a narrow bridge and along a narrow road/track. It is identified on the register of contaminated land. It lies within the 200m buffer of a notifiable hazardous installation. The site is a designated Local Wildlife Site and a registered Common. The proximity of the site to the railway line, the industrial estate and the waste water treatment works means that noise and odours are likely to be issues. A Minerals Assessment would be needed and surface water flooding would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available. However the site is Common Land and has third party interests.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

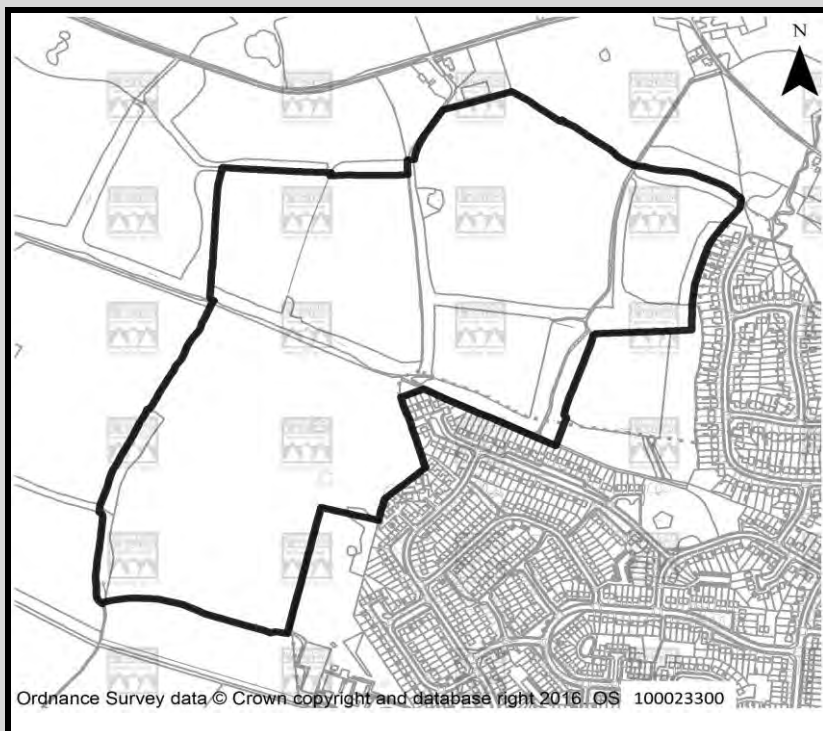
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
371	West of Elmhurst Gardens, Tonbridge	Tonbridge/Hildenborough



Site Description

This large site, wrapping round the north west corner of Tonbridge, comprises a patchwork of small fields most bounded by wide woodland strips, some of which are Ancient Woodland. It undulates gently down from north to south.

Surrounding Uses

Housing and primary school with playing field to the east, agricultural land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	31.38

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Tonbridge, although these services and other infrastructure would need to be significantly enhanced. The site is not subject to any high level constraints. However, there are insurmountable access constraints with only very limited direct access from Quincewood Gardens. Surface water flooding would need to be addressed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs will likely be minimal.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

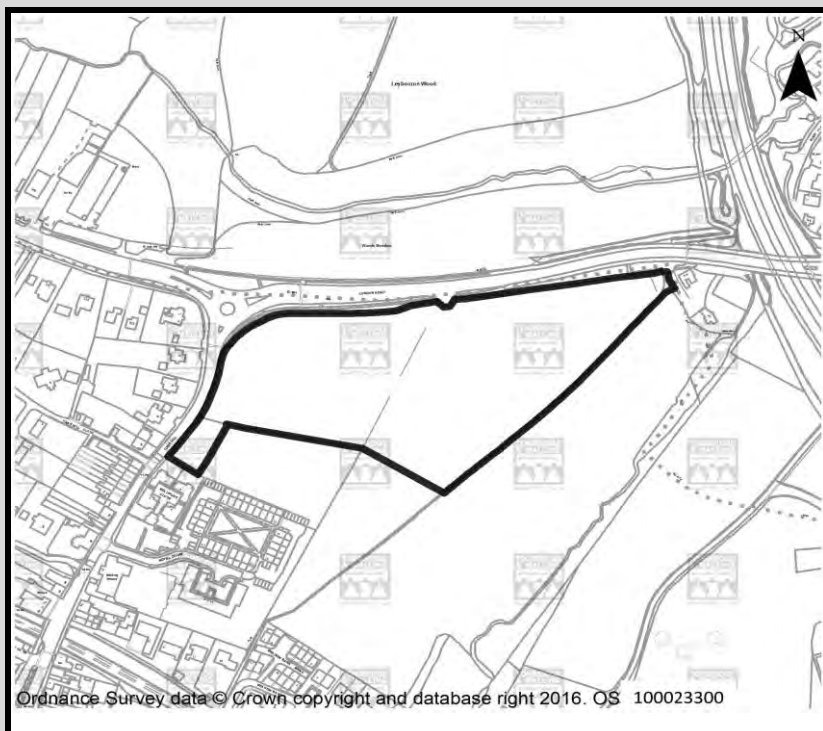
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
372	Banky Meadow, West Malling	West Malling



Site Description

A steeply sloping site used for paddocks. It is mainly screened from the A20 and Town Hill by hedgerows and trees on top of a bank and in the case of Town Hill a ragstone retaining wall, but with occasional glimpses of the site. It is prominent to view from the public footpath that bounds the site to the south. There are some trees within the site and a single stable block.

Surrounding Uses

Woodland or agricultural land to the north, south and east. Residential on the other side of Town Hill to the west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 3.17

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of West Malling. This site is not subject to any high level constraints though a small part impacts upon an area of Ancient Woodland. The site falls with a Conservation Area. The site can be accessed from the A20 and Town Hill. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

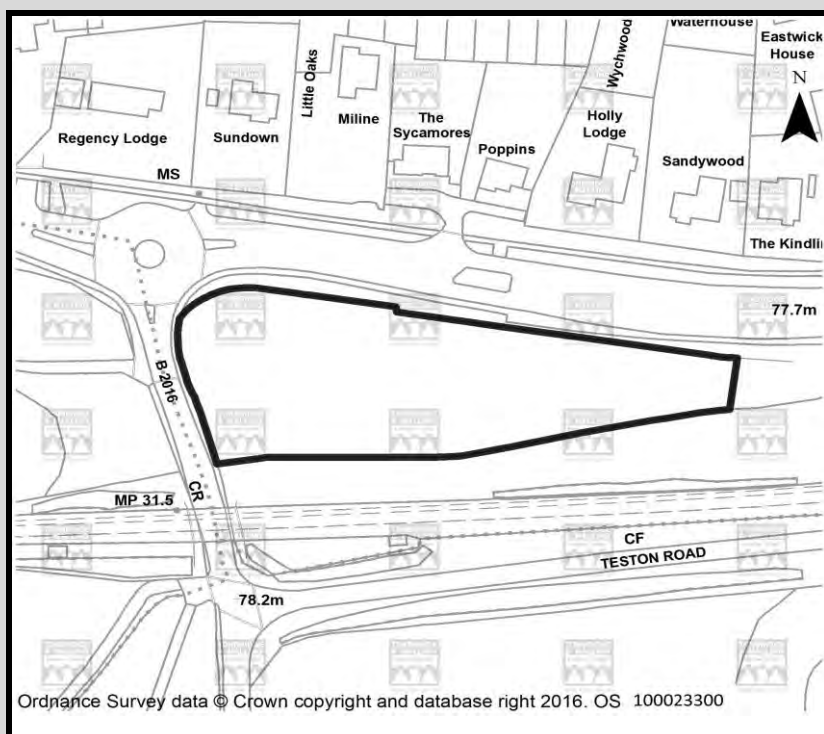
Potential Residential Yield (units):	92
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
373	South of London Road, Wrotham Heath	Addington



Site Description

This site sits between the A20 London Road and the railway line. It is heavily wooded and covered (almost in its entirety) by TPOs and Ancient Woodland.

Surrounding Uses

To the south, there is a railway line, to the east and north (across London Road), is low density residential properties. To the east is a wooded area that forms the grounds of residential properties.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.53

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location separated from Addington by the A20. This wooded site forms part of an Ancient Woodland covered by a TPO. The site is bounded by the busy A20 to the north and the railway line to the south which means noise is likely to be a significant issue. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

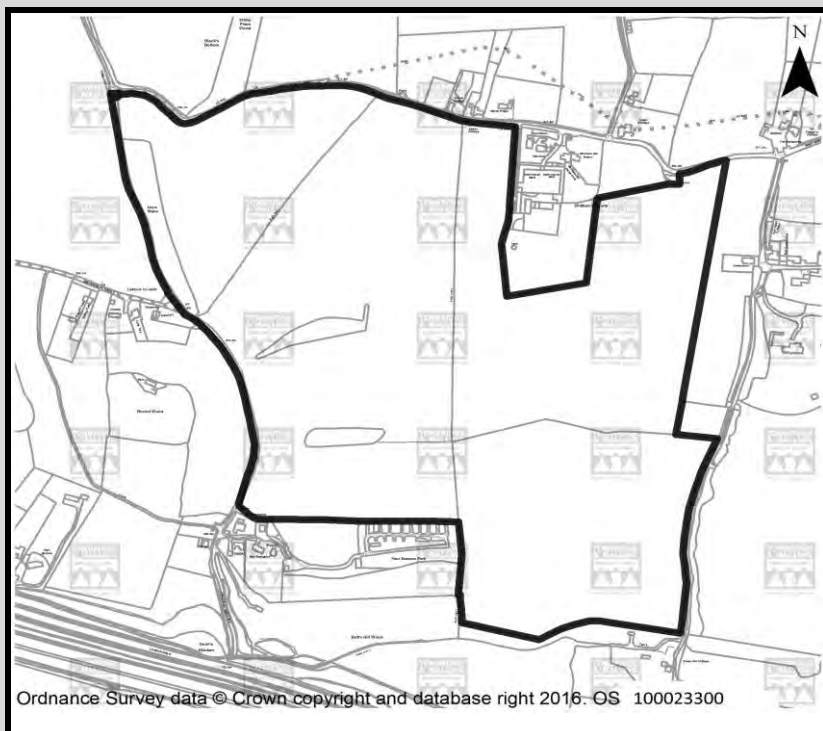
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
374	Land at Wrotham Hill Road	Wrotham



Site Description

This large, relatively flat farmland site sits at the top of the North Downs. It is bounded in part by bands of trees along its boundary with small clusters of protected trees within the site.

Surrounding Uses

The site is surrounded by open countryside and farm buildings, the North Downs Escarpment to the south.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 41.33

SUITABILITY

In terms of access to services, this site is in an unsustainable location, isolated from Wrotham to the south. The site lies in a prominent position within the Kent Downs Area of Outstanding Beauty (AONB). This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

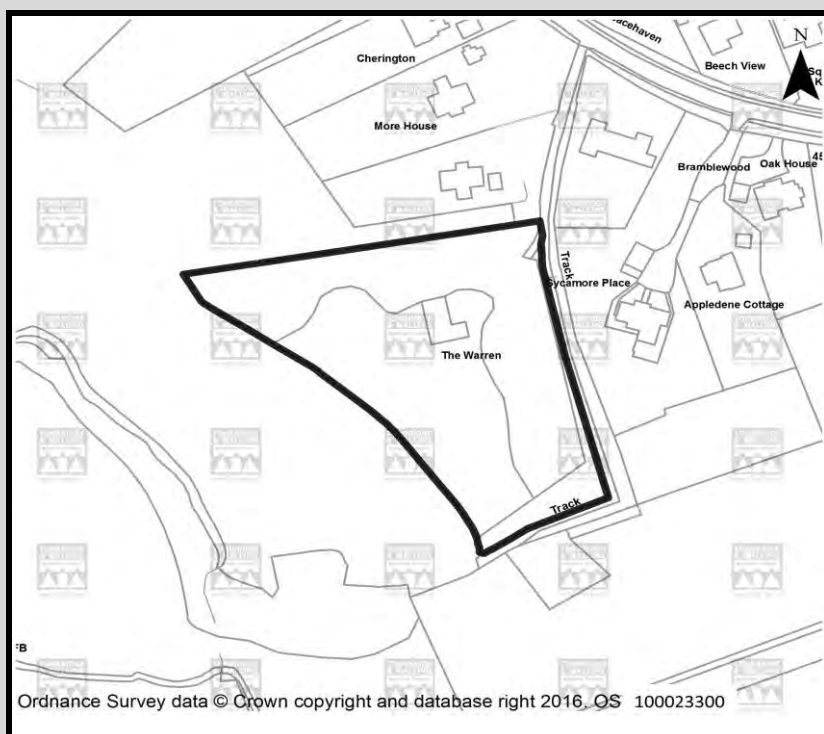
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
375	The Warren, Trottiscliffe Road, Addington	Addington



Site Description

A large dwelling in extensive wooded grounds with lawned areas accessed via a narrow track.

Surrounding Uses

Low density residential to the north and east. Woodland to the west and Golf Course to the south beyond a densely wooded margin.

Current/Previous Use:	Residential
Type of Site:	Previously developed land
Gross Site Area (ha):	0.96

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location adjacent to the confines of Addington. The site is not subject to high level constraints, although a significant proportion of the northern and eastern extents of the site are heavily wooded and the western boundary abuts a Conservation Area. Access is poor and limited to a single track from Trottiscliffe Road. Water resources would need to be protected. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

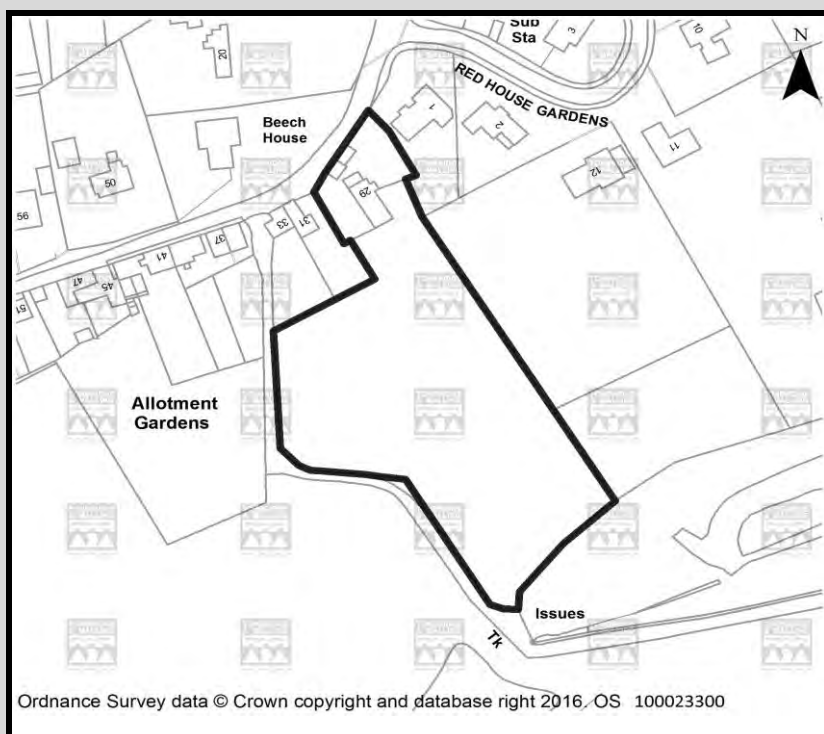
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
376	Red House Cottage, 29 Old Road, Watringbury	Watringbury



Site Description

An overgrown garden with high hedges on all boundaries and a high brick wall on the Old Road frontage. The garden contains several larger trees particularly at the southern end. It slopes down towards the stream at the rear. It is bounded by a track/footpath to the west.

Surrounding Uses

Residential to the north and east and on the frontage to west, but to the south and to the east at the rear the site abuts allotments and the rural area.

Current/Previous Use: Mixed: Residential and orchard

Type of Site: Previously developed land

Gross Site Area (ha): 0.59

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location adjacent to the confines of Watringbury. The site is not subject to any high level constraints with the exception of a small area to the south which is at high risk of flooding. The frontage of the site (the cottage) on Old Road lies within a Conservation Area whilst the southern boundary abuts the same Conservation Area which wraps around the site. Access to the site is problematic being limited to the frontage on Old Road which can only be achieved through the demolition of the cottage and high brick wall which impact on the townscape. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

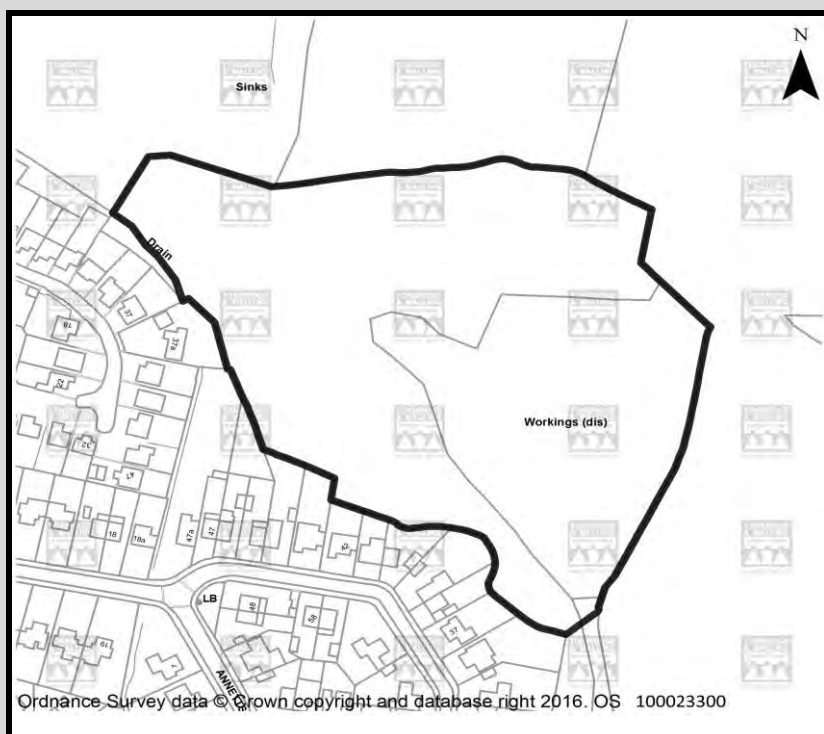
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
377	Joco Pit East, Borough Green	Borough Green



Site Description

An overgrown, derelict, disused and unrestored quarry, partially integrated with the active quarry to the west which has broken through the separating bund into it in one location. Substantial trees on the northern boundary.

Surrounding Uses

This site is surrounded by residential dwellings to the south, a quarry to the east and to the north and west, open countryside.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Not previously developed
Gross Site Area (ha):	2.37

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location adjacent to the confines of Borough Green. This site is not subject to any high level constraints, though a small group of trees in the north-east part of the site is covered by a TPO. Access is problematic because there is no access to the public highway. Topography is challenging. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. Noise and dust from the adjacent quarry could be an issue. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be associated with the need for the site to be filled and the implications for foundations.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

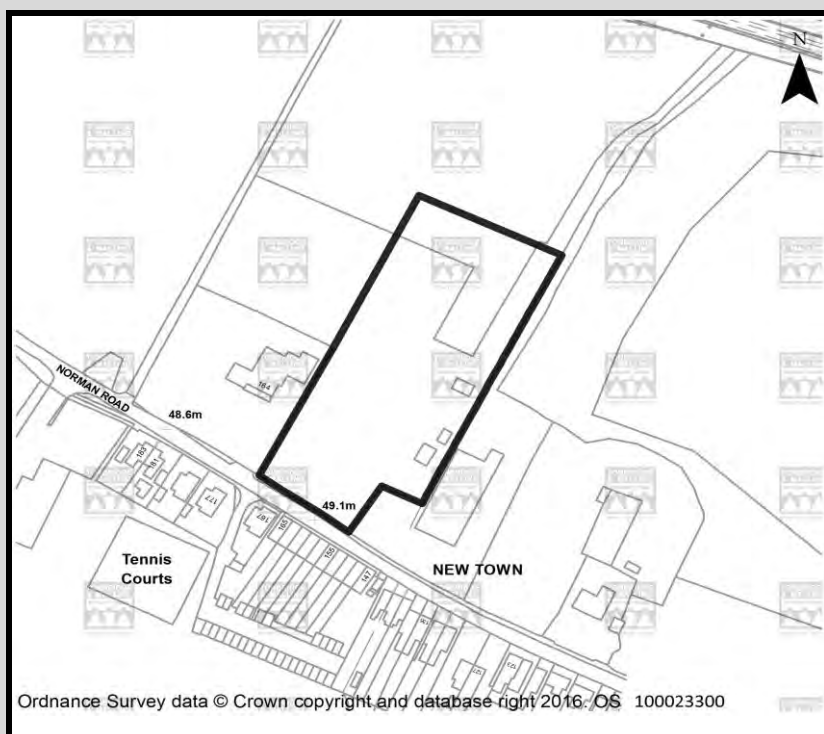
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
378	Appledene Farm, Norman Road, West Malling	West Malling



Site Description

Part of an overgrown disused orchard with a few fruit trees remaining and three dilapidated former agricultural buildings. There is a high overgrown hedgerow along the Norman Road frontage.

Surrounding Uses

Residential opposite with one bungalow to the west. There is a commercial building to the east.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.68

SUITABILITY

In terms of access to services, this site is in a sustainable location although it does not abut the built up area of West Malling being located opposite the confines along the southern frontage of Norman Road. The site is not subject to any high level constraints, though a tree in the south east quarter of the site is covered by a TPO. The site does not have vehicular access but access could be achieved to Norman Road which is narrow with much on-street parking. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. The proximity of the site to the railway line means that noise could be an issue. This assessment concludes that part of this site would be suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs are likely to include minimal demolition of derelict structures.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

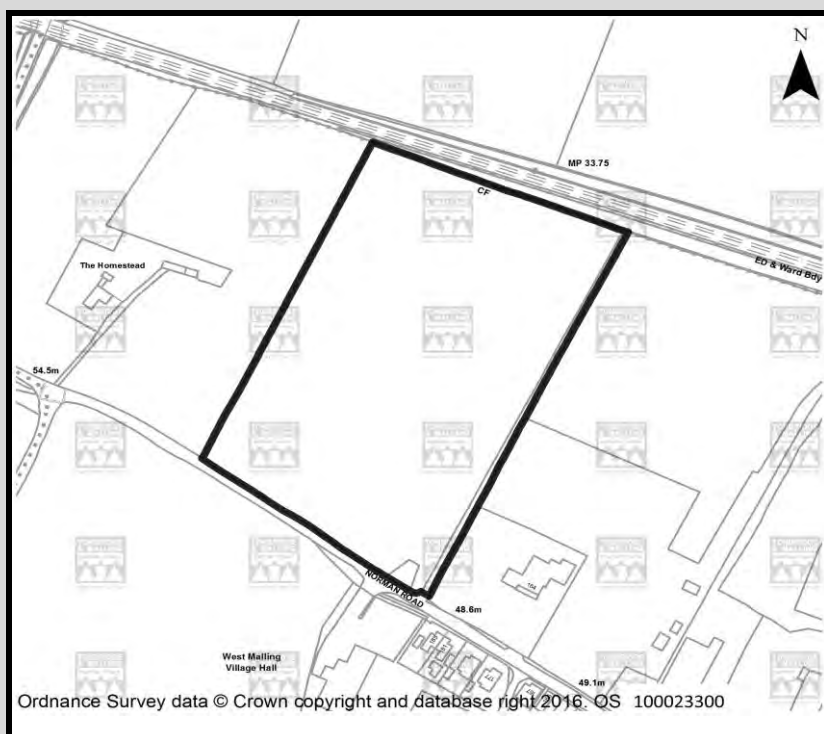
Potential Residential Yield (units):	20
Potential Employment Area (ha) :	0.68
Potential Other Use Area (ha):	0.68
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
379	Opposite the Village Hall, Norman Rd	West Malling



Site Description

Part of an overgrown orchard with a few fruit trees still remaining. There is a high hedge along Norman Road with an overgrown access gate opposite the Village Hall entrance.

Surrounding Uses

This site is surrounded by open countryside, with a single bungalow to the east.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.25

SUITABILITY

In terms of access to services, this site is in a sustainable location although it is separated from the built-up confines of West Malling. The site is not subject to any high level constraints. The site can be accessed from Norman Road although this is narrow with much on-street parking. A Minerals Assessment would be needed. The proximity of the site to the railway line means that noise could be an issue. This greenfield site is isolated from the centre of West Malling. A Minerals Assessment would be needed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

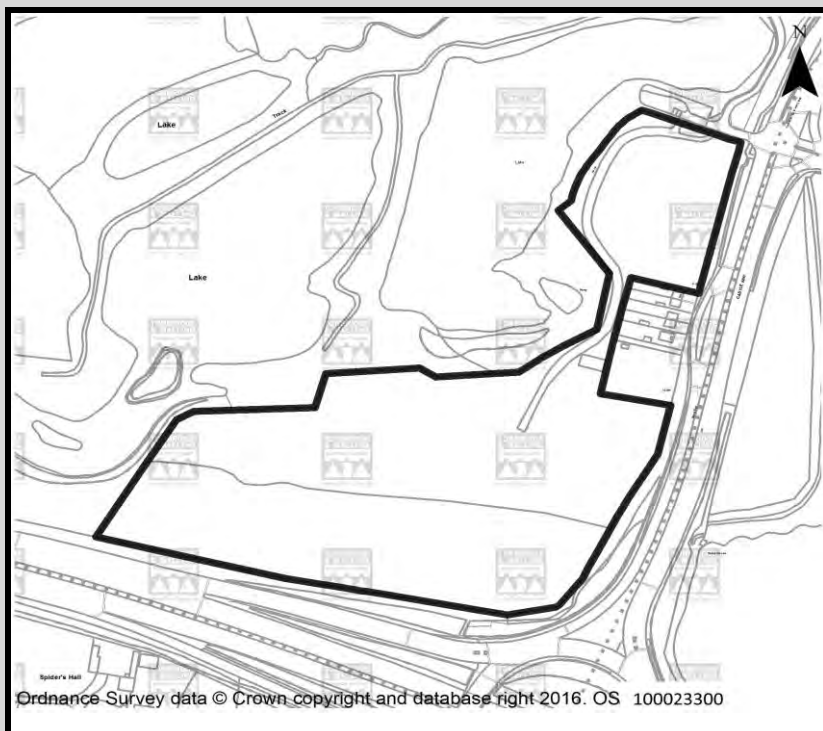
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
380	West of Castle Way, Leybourne	Birlinging



Site Description

This large, flat site is made up of two parts connected by a narrow link behind the properties on Castle Way. It is open and green with some trees and shrubs along the southern boundary.

Surrounding Uses

The site is bounded to the south by the M20 and junction 4 and to the east by the A228, Snodland bypass. To the west and north are lakes and open countryside.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	6.87

SUITABILITY

In terms of access to services this site is in an unsustainable location, isolated from Lunsford and Leybourne. The site lies within the Kent Downs Area of Outstanding Natural Beauty. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

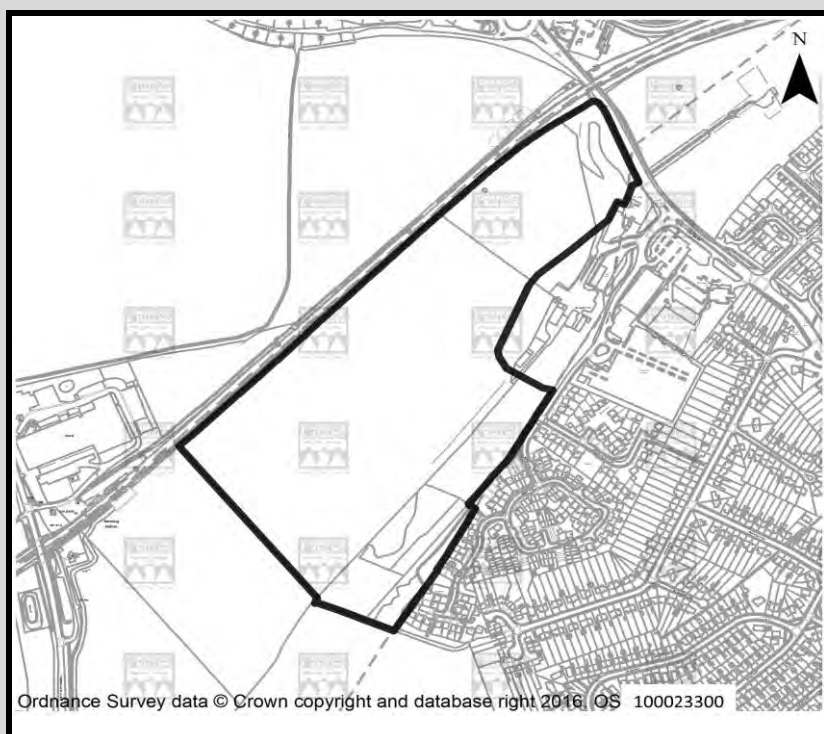
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
381	Bunyards Farm, Allington	Aylesford



Site Description

A ridge runs from southwest to northeast through this overgrown large field bounded by the railway line on its northern side and with quite a deep valley on its southern flank. The lower parts of the site slope steeply down towards the A20 where there is the remnants of an old quarry.

Surrounding Uses

Existing and permitted housing to the west. Agricultural land and other open land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	19.21

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the urban confines of Maidstone. The site is not subject to any high level constraints. There is site access from the A20. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. Proximity to the railway line means that noise could potentially be an issue. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs will likely be associated with the steep slopes on site.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

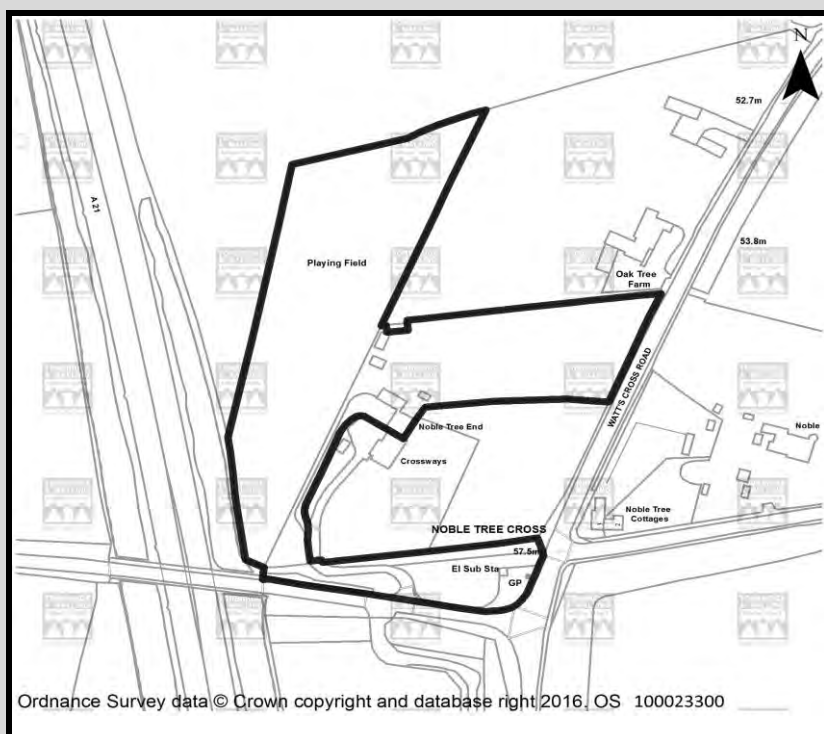
Potential Residential Yield (units):	575
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
382	Nobel Tree End, Philpots Lane, Hildenborough	Hildenborough



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Site Description

This irregularly shaped site is open countryside bounded in the main part by mature trees and hedgerows. The A21 runs north/south to the west of the site. The site also includes some residential buildings and associated outbuildings.

Surrounding Uses

The site is surrounded by open countryside and a few low density residential properties.

Current/Previous Use:	Residential
Type of Site:	Mixed
Gross Site Area (ha):	1.93

SUITABILITY

In terms of access to services this site is in an unsustainable location. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

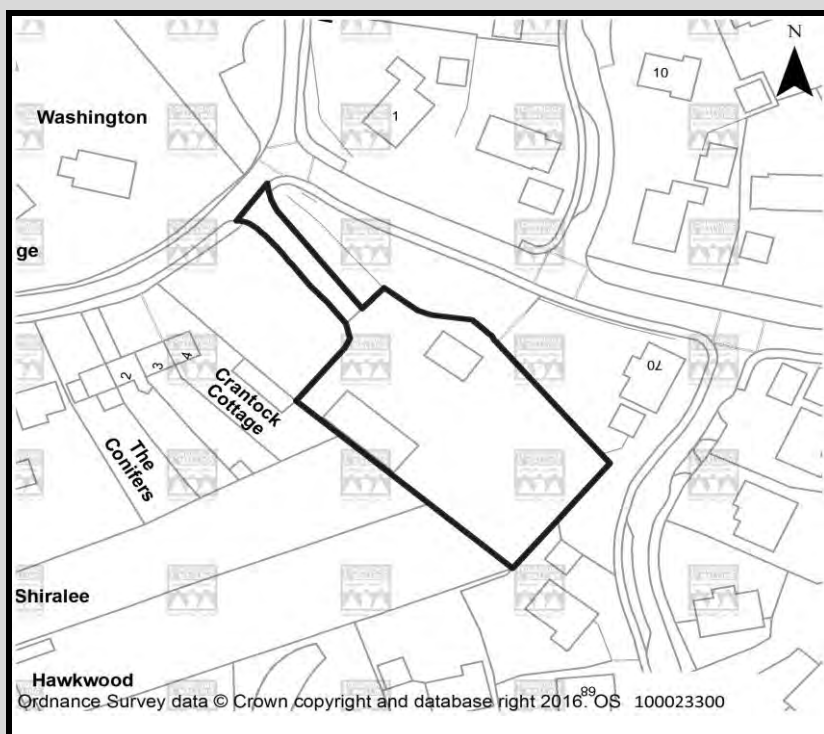
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
383	Plasterite, Redwell Lane, Ightham	Ightham



Site Description

A small flat commercial site occupied by a couple a small sheds with associated parking, circulation and open storage areas. It is accessed up a rising track that runs across an open grassed area with a few trees.

Surrounding Uses

Residential.

Current/Previous Use: Mixed: Residential and commercial

Type of Site: Previously developed land

Gross Site Area (ha): 0.21

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location some distance from the defined confines of Ightham Village. However, it does lie within a well developed part of Ightham Common surrounded by houses. The site is not subject to any high level constraints. The site can be accessed from Redwell Lane. There are surface water flooding issues on the site that would need to be addressed. A Minerals Assessment would be needed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs are likely to be associated with demolition and breaking out of hardstanding. There is potential for contamination which may impact on viability.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

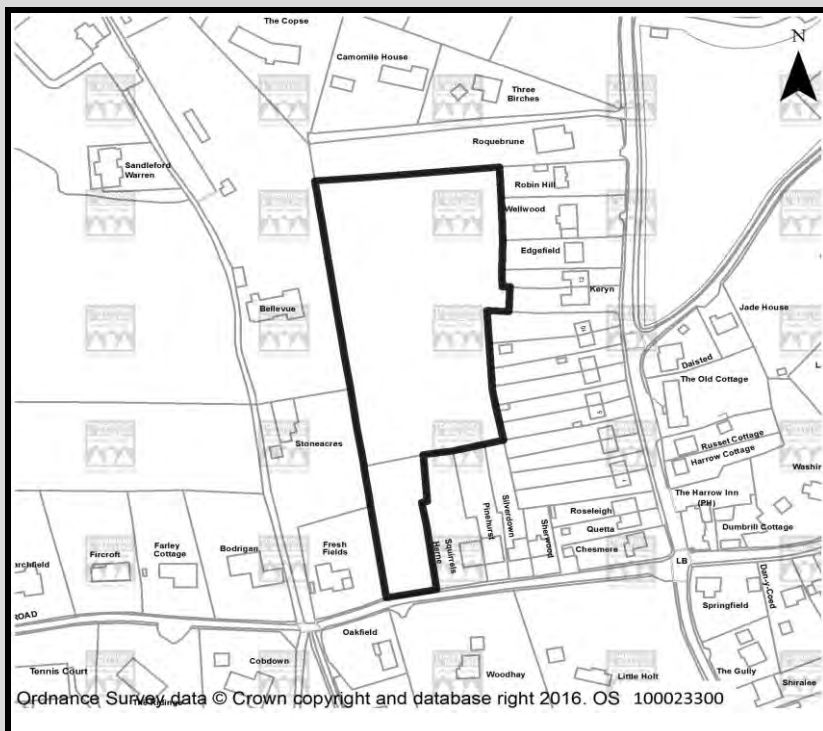
Potential Residential Yield (units):	6
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
384	The Paddock, Copt Hall Road, Ightham	Ightham



Site Description

A wooded and well-concealed backland site with some open grassed areas set behind properties in Common Road and Copt Hall Road.

Surrounding Uses

Residential.

Current/Previous Use: Vacant/Derelict

Type of Site: Greenfield

Gross Site Area (ha): 1.13

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location some distance from the defined confines of Ightham Village. However, it does lie within a well developed part of Ightham Common surrounded by houses and it is well concealed. The site is not subject to any high level constraints although it does lie immediately adjacent to the boundary of the Kent Downs Area of Outstanding Natural Beauty (AONB). The site can be accessed from Redwell Lane. There are surface water flooding issues on the site that would need to be addressed. A Minerals Assessment would be needed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

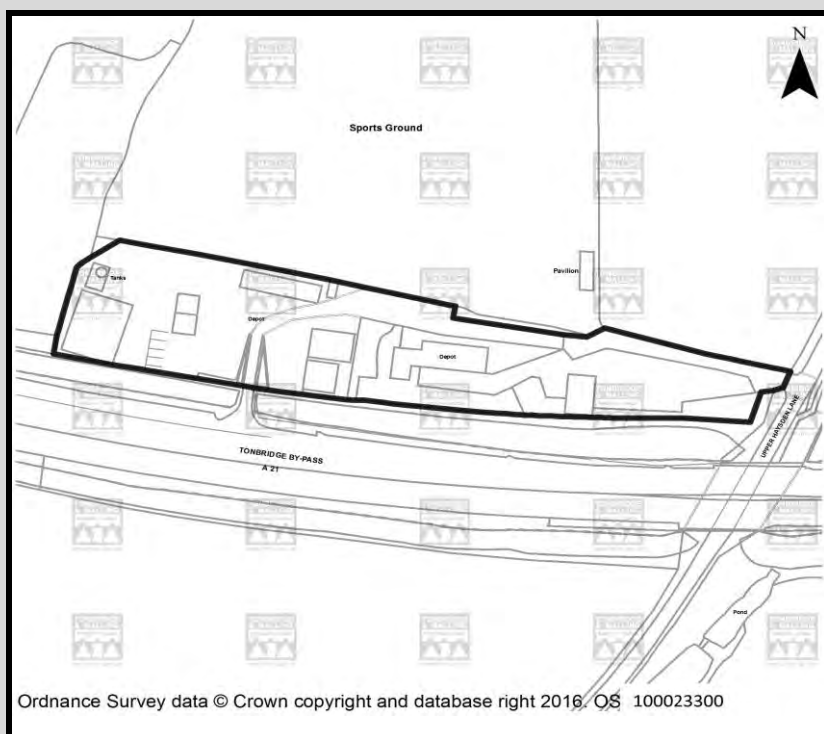
Potential Residential Yield (units):	34
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
385	Depot, Upper Haysden Lane, Tonbridge	Tonbridge



Site Description

A long thin depot site immediately adjacent to the A21 Tonbridge Bypass with direct private access to it for maintenance purposes. It contains a series of quite large warehouse/maintenance buildings with associated hardstanding and circulation space. The access road also provides access to Judd School Playing Fields.

Surrounding Uses

A21 Tonbridge Bypass to the south with agricultural land beyond. Housing to the east with a playing field along most of the northern boundary. Agriculture on all other boundaries.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	1.09

SUITABILITY

In terms of access to services, this site is in an unsustainable location, although it is adjacent to the western confines of Tonbridge. The site is not subject to any high level constraints. The site can be accessed from Upper Haysden Lane, although the nature of the local highways network and proximity to education establishments limit the suitability of the site for HGV generating uses. The proximity of the site to the Tonbridge By-pass means that noise is likely to be an issue. A Minerals Assessment would be needed. This assessment concludes that this site is suitable for employment.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with demolition of existing buildings and possible treatment of any contamination.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

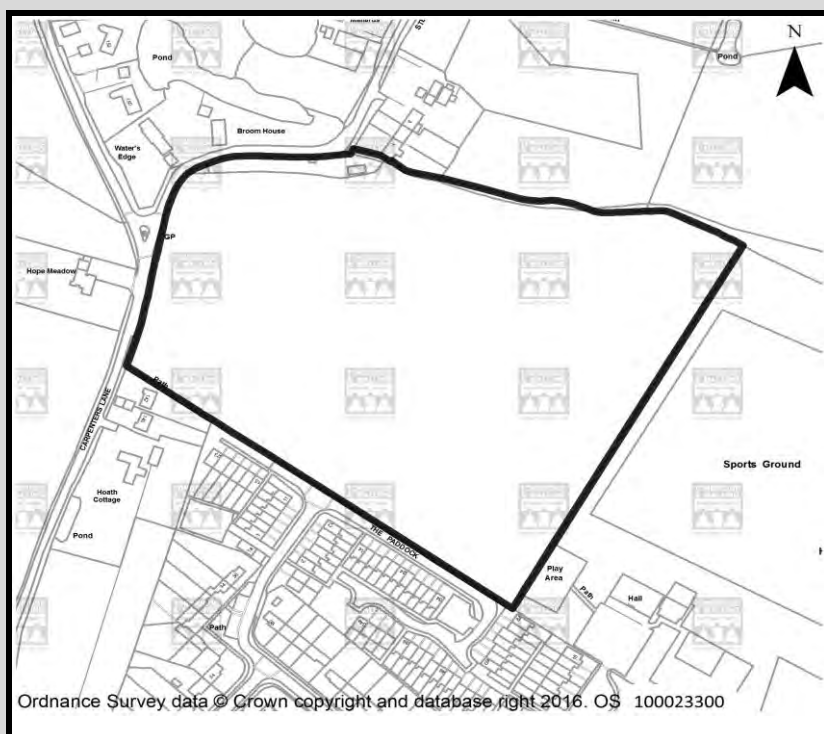
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	1.09
Potential Other Use Area (ha):	1.09
Anticipated Start Date:	Not phased

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
386	Land North of the Paddock, Hadlow	Hadlow



Site Description

A flat rough pasture bounded by a wire fence to the south and mature trees and hedgerows on all other boundaries.

Surrounding Uses

Housing to the south, recreation ground to the east and agricultural land on all other boundaries with some scattered dwellings to the north west.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	5.24

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hadlow. The site is not subject to any high level constraints. The site can be accessed from Carpenters Lane (direct or via The Paddock), although the surrounding rural highway network suffers from restricted widths. A Minerals Assessment would be needed and surface water drainage issues would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

This submission has not been promoted by the landowner. However a submission for the same site has been made separately by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

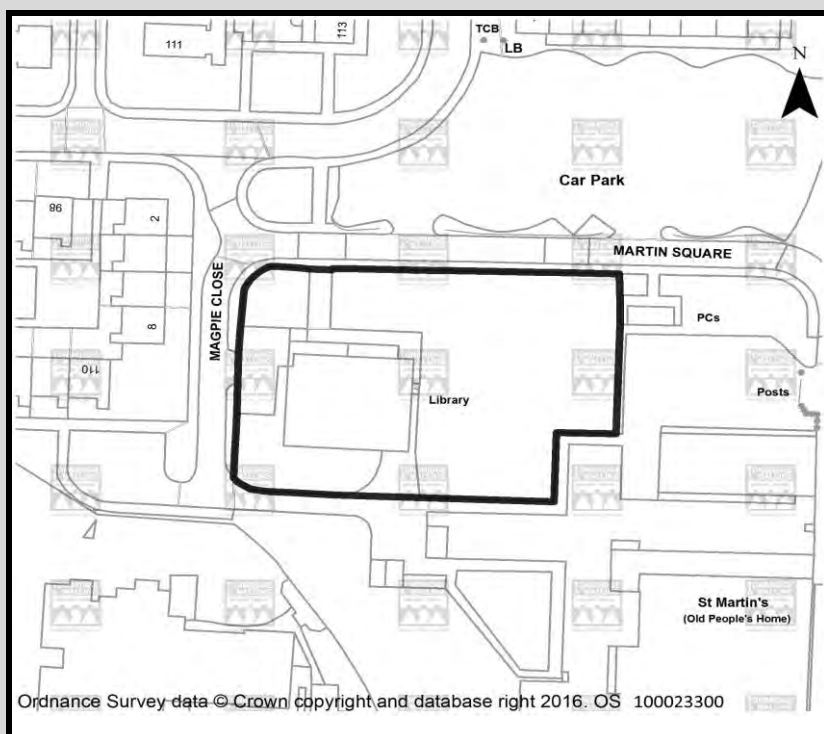
Potential Residential Yield (units):	157
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	5.24
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
387	Larkfield Library and land adjacent	East Malling and Larkfield



Site Description

Library building and adjacent open grassed amenity area with five large protected trees along the frontage and a few other trees scattered about the site.

Surrounding Uses

Car park and shops to the north and east. Care Home and Hotel to the south and residential to the west.

Current/Previous Use: Mixed: Partly unused land and part library

Type of Site: Mixed

Gross Site Area (ha): 0.28

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of the Medway Gap urban area. The site is not subject to any high level constraints. The site can be accessed from Kingfisher Road (via Martin Square). A Minerals Assessment would be needed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with demolition the library and abnormal costs may be associated with relocation of this facility as necessary.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

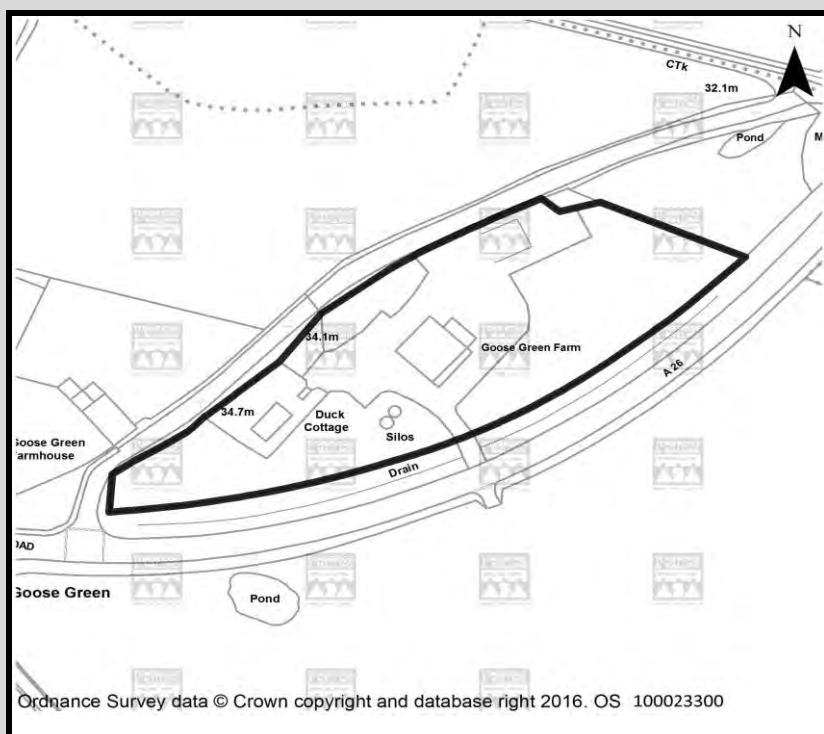
Potential Residential Yield (units):	8
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
388	Goose Green Farm, Hadlow	Hadlow



Site Description

This site is occupied by a small bungalow and associated garden and a large former agricultural building used by a log sales company with hardstanding and two silos. There is an open grassed area to the west and an overgrown area to the east. It is well screened from the A26 by a high hedge with only the tall agricultural shed being visible.

Surrounding Uses

Agricultural land with a group of Listed Buildings at the western end of the site.

Current/Previous Use: Mixed: Farm Buildings and a single dwelling

Type of Site: Mixed

Gross Site Area (ha): 1.19

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location remote from the built-up confines of Hadlow. This previously developed site is not subject to any high level constraints. The site can be accessed from the service road on the northern boundary which links up with the A26. This assessment concludes that this site is suitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition of existing structures. There may be abnormal costs if contamination is present.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

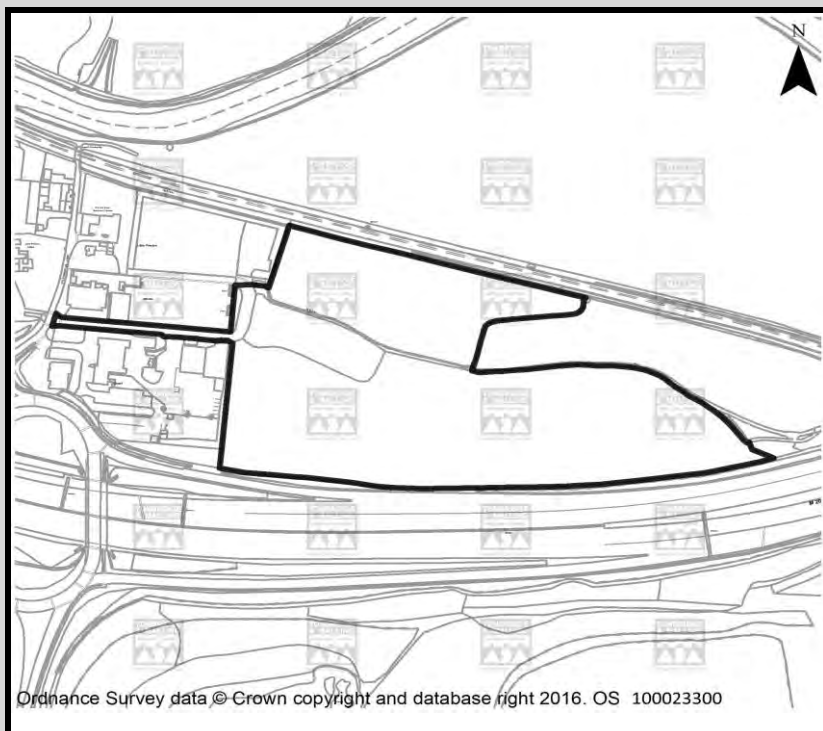
Potential Residential Yield (units):	36
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
389	North of M20 Junction 5, Coldharbour Lane	Aylesford



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Site Description

Two separate fields separated by two separate woodland copses. The one to the north is flat and low lying with extensive views across the railway line and river to the Aylesford Forstal employment area and the Kent Downs beyond. The other, larger field is at a higher level and gently rises to the east. It is open to views glimpsed from the M20 motorway.

Surrounding Uses

This site is bounded on the southern side by junction 5 of the M20 and the motorway itself, by a railway line to the north and open farmland beyond. To the west are commercial premises.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 7.74

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location although it is not within or adjacent to the main urban areas. This site is not subject to any high level constraints with the exception of a small area of Ancient Woodland in the western part of the site. Ancient Woodland also abuts the eastern boundary. Access to the site is limited and is currently achieved across third party land from Coldharbour Lane which links up with junction 5 of the M20. The proximity of the site to the M20, the railway line and adjacent commercial uses means that noise is likely to be a significant issue. A Minerals Assessment would be needed and the surface water drainage issue would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable for employment.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be associated with access improvements.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

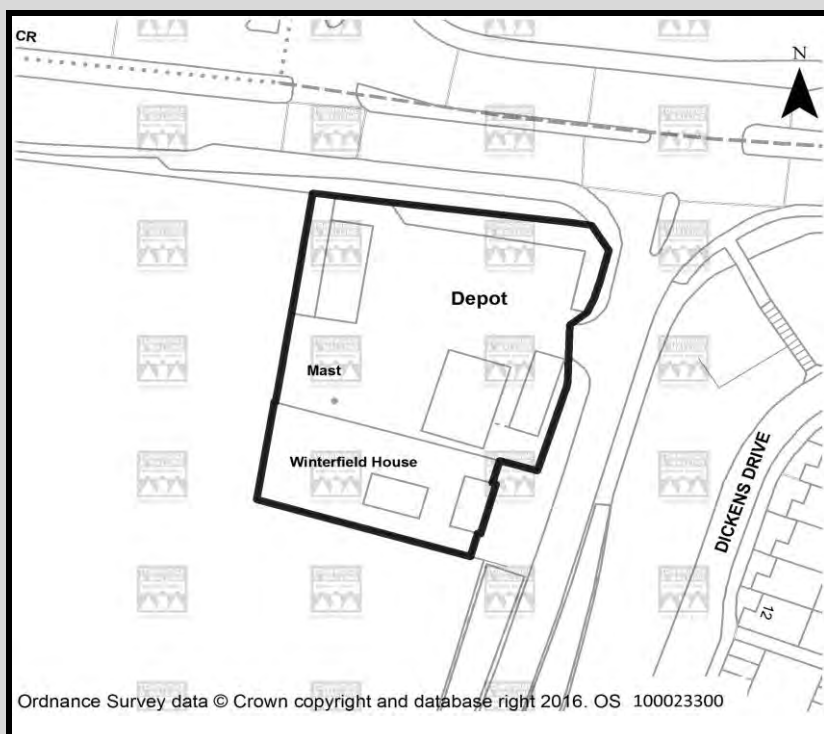
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	7.27
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
390	Winterfield House, Winterfield Lane	East Malling and Larkfield



Site Description

A small commercial site in two parts. There is an area of open storage on the part of the site closest to the A20 with a small brick-built single storey office building to the rear. The site is bounded by trees on the Winterfield Lane and A20 frontages with open metal paling fences on the other boundaries.

Surrounding Uses

Residential to the north and east. Agricultural land on all other boundaries.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	0.2

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the built-up confines of the Medway Gap urban area. The site is not subject to any high level constraints. The site can be accessed from Winterfield Lane near the junction with the A20. The proximity of the site to the A20 means that noise and air quality could be potential issues, particularly at peak travel periods. Surface water flooding issues would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs are likely to be associated with demolition and site clearance. Abnormal costs likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

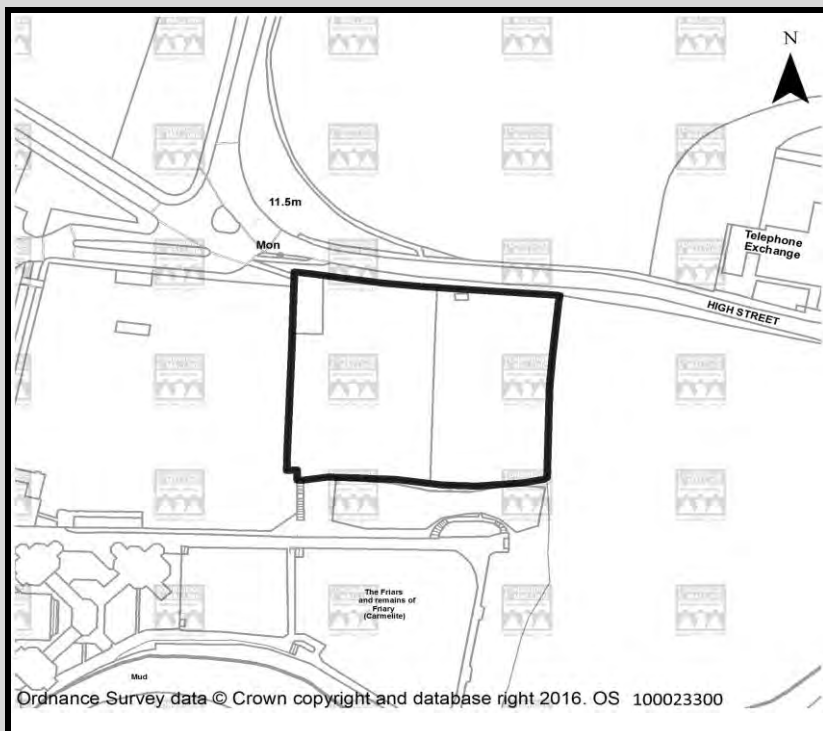
Potential Residential Yield (units):	6
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
391	East of Aylesford Priory	Aylesford



Site Description

A small flat paddock with a hedgerow and a few trees on the northern High Street frontage, a ragstone wall to the west, woodland to the east and a strong tree screen to the south.

Surrounding Uses

Woodland to the east, The Friars to the south and west and partially restored quarry to the north.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.71

SUITABILITY

In terms of access to services, this site is in a sustainable location, although it does not abut the built-up confines of Aylesford village. The site is not subject to any high level constraints, although it lies within the Aylesford Conservation Area and immediately adjacent to the Aylesford Priory (Grade I and II* Listed Buildings). The existing access in the north-west corner of the site is limited. A Minerals Assessment would be needed and surface water flooding would also need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

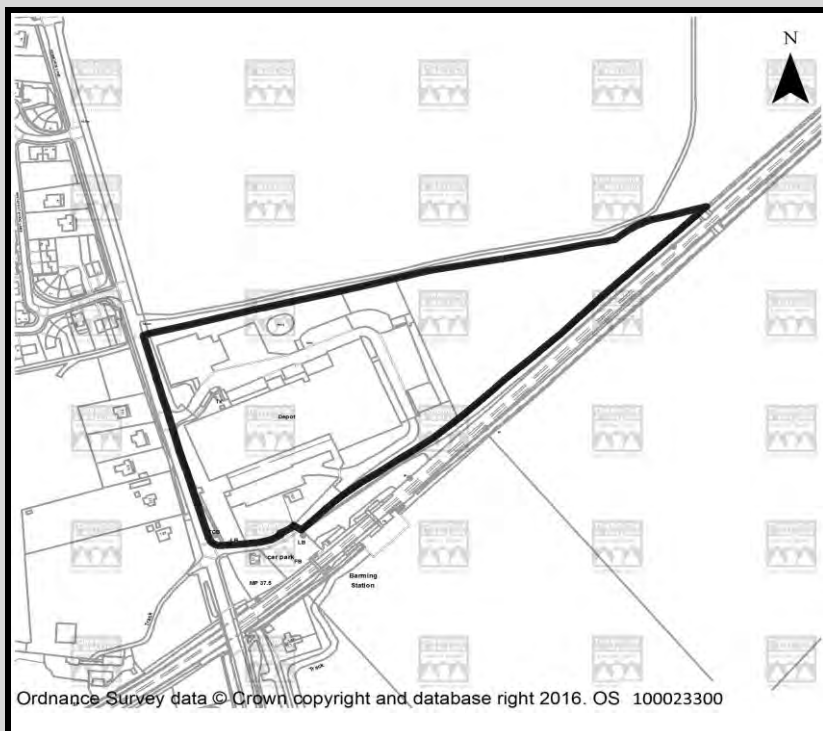
Potential Residential Yield (units):	21
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
392	Barming Depot, Hermitage Lane	Aylesford



Site Description

A triangular shaped site containing large warehouse buildings with associated car parking and circulation areas. The site is enclosed by steel palisading with a strong tree screen with a woodland area at the eastern apex of the triangle.

Surrounding Uses

Residential on the opposite western side of Hermitage Lane. Agricultural land to the north with the railway line and Barming Station to the south.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	4.26

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location on the edge of the Medway Gap urban area. The site is not subject to any high level constraints. The eastern extent of the site is heavily wooded. The site can be accessed from Hermitage Lane. The proximity of the site to the railway line, Hermitage Lane and Gallagher's Quarry means that noise, dust and vibrations are likely to be potential issues. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would also need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs may be associated with demolition/contamination (if identified).

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

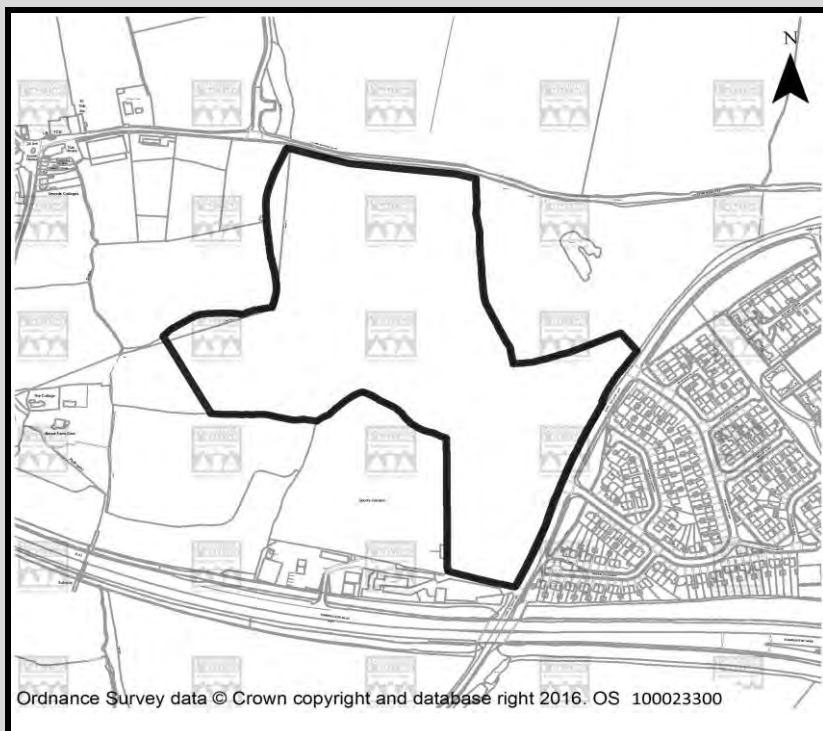
Potential Residential Yield (units):	128
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
393	Manor Farm, Upper Haysden Lane	Tonbridge



Site Description

A very large flat field which extends from Upper Haysden Lane almost as far as the hamlet of Haysden. It is almost entirely surrounded by hedgerows with trees along the southern boundary by the depot and a hedge alongside Upper Haysden Lane.

Surrounding Uses

Housing to the east, KCC Depot to the south, Judd School playing field along part of the southern and western boundary, with the remaining boundaries abutting agricultural land.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 11.06

SUITABILITY

In terms of access to services, this site is in an unsustainable location, although it is adjacent to the western built-up confines of Tonbridge urban area. The site is not subject to any high level constraints, although a small area in the northern part near the railway line is at medium risk of flooding. The site could be accessed from Upper Haysden Lane. A Minerals Assessment is needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

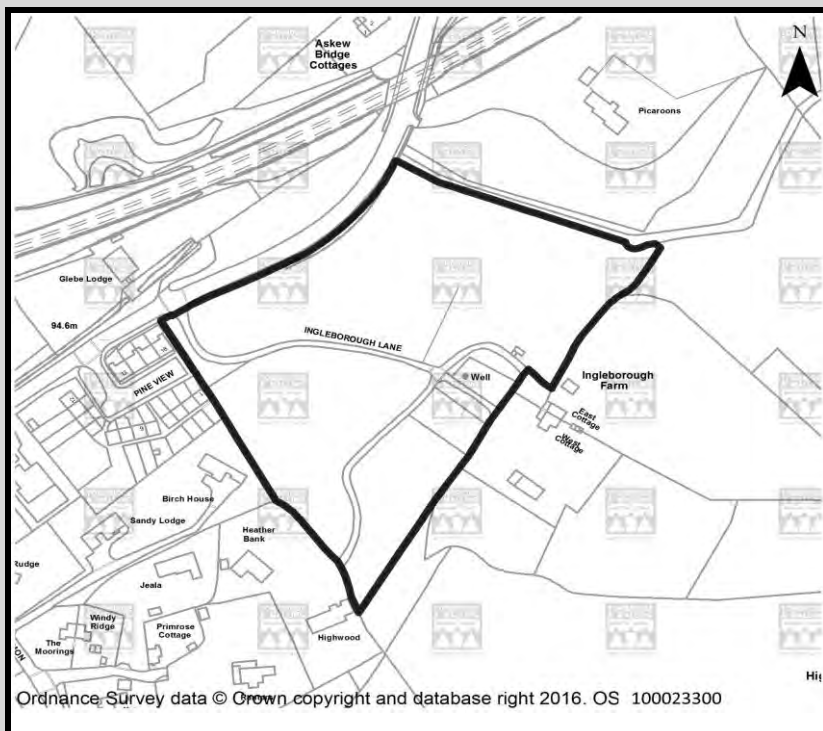
Potential Residential Yield (units):	332
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	11-15 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
394	Ingleborough Lane, Platt	Platt



Site Description

A wooded site on the eastern edge of Platt sloping conspicuously up from the A25 with many mature trees around open grassed areas.

Surrounding Uses

Housing to the west, with extensive wooded areas with a few scattered low density dwellings to the south and east. Well-screened commercial uses on the other side of the A25 to the north with the railway line and a quarry beyond.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.2

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location on the outskirts of Platt village. The site is not subject to any high level constraints with the exception of several clusters of trees that are covered by TPOs. A significant proportion of the site is wooded and the topography is very challenging. Access to the site from the A25 is very limited along Ingleborough Lane and achievability of the required visibility splays may be an insurmountable constraint. A Minerals Assessment would be needed and surface water flooding issues would also need to be addressed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

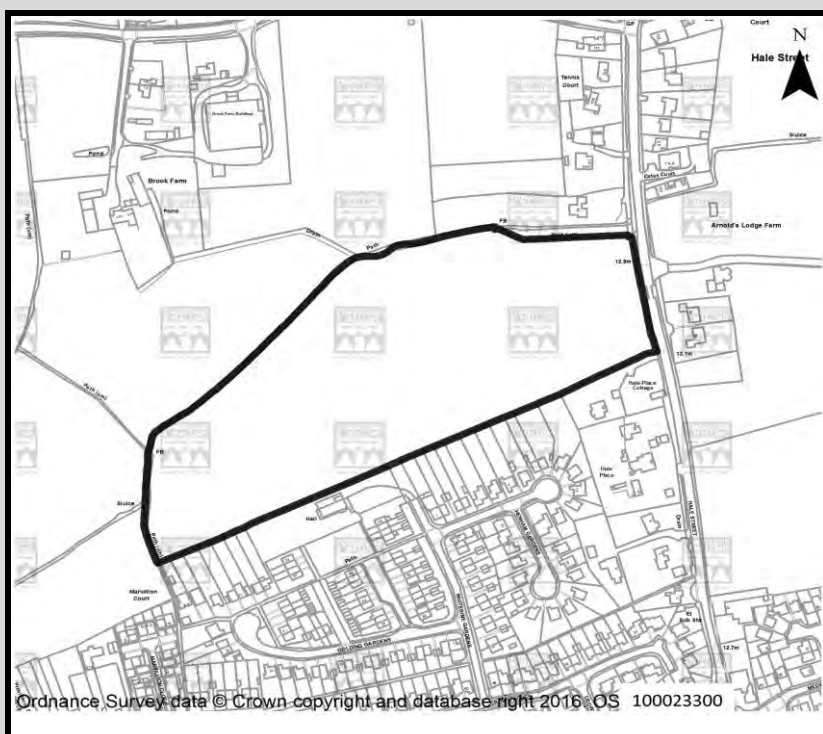
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
395	Land west of Hale Street	East Peckham



Site Description

A flat heavily overgrown site with scrub and young trees. There are hedgerows on the north, east and west boundaries and the ends of back gardens to the south.

Surrounding Uses

Mainly housing with a scout hut to the south. Mainly agricultural land on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 4.85

SUITABILITY

In terms of access to services, this site is in a sustainable location on the northern edge of East Peckham. However, the northern and western margins of the site are at high risk of flooding as is the approach from the south from Old Road (via Whitebine Gardens) which makes safe access and egress to the site very challenging. On-site surface water flooding issues would also need to be addressed. Development of this site would erode significantly the separate identities of Hale Street and East Peckham. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. The submitter has indicated that they act on behalf of all owners but until details are confirmed, there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

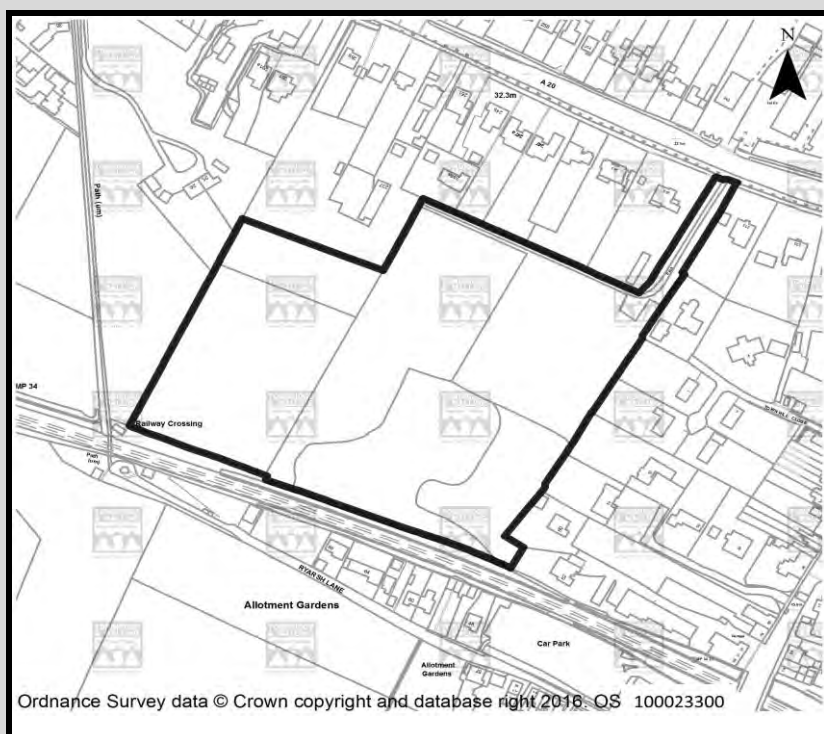
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: Unsuitable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
396	Rear of London Rd, West Malling	West Malling



Site Description

A large, mainly overgrown, backland site. It is mainly covered with low scrub with more substantial regenerated woodland to the south alongside the railway and to the east backing on to properties in Town Hill.

Surrounding Uses

Residential. Railway line to the south with residential beyond.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Greenfield
Gross Site Area (ha):	3.64

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of West Malling. The site is not subject to any high level constraints. The site can be accessed from the A20, although the means of access is, at present, limited. The proximity of the site to the railway line means that noise could be an issue. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site. Details of the development agreement in place would need to be confirmed.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs may be associated with limited earthworks.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

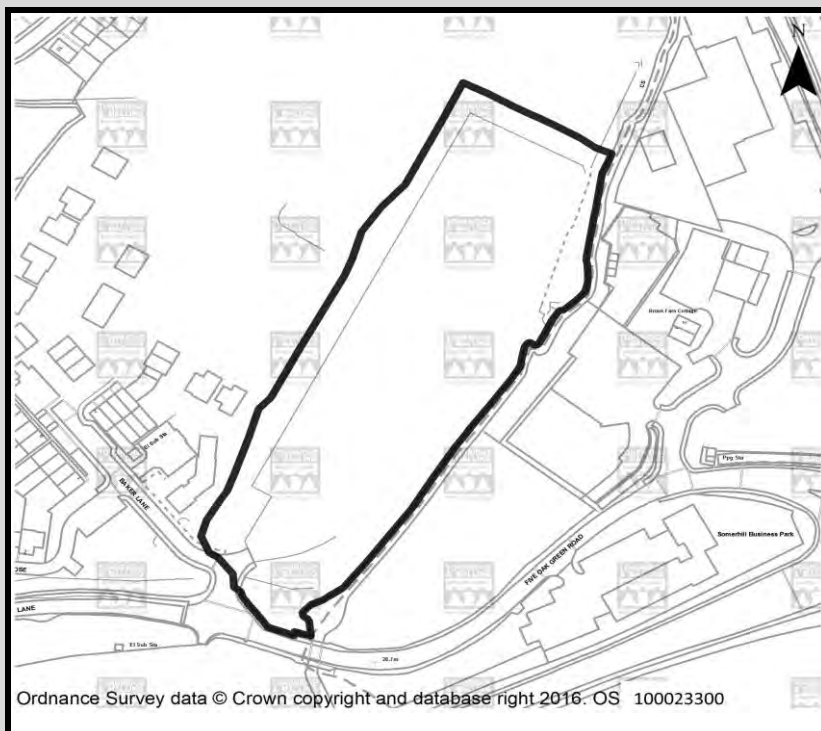
Potential Residential Yield (units):	109
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
397	Land at former Priory Works, Tonbridge	Tonbridge



Site Description

Site of former Priory Works now cleared with the majority of the site under development for housing. This part of the site is currently being used as a contractors compound and has planning permission for employment use.

Surrounding Uses

Employment/Car Showrooms to the east, housing development site on other boundaries.

Current/Previous Use:	Mixed: Residential, commercial
Type of Site:	Previously developed land
Gross Site Area (ha):	1.6

SUITABILITY

In terms of access to services, this site is in a sustainable location within the built-up confines of Tonbridge. The majority of the site is in an area at high risk of flooding, including the access, meaning that more vulnerable uses on this site including residential would be unsuitable. The site can be accessed from Tudeley Lane which is of a sufficient standard to cater for HGV movements although this means of access is in an area at high risk of flooding. A Minerals Assessment would be needed and the surface water flooding issues would need to be addressed. Water resources would need to be protected. The proximity of the site to Woodgate Way and commercial uses means that noise could be an issue. The long history of industrial and commercial works means that contamination could be an issue. This assessment concludes that this site is suitable for less vulnerable uses including employment. It is not suitable for more vulnerable uses including residential.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Abnormal costs are likely to be associated with the flood risk on site.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

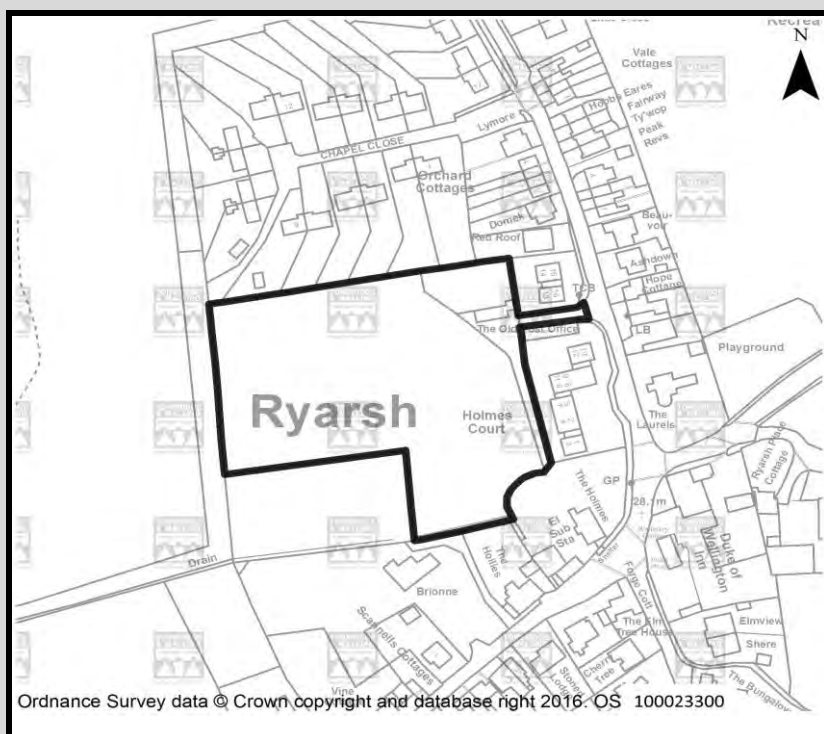
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	1.6
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
398	Holmes Paddock, Ryarsh	Ryarsh



Site Description

A flat overgrown field bounded on three sides by houses, mainly screened by hedgerows with a strong line of trees on the western boundary. Some hardstanding and foundations in the north western corner.

Surrounding Uses

Residential to the north, east and south. Agricultural land to the west. There is a separate paddock in the southwest corner of the field which lies outside the site boundary.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.91

SUITABILITY

In terms of access to services this site is in a relatively unsustainable location, adjacent to the confines of Ryarsh. The site lies within the Kent Downs AONB. The site can be accessed from Chapel Street although this is limited. The approach to the site is from the Conservation Area which also touches on the north-east and south-east corners of the site. A Minerals Assessment would be needed and surface water flooding issues would need to be assessed. Water resources would need to be protected. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

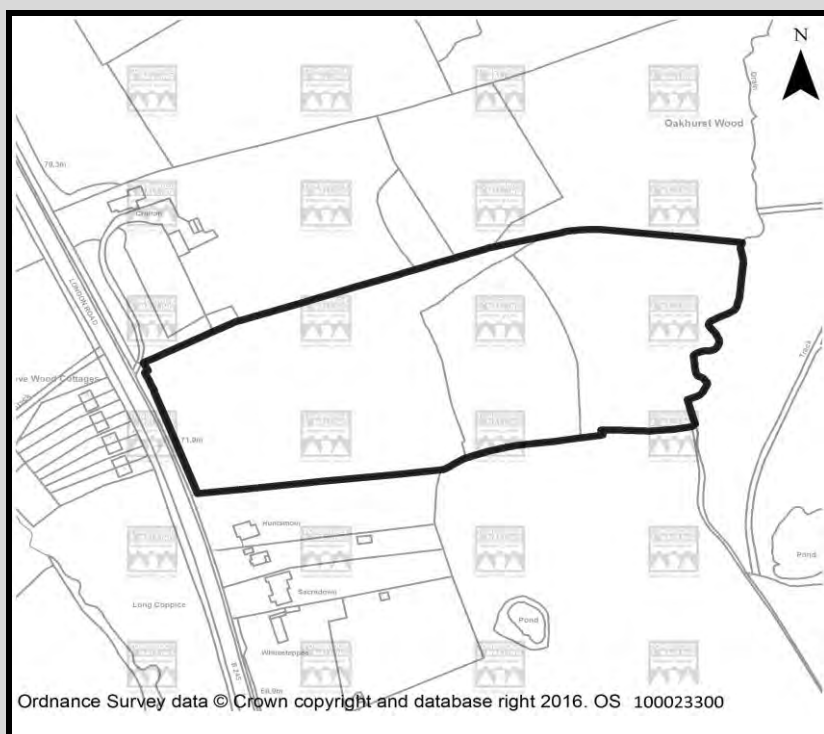
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
399	Edenfield, London Road, Hildenborough	Hildenborough



Site Description

This site is rectangular in shape, its left boundary fronting on to London Road. It is relatively level and heavily wooded.

Surrounding Uses

This site is surrounded by woodland, open countryside and low density residential dwellings and farm buildings.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	3.27

SUITABILITY

In terms of access to services, this site is in an unsustainable location remote from the built-up area of Hildenborough. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

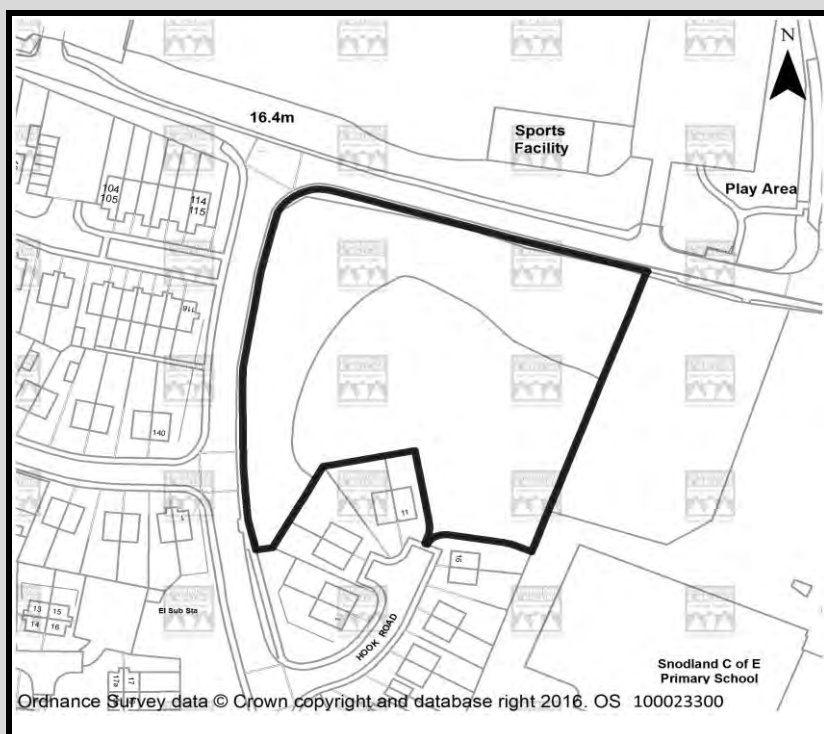
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
400	Paddlesworth Rd Green, Snodland	Snodland



Site Description

A small amenity area at the junction of Paddlesworth Road and St Benedict Road with a clump of trees on the corner and few trees scattered across the site.

Surrounding Uses

This site is located on the edge of a residential area that lies to the west and south. To the east is amenity green space and to the north, recreation ground.

Current/Previous Use:	Tourism/Leisure
Type of Site:	Greenfield
Gross Site Area (ha):	0.78

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of Snodland. The site is not subject to any high level constraints. The site can be accessed from St Benedict Road or Hook Road. Two trees in the centre of the site are covered by TPOs. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

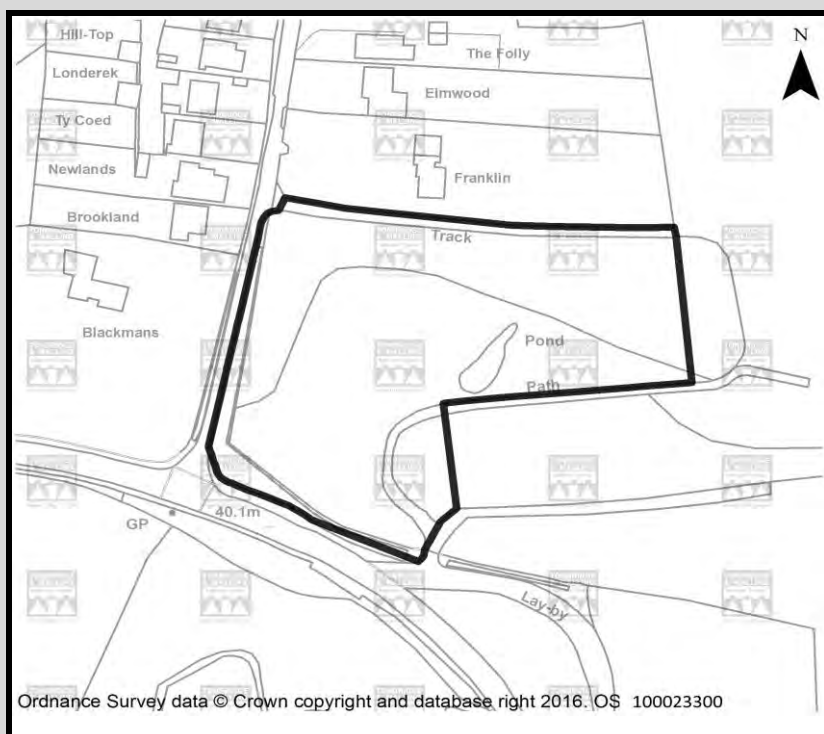
Potential Residential Yield (units):	23
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
401	East Street, Addington	Addington



Site Description

Part of the golf course comprising one tee and one green. It is a terraced site set at a high level above the sunken lane of East Street and above Trottiscliffe Road. It is bounded by steep wooded banks along both roadsides and is prominent to view on the approach to the village. East Street rises steeply up from Trottiscliffe Road to the level of the site.

Surrounding Uses

Housing to the north and west. Golf course on other boundaries.

Current/Previous Use:	Tourism/Leisure
Type of Site:	Previously developed land
Gross Site Area (ha):	0.84

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location adjacent to the confines of Addington. The site is not subject to any high level constraints. Access is problematic; access from Trottiscliffe Road would require rights over third party land whilst access from East Street is not considered feasible due to its restricted width and steep gradient. Water resources would need to be protected. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has not been promoted by the landowners. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

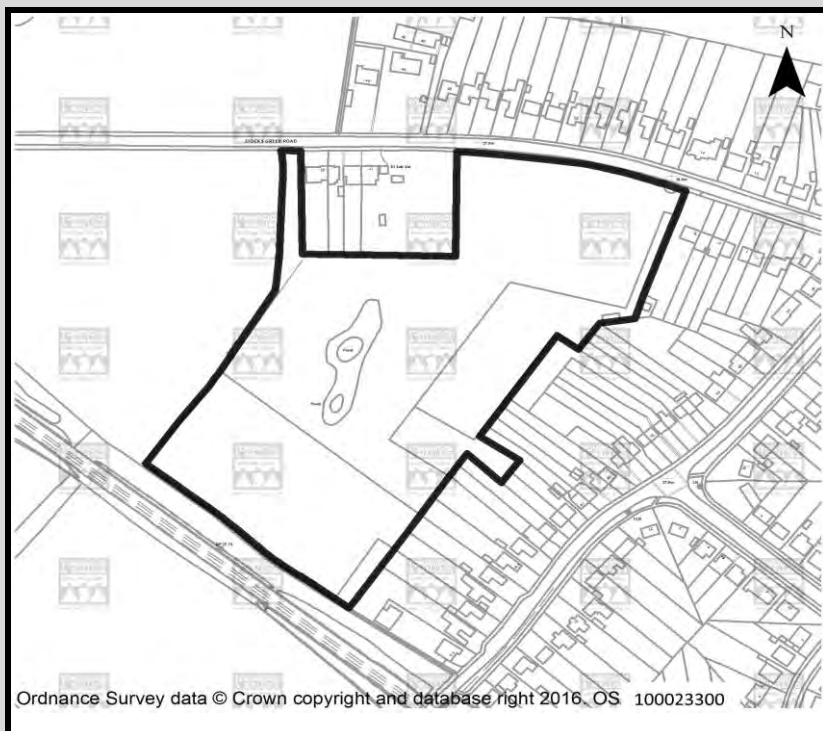
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
402	Land at Stocks Green Road, Hildenborough	Hildenborough



Site Description

A large grassed field divided into paddocks sloping progressively more steeply up from Stocks Green Road towards the railway line. The site contains a centrally located copse with some ponds and a couple of stable buildings close to the houses in Leigh Road. It is bounded by a post and wire fence along a footpath to the west and by a hedgerow along Stocks Green Road.

Surrounding Uses

Housing to the north and east. Agricultural land to the west and beyond the railway line to the south.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	3.62

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hildenborough. The site is not subject to any high level constraints. The site can be accessed from Stocks Green Road. The proximity of the site to the railway line means that noise is likely to be an issue. This assessment concludes that this site is suitable.

AVAILABILITY

This submission has not been promoted by the landowner. However a submission for the same site has been made separately by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

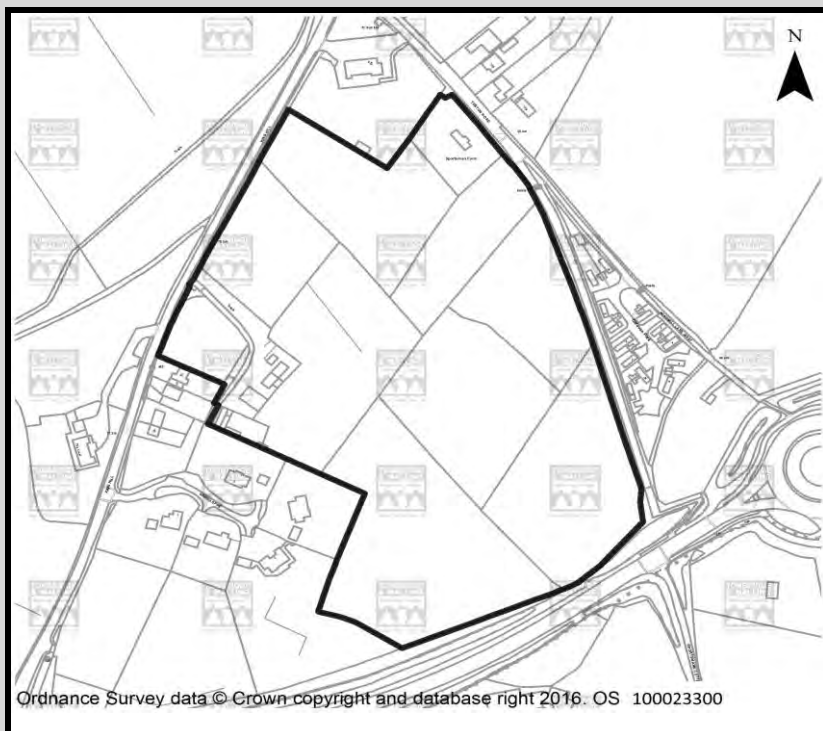
Potential Residential Yield (units):	109
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
403	Sportsman's Farm, Teston Road, West Malling	West Malling



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Site Description

This gently sloping site comprises a series of paddocks some separated by mature hedgerows. The site is bounded by tall hedgerows on the Teston Road and King Hill frontages through which there are glimpses across the site. The site cannot be seen from the A228. It contains one dwelling, some stables and an area of woodland to the northeast.

Surrounding Uses

Gypsy and Traveller site to the northeast, a row of houses in Teston Road to the north, agricultural land to the west and housing to the south with the A228 bypass to the southeast.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	6.83

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location adjacent to the defined confines of Kings Hill. The site is not subject to any high level constraints. Access to the site can be achieved from King Hill. The site is in close proximity to the Conservation Area of St Leonard's Street. The eastern extent of the site is heavily wooded. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. This assessment concludes that this site is suitable, including for Gypsy and Travellers plots.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

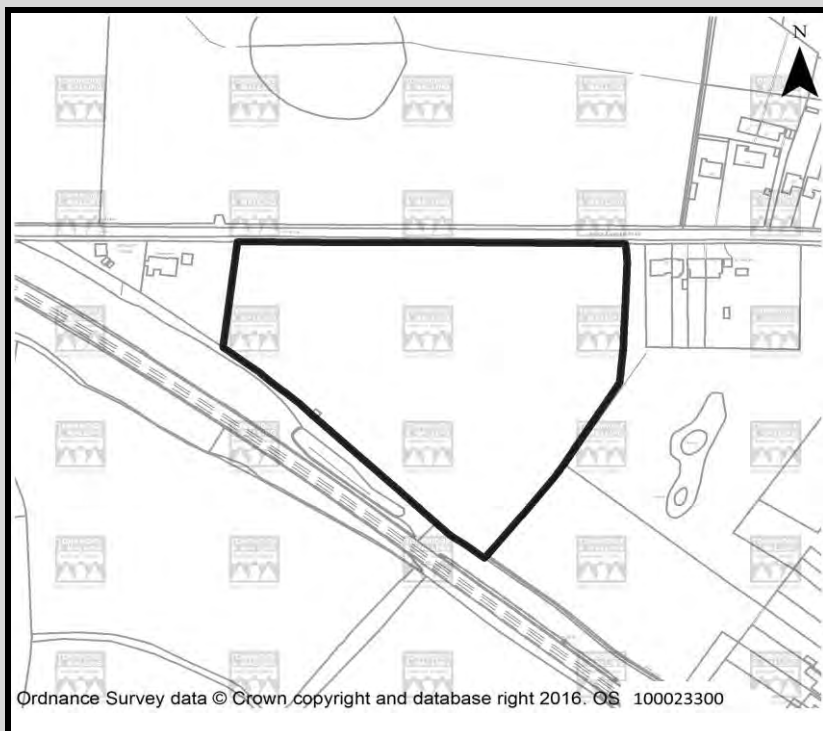
Potential Residential Yield (units):	205
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	6.83
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
404	Stocks Green Road, Hildenborough	Hildenborough



Site Description

A triangular shaped grassed field bounded to the south by the railway line which is on an increasingly high embankment. The sloping site falls away towards the north west. It is bounded by trees to the south, a strong hedgerow along Stocks Green Road and an open post and wire fence to the footpath to the east.

Surrounding Uses

Agricultural land to the north, east and south, beyond the railway line, with residential properties on the Stocks Green frontage on either side of the site.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.7

SUITABILITY

In terms of access to services, this site is in a sustainable location, although it does not abut the built-up confines of Hildenborough. The site is not subject to any high level constraints. The site can be accessed from Stocks Green Road. The proximity of the site to the railway line means that noise is likely to be an issue. This assessment concludes that this site, on its own and remote from the built-up confines of Hildenborough, is unsuitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

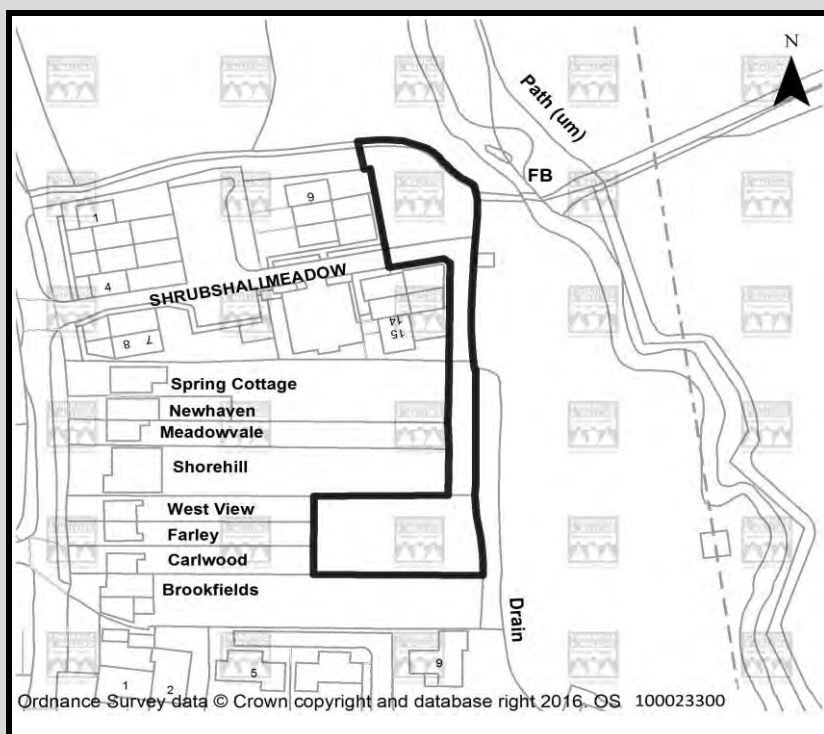
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
405	Rear of Long Mill Lane, Plaxtol	Plaxtol



Site Description

Two separate small backland sites; one within the confines being a wooded plot at the end of back gardens, the other being a disused area to the rear of new Housing Association development in Shrubshall Meadow and accessed through it with trees on the margin.

Surrounding Uses

Residential to the west. Agricultural land to the east.

Current/Previous Use: Vacant/Derelict

Type of Site: Greenfield

Gross Site Area (ha): 0.16

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, the southern half of which lies within the confines of Plaxtol. The site lies within the Kent Downs AONB and the eastern boundary is on the edge of an area at high risk of flooding. Access is possible from Shrubshall Meadow, which has been constructed to modern design standards for small-scale residential development. The narrow strip of land between the two larger areas could potentially provide access to the southern site element. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. However access to the site appears to be via third party land. There is therefore uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

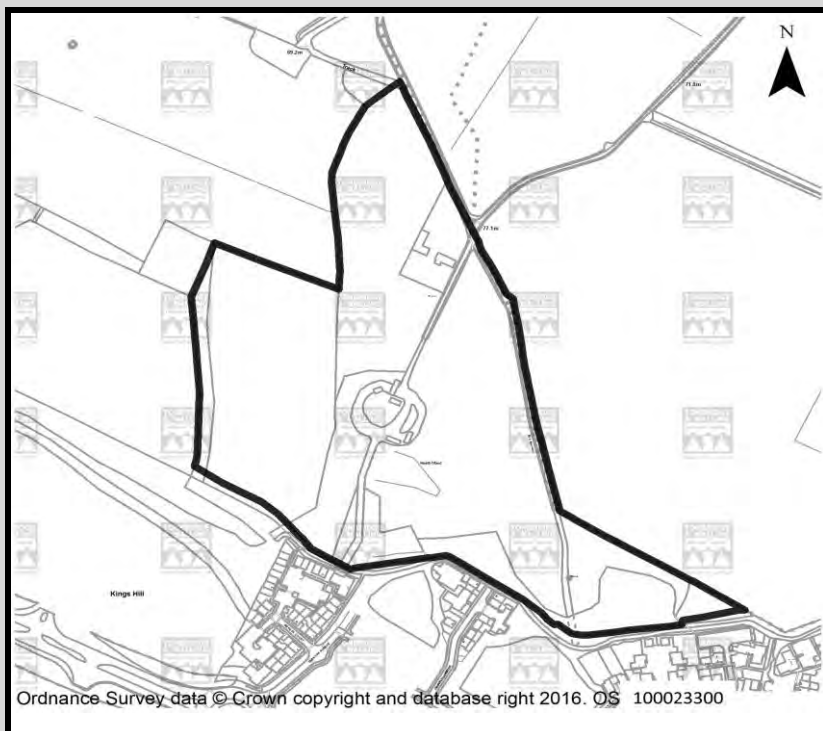
Potential Residential Yield (units):	5
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
406	Water Lane, Kings Hill	Kings Hill



Site Description

The site comprises woodland, open grazing land and a couple of residential properties occupied by Gypsies with a few small storage units scattered around an area of hardstanding.

Surrounding Uses

Residential to the south. Agricultural land or woodland on all other boundaries.

Current/Previous Use: Mixed: Woodland, open grazing land, residential

Type of Site: Mixed

Gross Site Area (ha): 8.47

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the northern confines of the Kings Hill urban area. The site is not subject to any high level constraints with the exception of Ancient Woodland which occupies the eastern half of the site and is covered by a TPO. Access, at present, is limited but could be achieved from Kings Hill in the south and Broadwater Road in the north subject to improvements to the local highway network. A Minerals Assessment would be needed and the surface water flooding issues would need to be addressed. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

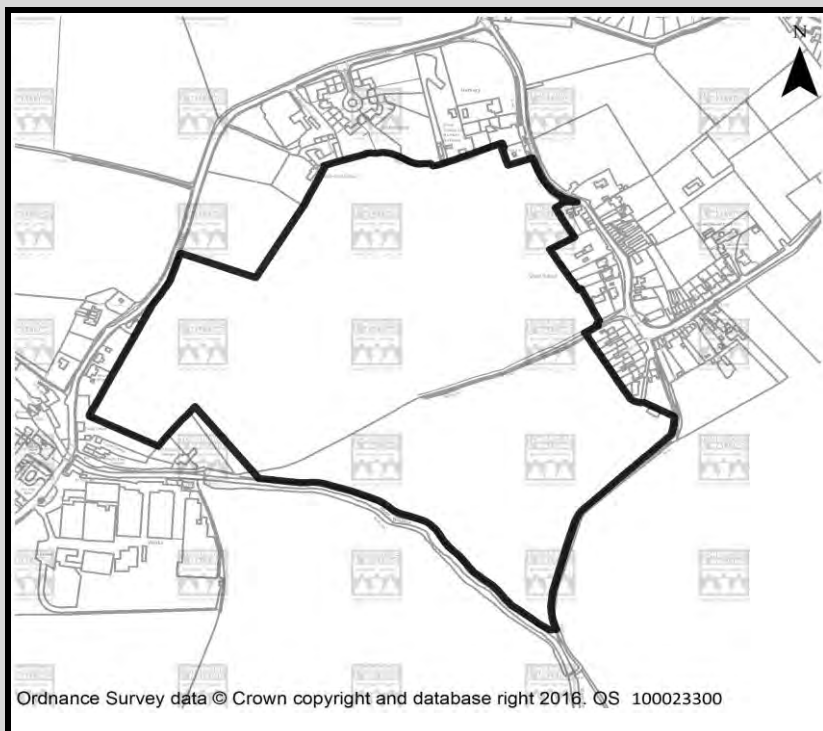
Potential Residential Yield (units):	109
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
407	West of Snoll Hatch	East Peckham



Site Description

A large flat field between Snoll Hatch and Little Mill, sloping gently down to the south. It is crossed by a footpath. There are trees along the backs of houses and hedgerows along the road but otherwise no well-defined boundaries.

Surrounding Uses

Residential to the east and partly along the northern and western boundaries. Agricultural land to the south.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	18.08

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Snoll Hatch. The southern half of the site is in an area at high risk of flooding as is the western frontage on Tonbridge Road making safe access and egress to this site very challenging. Access from Tonbridge Road could be achieved but the risk of flooding brings into question the suitability of this option. Access options from Addlestead Road are limited due to restricted site frontage and limited visibility. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Development of this site would erode significantly the separate identities of Snoll Hatch and Little Mill Conservation Areas. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

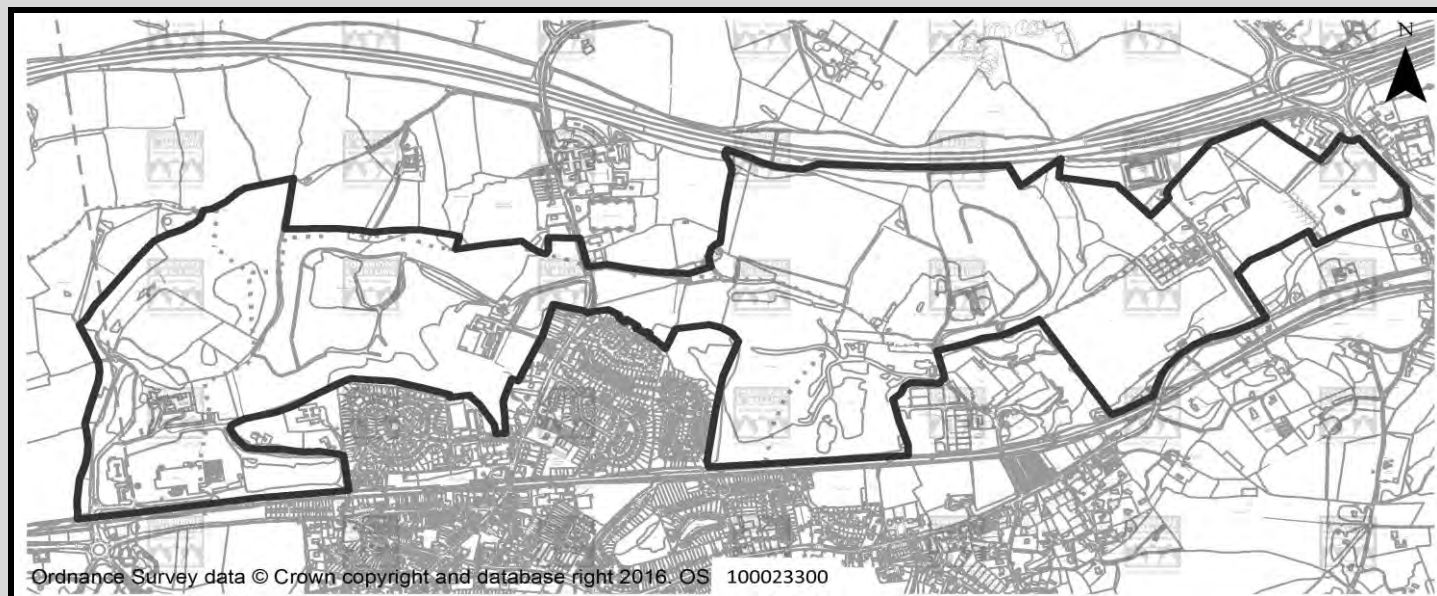
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
408	North of Borough Green and Platt	Ightham/Wrotham/Borough Green/Platt



Site Description

This very large site to the north of Borough Green and Platt comprises a series of former (now landfill) and currently operational quarries, together with agricultural land with blocks of woodland and a network of hedgerows and some farm buildings at Nepicar Farm. The topography is generally undulating, often as a result of previous quarrying activities, but overall rises gently towards the north. A block-making factory (H+H Celcon) occupies the southwest corner of the site. The site is overlooked by the Kent Downs which are highly visible throughout the site.

Surrounding Uses

The site lies between the railway line and A26 corridors adjoining the northern edge of Borough Green and the Platt Industrial Estate. There is agricultural land on all other boundaries.

Current/Previous Use:	Mixed: Quarries, landfill, block making plant and open fields
Type of Site:	Mixed
Gross Site Area (ha):	148.3

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the northern confines of Borough Green and Platt. A small area in the western extent of the site lies within the Kent Downs AONB which also provides the backdrop for the whole of the site to the north. Parts of the south-west corner of the site are in areas at high risk of flooding which could be an issue for safe access and egress from this point to more vulnerable uses. There are small areas of Ancient Woodland and clusters of trees in the centre of the site that are covered by TPOs. The site can be accessed at present from the A25 / A227 Dark Hill Roundabout and the A227 Borough Green Road (to the north of Borough Green). The eastern part of the site is more challenging to access, particularly from the A20 and A25. The size of the site means that more access opportunities could be assessed. The potential scale of development would impact on the existing local infrastructure and necessitate enhancements and additional provision, including a relief road north of Borough Green and Platt. The proximity of the site to the M26, the railway line, Platt Industrial Estate and the continued operation of some of the quarries on site means that noise is likely to be an issue in some parts of the site. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would also need to be protected. The nature of previous and existing operations means that the topography is challenging in places and that contamination may be an issue. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by various landowners. There are several operators and owners across the site with some mineral operations likely to continue well beyond the plan period. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation/abnormal costs are likely to be associated with the requirement for some fairly significant land re-modelling to make some of the former quarry areas suitable for development, and on and off-site infrastructure costs.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units)*:	4138
Potential Employment Area (ha):	141.64
Potential Other Use Area (ha):	141.64
Anticipated Start Date:	Not phased

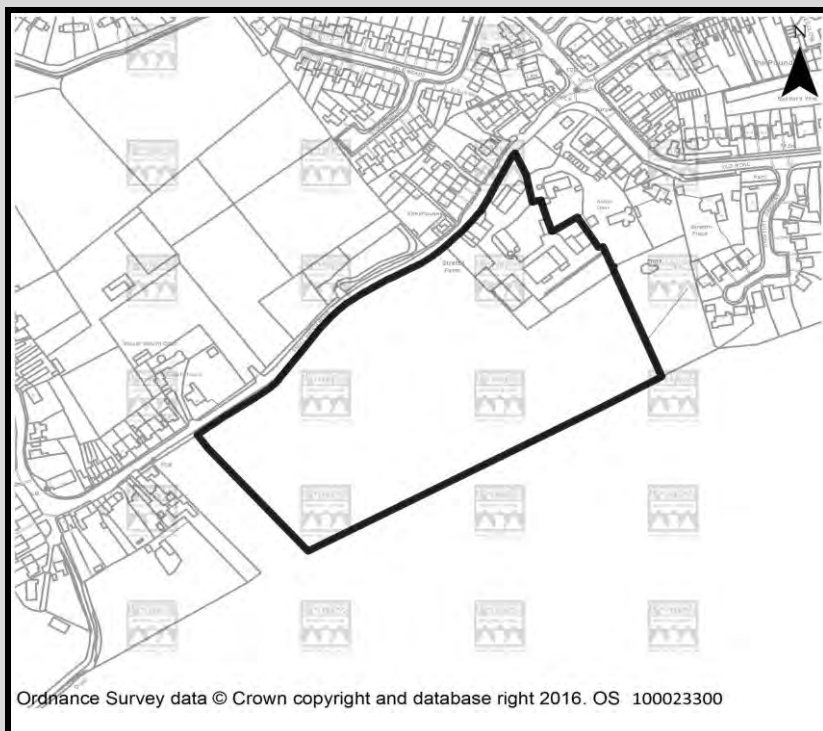
Assessment Outcome: **Suitable but undeliverable**

* As noted in the FAQs at the front of this document, these yields are a simple, overall estimation at an indicative density of 30 dwellings per hectare. In the event of a site being allocated in the Local Plan, the actual developable area and density of development will have to take local policy considerations, character, and the need for necessary supporting infrastructure into account and as a result yields may be significantly lower.

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
409	Strettit Farm, East Peckham	East Peckham



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Site Description

A large flat field bounded along Snoll Hatch Road partly by a stone and brick wall and partly by a low hedgerow. There is no clear boundary to the south. At the eastern end of the site is the Strettit Farm complex with a former Oast building and a group of other old and new buildings used for a mixture of residential, commercial and agricultural purposes.

Surrounding Uses

Residential to the north and east. Agricultural land on other boundaries.

Current/Previous Use:	Mixed: Agricultural field and commercial farm complex with some residential use
Type of Site:	Mixed
Gross Site Area (ha):	4.68

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of East Peckham. The site is wholly in an area at high risk of flooding which means that more vulnerable uses including residential would be unsuitable. Existing access to the site is limited and inadequate. Part of the site is subject to surface water flooding which would need to be addressed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition and conversion. There may be some contamination on site which would need to be addressed.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

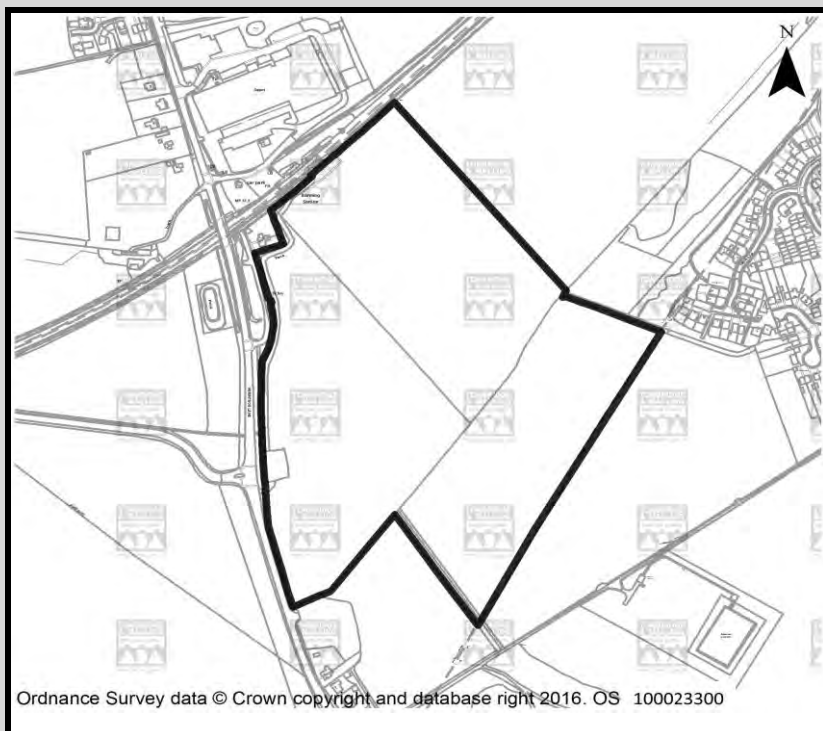
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
410	East of Hermitage Lane	Aylesford



Site Description

An exposed site which crosses the Borough boundary. It comprises two large flat arable fields south of the railway line separated by a line of poplars overlooked by orchards sloping quite steeply up towards the south and east, bounded by trees and woodland on the crest of the hill which lies within Maidstone Borough. There is a low hedgerow on the Hermitage Lane frontage.

Surrounding Uses

Employment uses to the north of the railway line, disused agricultural land to the north east, to the east there is housing, to the south there is an orchard and an area of woodland (permitted for housing in the Maidstone Borough), and to the west, on the other side of Hermitage Lane agricultural land with a ragstone quarry beyond.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 15.5

SUITABILITY

In terms of access to services, this site is in a sustainable location although it does not abut the built-up confines of the Medway Gap. The site is not subject to any high level constraints. The site can be accessed from the B2246 Hermitage Lane, which would require significant enhancement to permit two-way traffic flow and accord with current design standards. The proximity of the site to the railway line, Hermitage Lane and Gallagher's Quarry means that noise, vibration and dust could be issues. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

Site ownership has been confirmed and the site is available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

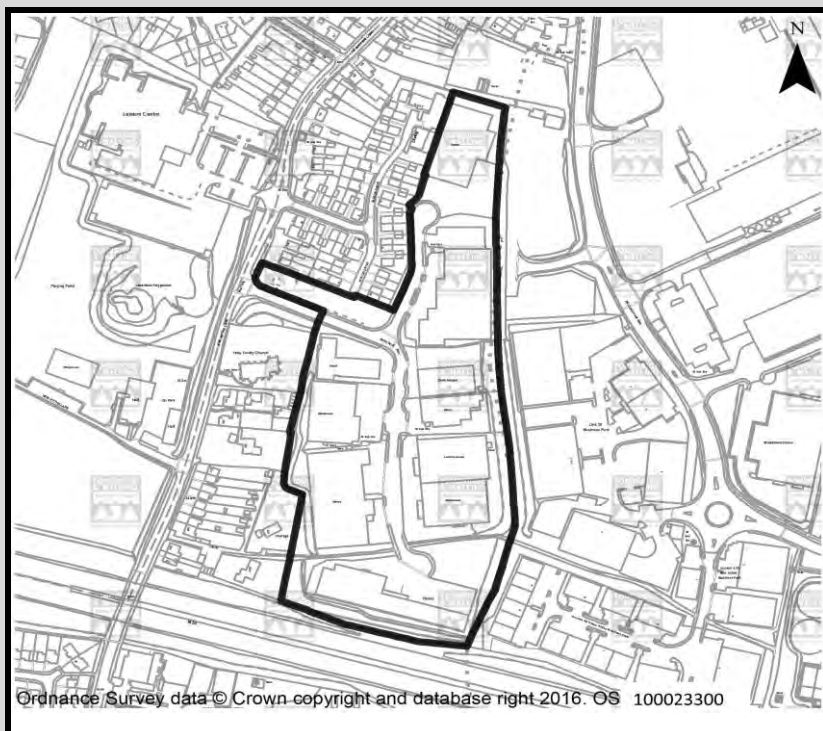
Potential Residential Yield (units):	465
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: **Suitable and deliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
411	Sheldon Way, Larkfield	East Malling and Larkfield/Ditton



Site Description

A small industrial/warehousing estate which is accessed directly from New Hythe Lane and is adjacent to, but quite separate from, the rest of the New Hythe Industrial area. It comprises a mixture of styles and sizes of functional employment buildings. The northwest corner of the site has recently been redeveloped for housing with permission for offices on the road frontage.

Surrounding Uses

Housing and church to the west. Employment uses to the east with the M20 motorway and open space beyond to the south.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	5.23

SUITABILITY

In terms of access to services, this site is in a sustainable location within the built-up confines of the Medway Gap urban area. The site is not subject to any high level constraints. Access to the site can be achieved from New Hythe Lane. The proximity of the site to the M20 motorway and the adjacent industrial area means that noise is likely to be an issue, particularly in the southern and eastern parts of the site. The perimeter of the site is wooded. The long history as a Works site means that contamination could be an issue that would need to be investigated. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

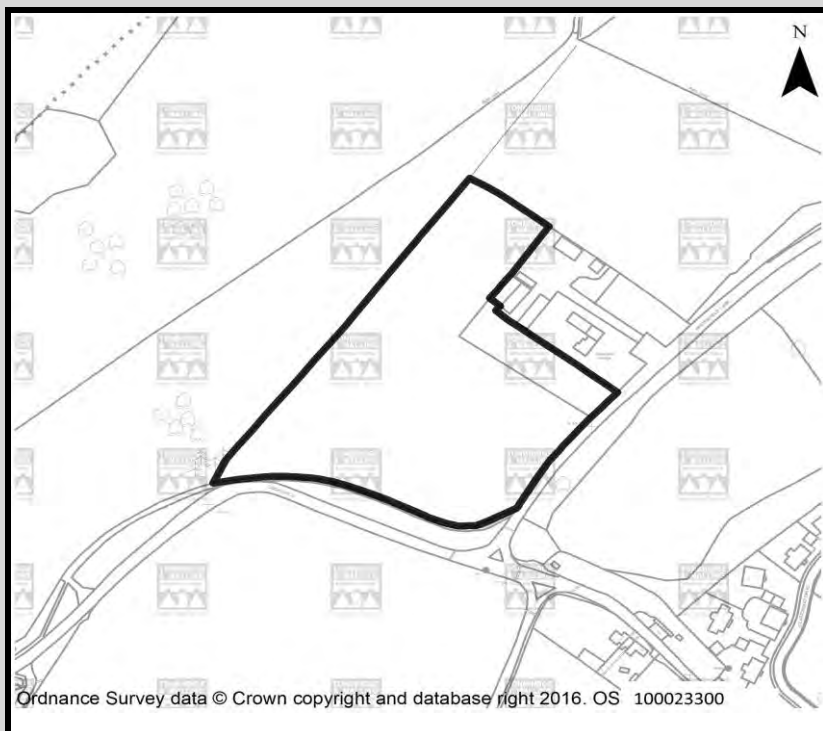
Potential Residential Yield (units):	157
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
412	Winterfield Farm, East Malling	East Malling and Larkfield



Site Description

A grassed site at the junction of Winterfield Lane and Lucks Hill between the Farm and Lucks Hill sloping very gently to the east and bounded by hedgerows. There are long distance views to the crest of the Kent Downs.

Surrounding Uses

This site is surrounded by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.08

SUITABILITY

In terms of access to services, this site is in a sustainable location although it is remote from the confines of the Medway Gap urban area. The site is not subject to any high level constraints. The site lies opposite the Clare Park and Blacklands Conservation Area which is a Historic Park & Garden. The site can be accessed from Winterfield Lane which has the capacity to accommodate two-way vehicle flows. This assessment concludes that this site, on its own, is unsuitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

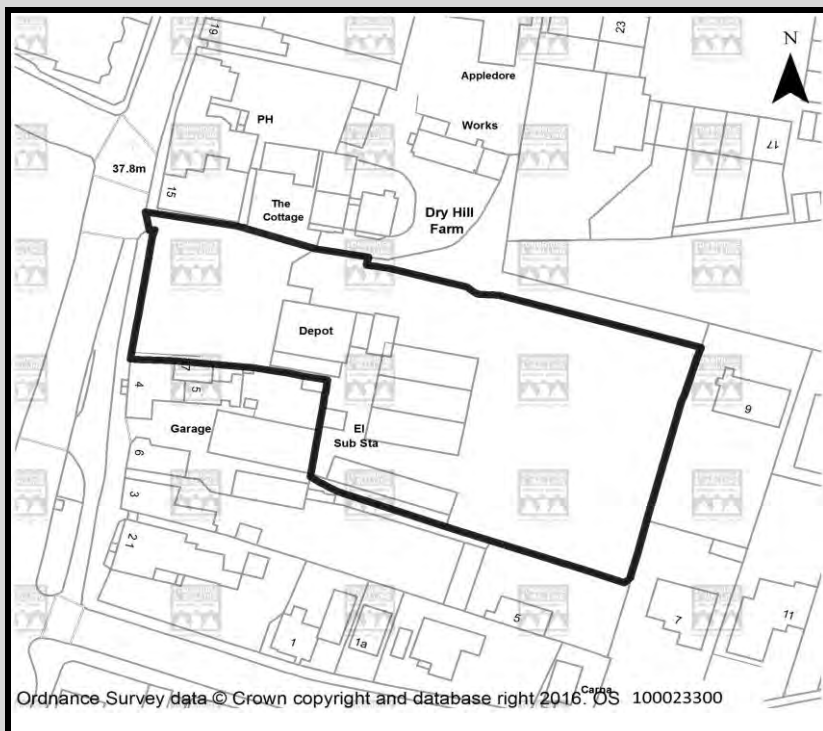
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
413	World of Pots, Tonbridge	Tonbridge



Site Description

Former pot and plant showrooms with open storage and sales area to the rear and parking to the front.

Surrounding Uses

This site is surrounded on all side but the north east corner by commercial and residential buildings. To the north east of the site is a private amenity area.

Current/Previous Use:	Retail
Type of Site:	Previously developed land
Gross Site Area (ha):	0.38

SUITABILITY

In terms of access to services, this site is in a sustainable location within the built-up confines of Tonbridge. The site is not subject to any high level constraints. The frontage of the site lies within the Tonbridge Conservation Area. The site can be accessed from Shipbourne Road which would require modification to enable two vehicles to pass within the access and to enhance visibility. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with demolition of existing structures.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

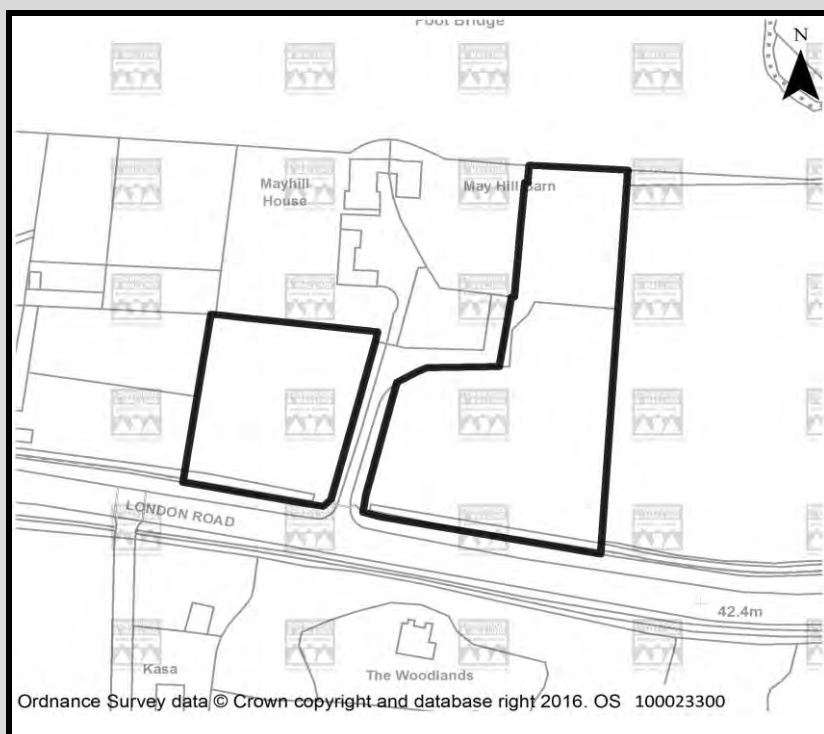
Potential Residential Yield (units):	11
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
414	Mayhill House, London Rd, Addington	Addington



Site Description

This site fronts on to the A20 London Road and is made up of two adjoining parts. It is relatively flat and open with some hedgerows and trees along parts of its boundary.

Surrounding Uses

To the north is a dwelling, to the west and east open countryside and to the south another dwelling and woodland.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.68

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location remote from the built-up confines of Addington. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

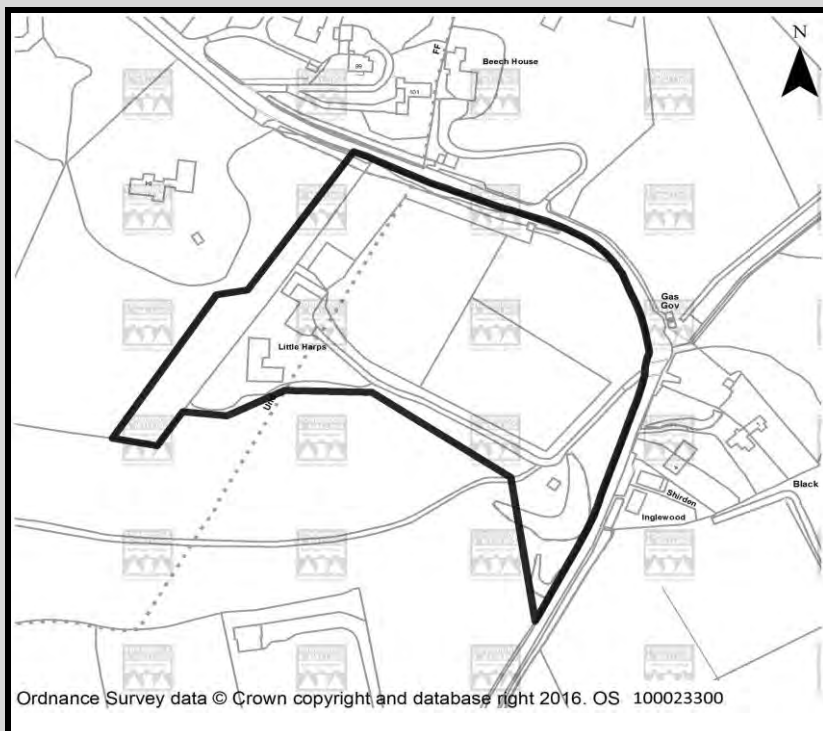
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
415	Little Harps, Crouch Lane, Platt	Borough Green/Platt



Site Description

Nestled in a bend in Crouch Lane, this square shaped site is farmland and contains a farm house and buildings in the south western corner. There is some woodland in the south eastern corner that continues beyond the site.

Surrounding Uses

This site is surrounded by open countryside and woodland and a few farm buildings and low density residential dwellings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.27

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location remote from the built-up confines of Borough Green and Platt. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

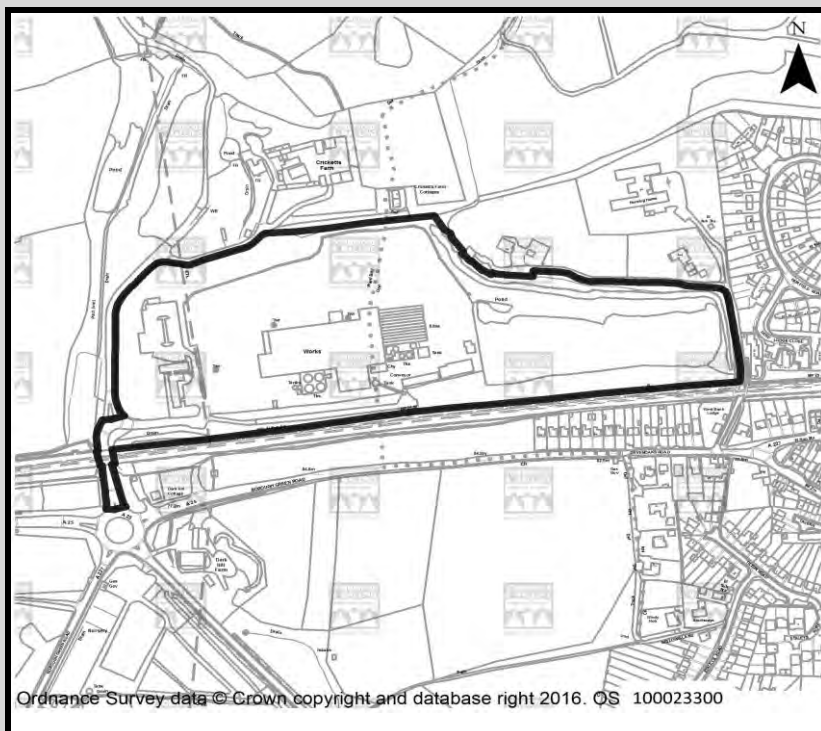
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
416	Celcon Works, Borough Green	Borough Green/Ightham



Site Description

Industrial block-making plant with unused open land bounded by wooded quarry bluffs at the eastern end.

Surrounding Uses

The western, developed, part of the site is bounded by countryside to the north, west and across the railway line to the south. The undeveloped eastern part of the site is bounded by housing to the north, east and across the railway line to the south.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	9.73

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Borough Green. Over half of this site (western section) lies within the Kent Downs AONB. Parts of the western section of the site, including the current access, are at high risk of flooding which would make this area unsuitable for more vulnerable uses including residential. Access can be achieved from the A25/A227/Dark Hill Road Roundabout. The proximity of the site to the railway line and existing quarries means that noise, dust and vibrations could be issues. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable for employment uses.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with land levelling/contamination if present.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

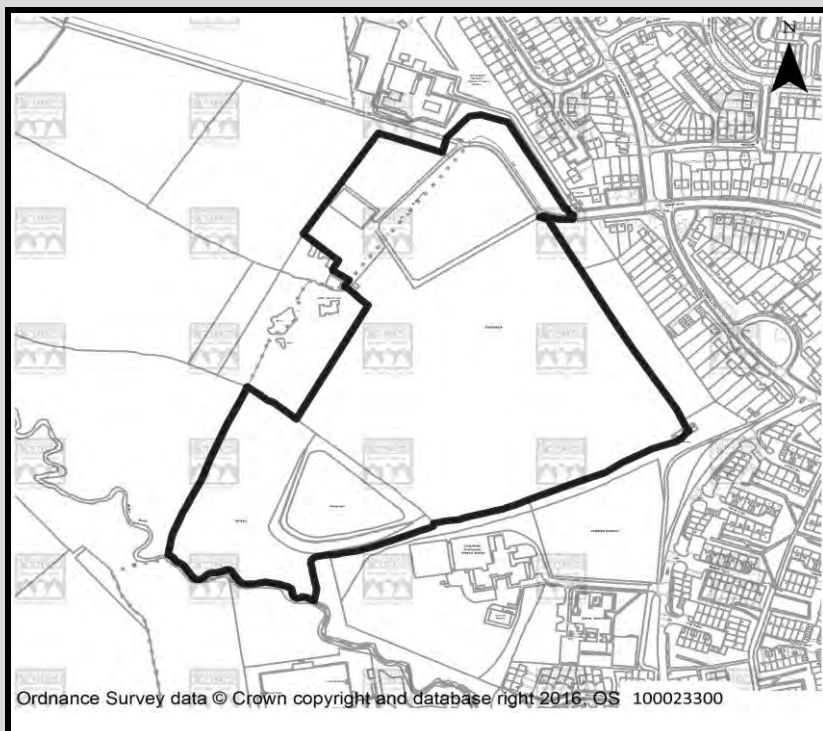
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	9.73
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
417	Coblands Nurseries, Trench Rd, Tonbridge	Tonbridge/Hildenborough



Site Description

A large commercial plant nursery with polytunnels and a large reservoir surrounded by trees towards the southern end of the site. The site slopes gently downwards in a south-westerly direction. The entire site is well-screened from the built up area by woodland strips.

Surrounding Uses

A roughly triangular shaped site bounded to the east by housing and to south by allotments, a school and public open space. To the west it abuts agricultural land and to the north another school.

Current/Previous Use: Other: Commercial Nursery

Type of Site: Previously developed land

Gross Site Area (ha): 10.94

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the Tonbridge urban area. The site is not subject to any high level constraints with the exception of a small area in the south-west corner which is at high risk of flooding. The site can be accessed from Trench Road which would require enhancement to meet current design standards. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

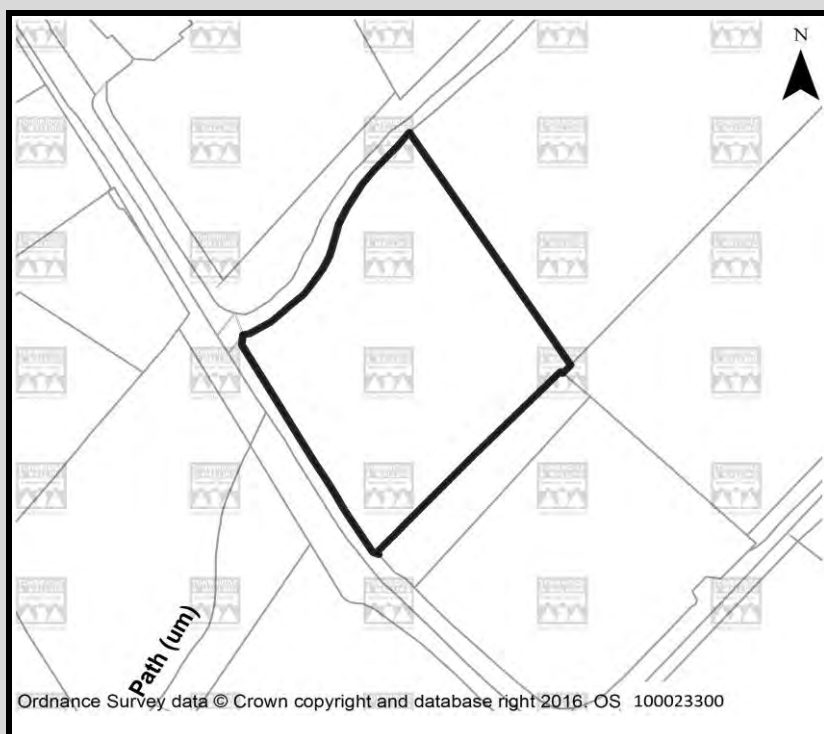
Potential Residential Yield (units):	319
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
418	Vincent Road, Kits Coty Estate	Aylesford



Site Description

The small, open and square site sits at the end of a track in the North Downs.

Surrounding Uses

Surrounded on three sides by woodland, open countryside and farm buildings to the north west boundary.

Current/Previous Use: Vacant/Derelict

Type of Site: Greenfield

Gross Site Area (ha): 0.24

SUITABILITY

This site is in an unsustainable location and lies with the Kent Downs AONB. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

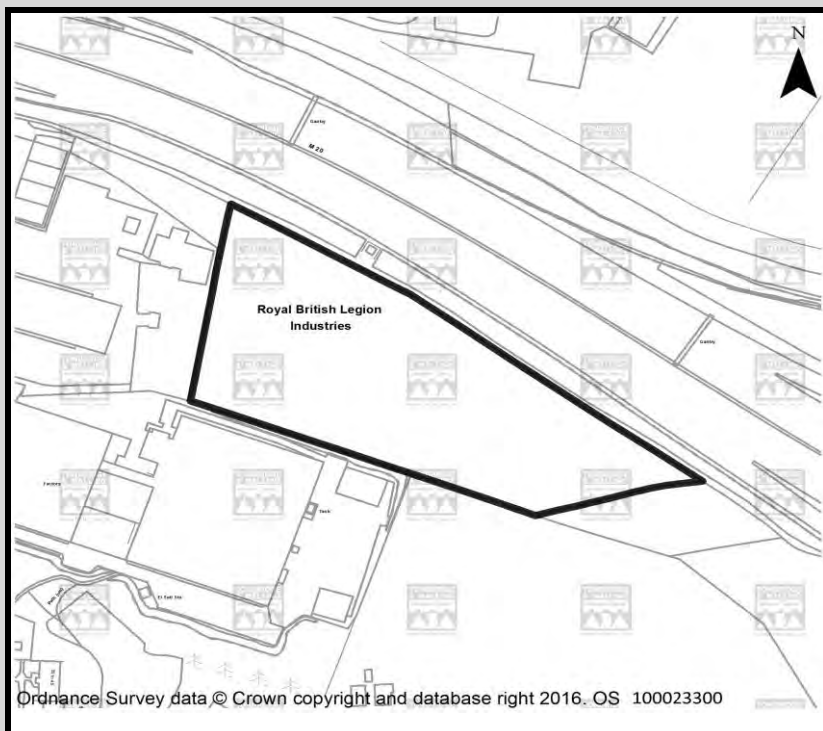
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
419	North of RBLI Warehouse, Aylesford	Aylesford



Site Description

Isolated flat grassed field between the M20 motorway and existing employment buildings bounded by trees and hedgerows with new housing development to the east. Clearly visible from the motorway.

Surrounding Uses

M20 motorway to the north, employment to south and west with a construction site (new housing) to the south east.

Current/Previous Use: Vacant/Derelict

Type of Site: Greenfield

Gross Site Area (ha): 1.54

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of the Medway Gap urban area. The site is not subject to any high level constraints. Access to the site is limited at present but there is potential to extend the existing industrial estate access from Hall Road to the north western site boundary, although the A20 London Road/Hall Road/Mills Road signal junction is subject to significant congestion and air quality issues during peak periods. Alternative access to the M20 available via Station Road and Forstal Road; however this route is subject to similar constraints. This may necessitate a restriction on HGV movements to/from the site. The proximity of the site to the M20 and the industrial estate means that noise is likely to be an issue. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site would be suitable for employment.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

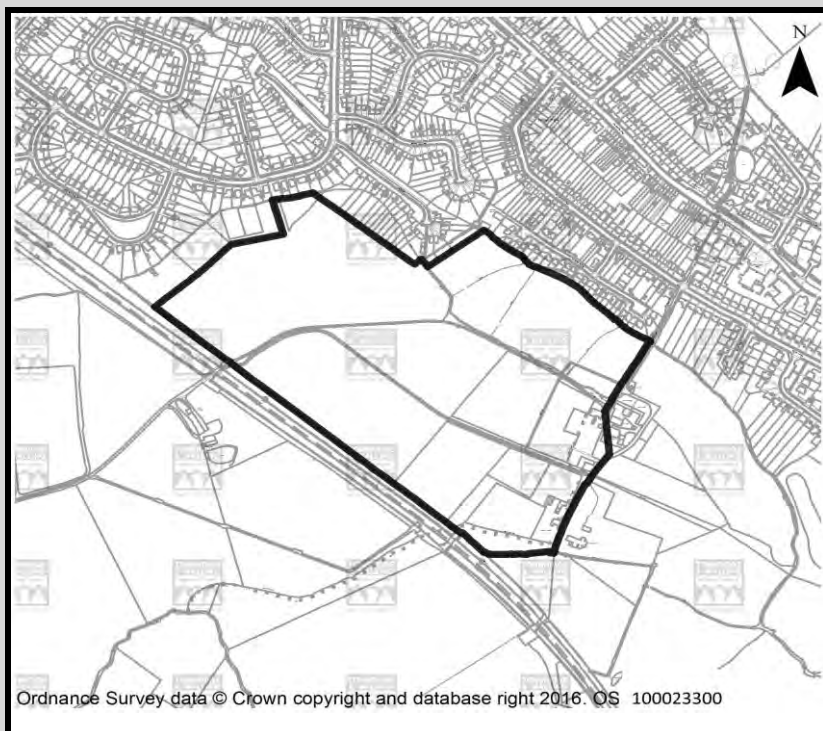
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	1.54
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
420	Hawden Farm, Tonbridge	Tonbridge/Hildenborough



Site Description

An extensive area of pasture bounded by the railway embankment to the south and contained by housing to the north. It is divided into a series of fields/paddocks by post and wire fences and hedgerows with occasional specimen trees. It slopes very gently down towards the north and away from the railway line.

Surrounding Uses

Housing to the north and west, agricultural land to the east and to the south on the other side of the railway embankment.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 21.13

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the urban area of Hilden Park. The northern section of the site lies in an area at high risk of flooding which means that this part is unsuitable for more vulnerable uses including residential. There is a cluster of farm buildings on the eastern border that are Listed. There is no suitable means of access; the only potential opportunity from Hawden Lane being single track with limited potential to achieve the required widening without third party land. However, Hawden Lane lies within an area at high risk of flooding which makes safe access and egress to this site very challenging. The proximity of the site to the railway line means that noise is likely to be an issue. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

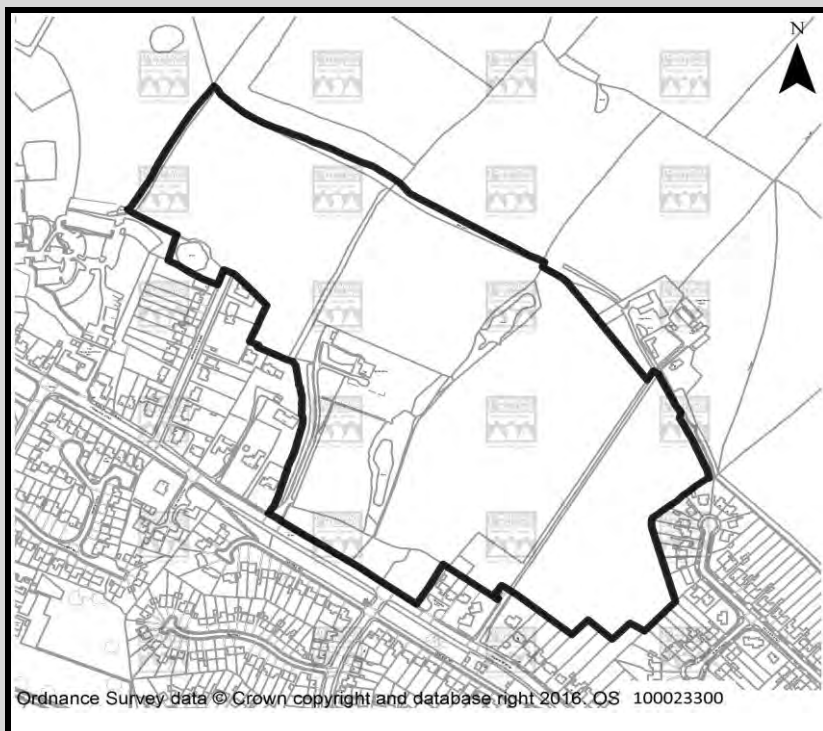
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
421	North of Tonbridge Rd, Hildenborough	Hildenborough



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Site Description

Four large fields sloping down towards the main road from the crest of the ridge separated by strong bands of hedgerow trees. There is a small, separate paddock lying within the westernmost field. The slope is steeper at the eastern end of the site with more extensive views across Tonbridge to the Bidborough Ridge in the distance. The overall site includes the large private and wooded grounds of "Shirley Dene".

Surrounding Uses

The confines of Hilden Park surround this site to the west, south and east and to the north is open countryside.

Current/Previous Use:	Mixed: Mainly agricultural but with one large residential curtilage
Type of Site:	Mixed
Gross Site Area (ha):	14.67

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Hilden Park urban area. The site is not subject to any high level constraints. The trees lining the track cutting across the site are covered by TPOs. The site can be accessed from the B245 Tonbridge Road and/or Woodfield Avenue. Surface water flooding issues would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

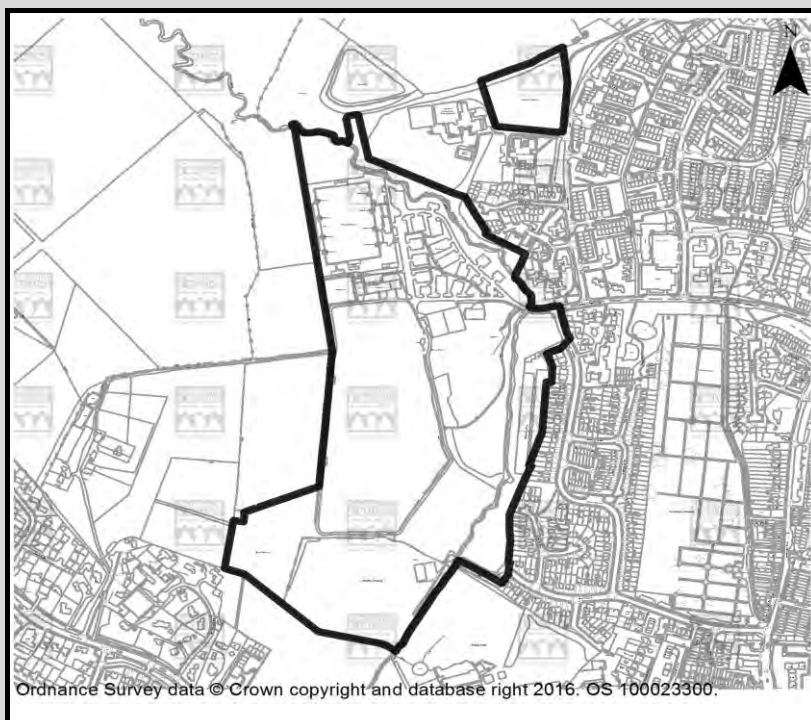
Potential Residential Yield (units):	434
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
422	Tonbridge and Little Trench Farm	Tonbridge



Site Description

This is a mixed use area, including a school, allotments, Tonbridge Football Club, Tonbridge Bowls Club and associated car parking in the north with a children's play area and extensive sports fields covering the southern two thirds of the site. There are long-ranging views southwards of the elevated built-up area of Tonbridge. The site is enclosed to the west by a tree screen. Hilden Brook crosses the site from north to south. The far southern end by London Road is wooded.

Surrounding Uses

Housing to the south and east, nursery to the north and agricultural land to the west.

Current/Previous Use:	Mixed: School, allotments, football club, bowls club, car parking, play area and sports fields
Type of Site:	Mixed
Gross Site Area (ha):	23.04

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the built-up area of Tonbridge. A significant proportion of the site around the Hilden Brook Stream, which cuts across the site, is at high risk of flooding which makes it unsuitable for more vulnerable uses including residential. This significant constraint brings into question the suitability of the rest of the site which is more remote from the built-up area of Tonbridge. The site can be accessed from Darenth Avenue and there is potential for access from Welland Road and Waveney Road with minor alterations to the existing layout. Access from the B245 London Road is not considered feasible due to proximity of the Hilden Brook Stream. However, all of these access points are in areas at high risk of flooding which makes safe access and egress to the unconstrained part of the site challenging. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that part of the site is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation/abnormal costs may be associated with relocation of existing facilities.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

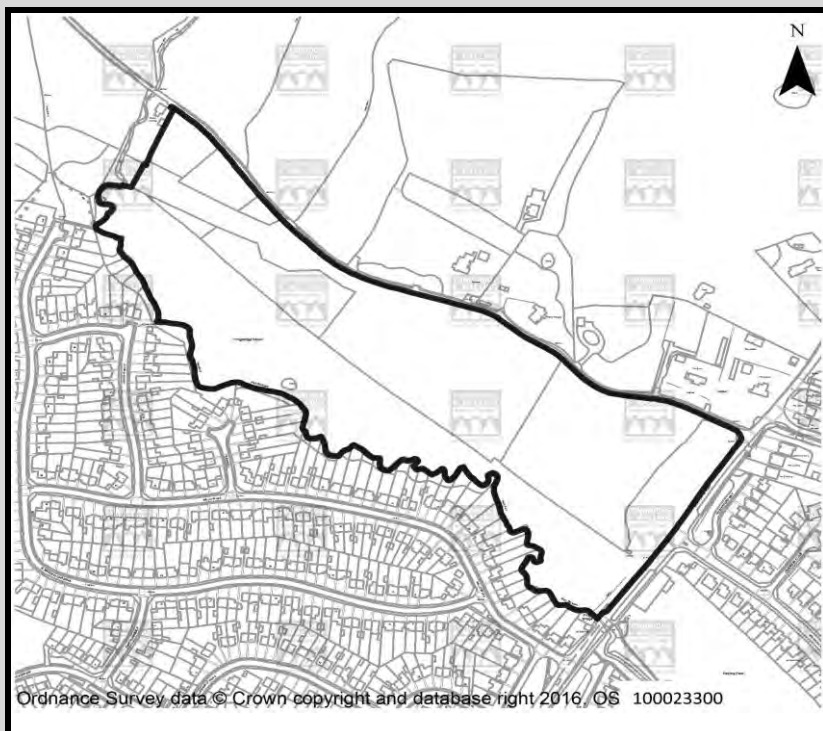
Potential Residential Yield (units):	455
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: **Suitable and deliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
423	Frogbridge Wood	Tonbridge



Site Description

An elongated field bounded by woodland and totally concealed from the surrounding area. It slopes gently down from Horns Lodge Lane to the woodland and the stream.

Surrounding Uses

Residential to the east and beyond the woodland to the south. A few residential properties in large wooded grounds and further extensive woodland to the north with agricultural land beyond Brook Cottage to the west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 8.89

SUITABILITY

In terms of access to services, this site is in a sustainable location, adjacent to the built-up confines of Tonbridge. Frogbridge Wood, which occupies a significant proportion of the southern and eastern parts of the site, is Ancient Woodland covered by a TPO. Parts of the southern section close to the Penn Stream are in an area at high risk of flooding, although these areas fall within the Ancient Woodland. For these reasons these constrained parts of the site are unsuitable. The site could be accessed from Shipbourne Road. Surface water flooding would need to be addressed. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site is in single ownership and is available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

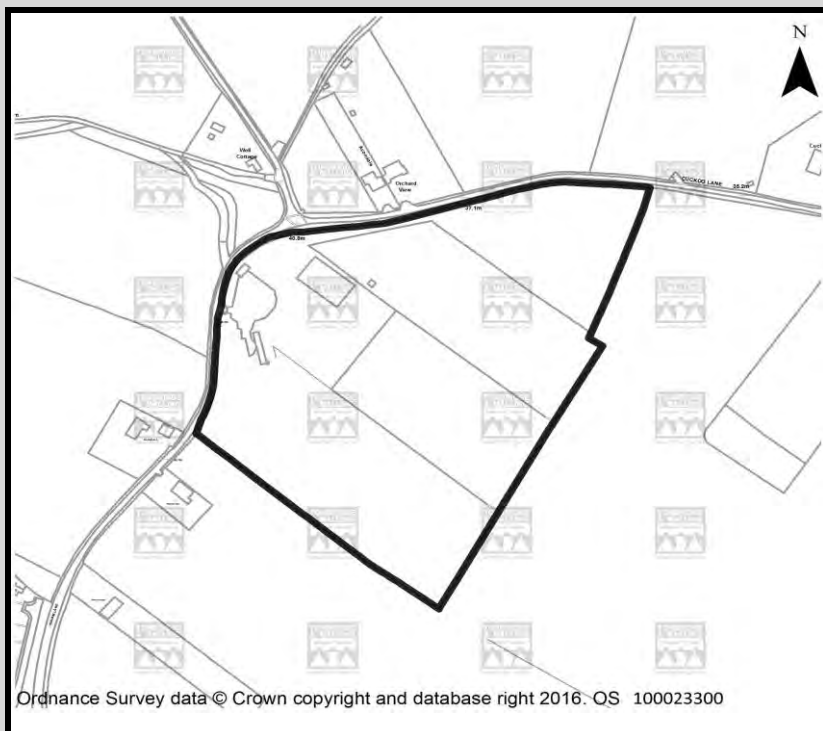
Potential Residential Yield (units):	146
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
424	Cuckoo Lane, Tonbridge	Tonbridge



Site Description

A series of flat paddocks separated by hedgerows and surrounded by mature hedges and trees with a wood yard and associated buildings close to the bend on the road where there is an access to the site.

Surrounding Uses

Agricultural land, with a couple of houses on the opposite side of Cuckoo Lane.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 6.47

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, although it is not adjacent to the built-up confines of Tonbridge. The site is not subject to any high level constraints. Access to this site can be obtained from Higham Lane, although this would require significant enhancement or relocation to comply with current highway design standards. Both Higham Lane and Cuckoo Lane suffer from restricted width. Surrounding highway network would require significant upgrading to accommodate significant development. This assessment concludes that this site, on its own and remote from the built-up confines of Tonbridge, is unsuitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

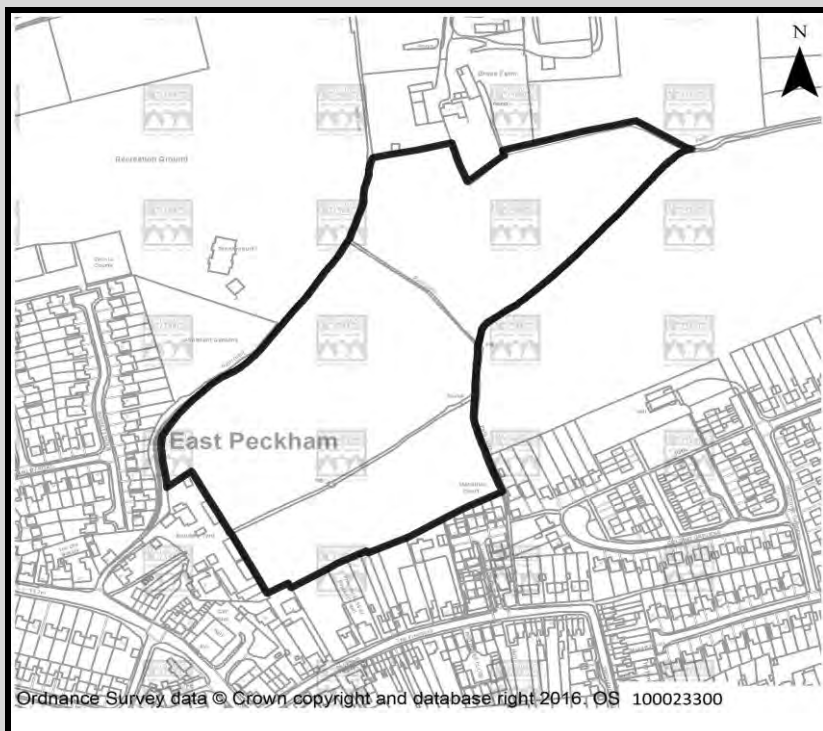
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
426	North of The Freehold, East Peckham	East Peckham



Site Description

Two flat fields between East Peckham and Hale Street with an area of woodland immediately north of The Freehold and a tree-lined stream along the southern boundary.

Surrounding Uses

East Peckham surrounds the site to the south and to the north is open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 5.98

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the built-up confines of East Peckham. Parts of the site lie in areas at high risk of flooding which makes them unsuitable for more vulnerable uses including residential. Access is problematic; there is no current access to the public highway and there is no potential vehicular access to the site without crossing third-party land. The southern section of the site is wooded. Surface water flooding issues would need to be addressed. This assessment concludes that this site, on its own, is unsuitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

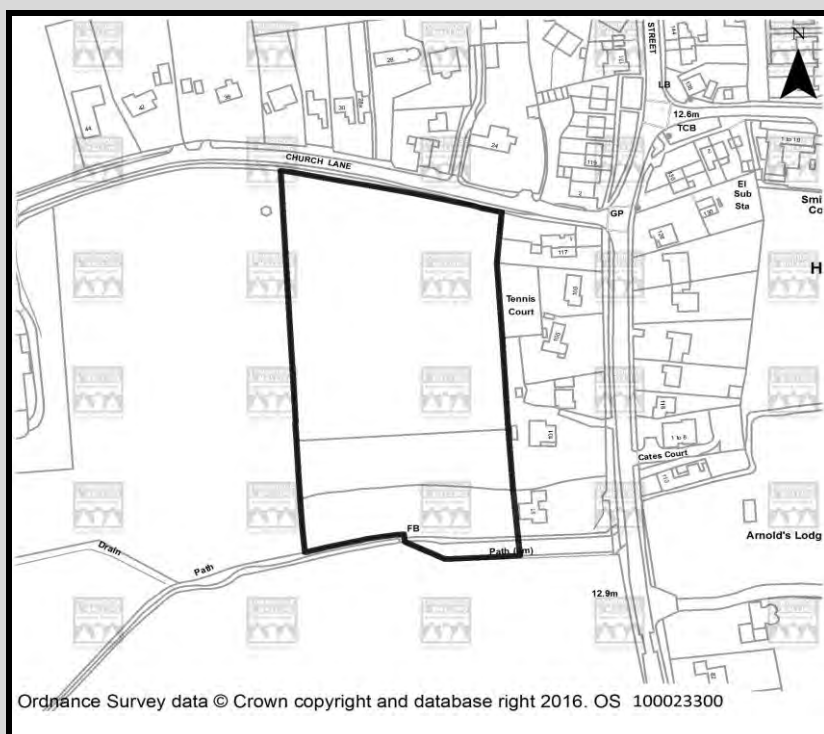
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
427	Church Lane, East Peckham	East Peckham



Site Description

A single flat field bounded by hedgerows with private garden land at the southern end.

Surrounding Uses

This site is surrounded by low density residential dwellings to the north and east and open countryside to the south and west.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.66

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the built-up confines of Hale Street. The northern and southern parts of the site are in areas at high risk of flooding which makes them unsuitable for more vulnerable uses including residential. The unconstrained part of the site is set back from the main road frontage and can only be accessed by crossing an area at high risk of flooding which makes safe access and egress challenging. Access could be provided from Church Lane which is considered to be of an appropriate standard to accommodate residential development. Surface water flooding issues would need to be addressed. This assessment concludes that part of this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

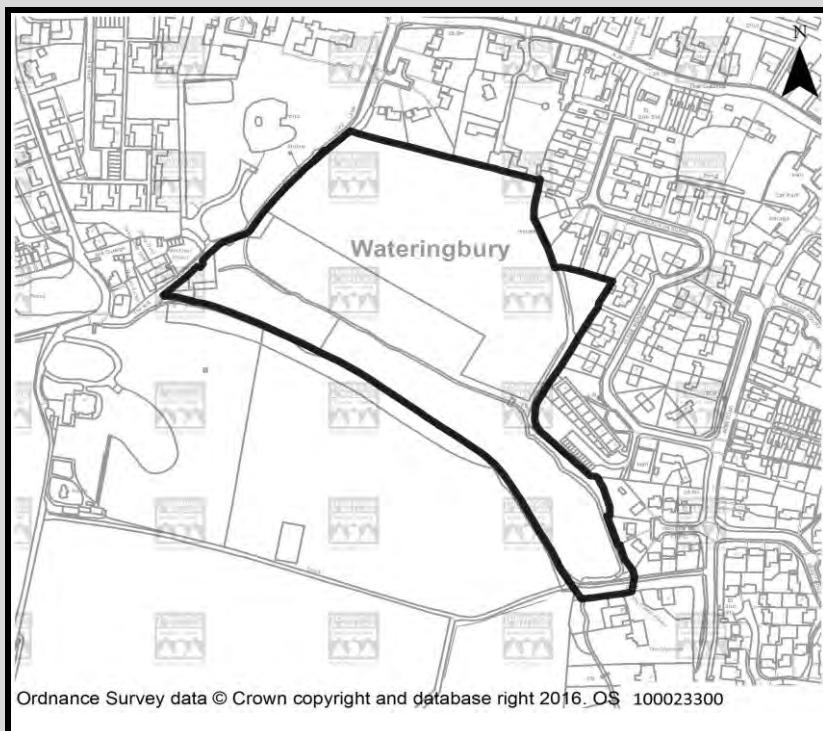
Potential Residential Yield (units):	38
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
428	Love Lane, Wateringbury	Wateringbury



Site Description

A fairly steeply sloping site overlooked by the backs of houses and sloping down to the stream in the bottom of the valley. It is flatter at the top and more steeply sloping at the eastern end. The slopes are covered by young orchard trees, but with the trees grubbed out in the lower field which is separated from the main field by a hedgerow. Love Lane is sunken below the level of the site. There is a small area of public open space accessed off Glebe Meadow.

Surrounding Uses

This site is surrounded on the north and east sides by residential properties that fall within the confines of Wateringbury. To the south and west is open countryside, some of it wooded, and large private dwellings.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	4.87

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Watlingtonbury. A significant proportion of the frontage of the site on Love Lane lies within a Site of Special Scientific Interest (SSSI). The southern section of the site lies within an area at high risk of flooding. These constraints mean that these parts of the site are unsuitable. Access to the site is problematic; it can be achieved from Love Lane but this is restricted to single way working across the frontage and would need to be subject to significant improvement. Furthermore Love Lane suffers from restricted visibility at the junction with the A26 Tonbridge Road. In addition the A26/B2015 signalised crossroads junction suffers from significant peak period congestion and is designated as an Air Quality Management Area experiencing significant air quality issues. The opportunities for accessing the unconstrained parts of the site are extremely limited due to the presence of the SSSI and the area at high risk of flooding on the frontage. Opposite the frontage of the site is the Conservation Area. Surface water flooding issues would need to be addressed. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

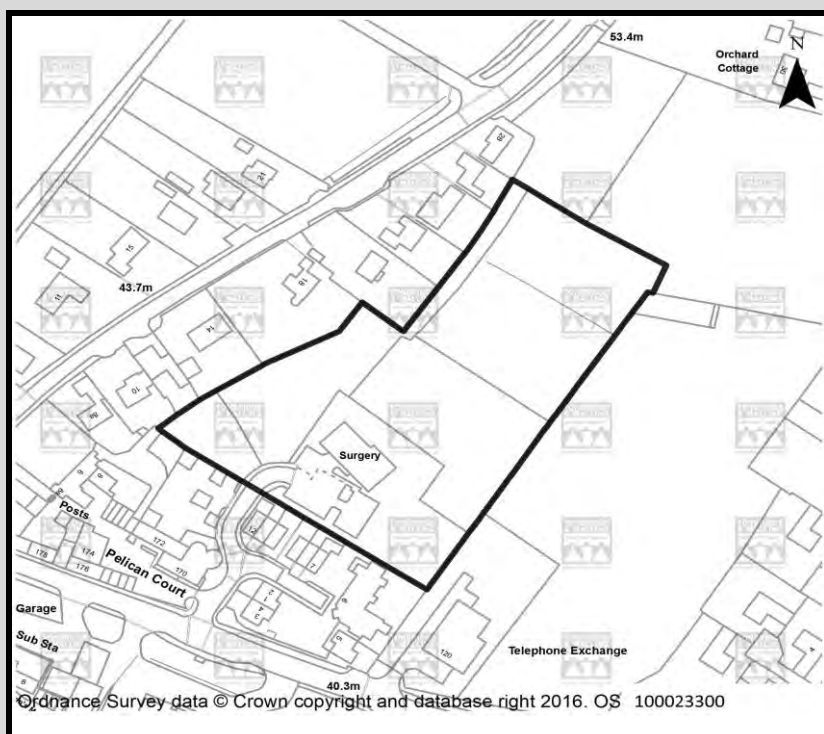
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
429	Pelican Court, Waterringbury	Waterringbury



Site Description

A series of paddocks separated by post and wire fences located to the rear of Pelican Court and the houses in Red Hill. It is well screened from the wider area with trees along the backs of houses in Red Hill.

Surrounding Uses

Residential to west with the surgery to the south with housing beyond. Vacant Land to the east and agricultural land to the north.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.23

SUITABILITY

In terms of sustainability, this site is in a sustainable location adjacent to the confines of Waterringbury. The site is not subject to any high level constraints. Limited access can be achieved to the site from Pelican Court. Alternative means of access can only be achieved by crossing third-party land. The south-west corner abuts the Conservation Area. Access on to the A26 Tonbridge Road is in close proximity to a signalised junction covered by an AQMA which means that air quality is likely to be an issue. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

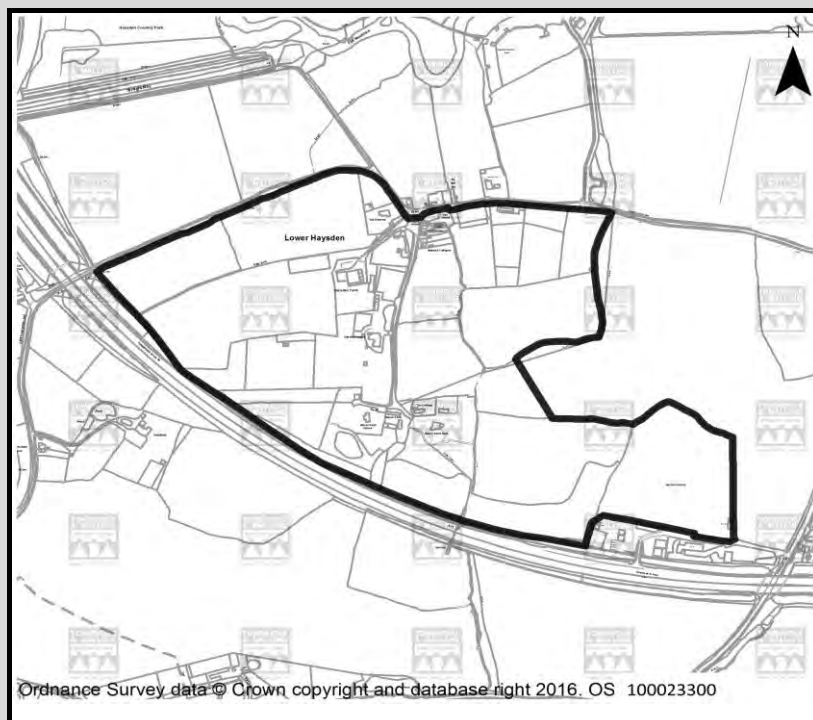
Potential Residential Yield (units):	37
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
430	South of Lower Haysden Lane, Tonbridge	Tonbridge



Site Description

A predominantly flat, greenfield site in agricultural use with high hedgerow boundaries. There are views of Bidborough Ridge to the south and of open fields to the east. A stream runs north/south through the site. The central portion of the site includes the hamlet of Haysden much of which is covered by the Haysden Conservation Area which includes a number of Listed Buildings.

Surrounding Uses

The site is bounded by the A21 to the south and west, by a Kent County Council depot, agricultural and education land to the east and Lower Haysden Lane to the north with agricultural land and Haysden Country Park beyond.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	28.18

SUITABILITY

In terms of access to services, this site is not in a sustainable location remote from the built-up area of Tonbridge. The section of the site along the north-western boundary lies in an area at high risk of flooding which means that this part of the site would be unsuitable for more vulnerable uses including residential. There are four Listed Buildings in the central section of the site which lie within the Haysden Conservation Area. The site can be accessed from Lower Haysden Lane, however this Lane is sub-standard and its onward connectivity to the strategic highway network involves transit through several capacity constrained junctions, including the A26/Brook Street Roundabout and the A26/B2260 Quarry Wood Road Roundabout to the south of Tonbridge Town Centre. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site, on its own, is unsuitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

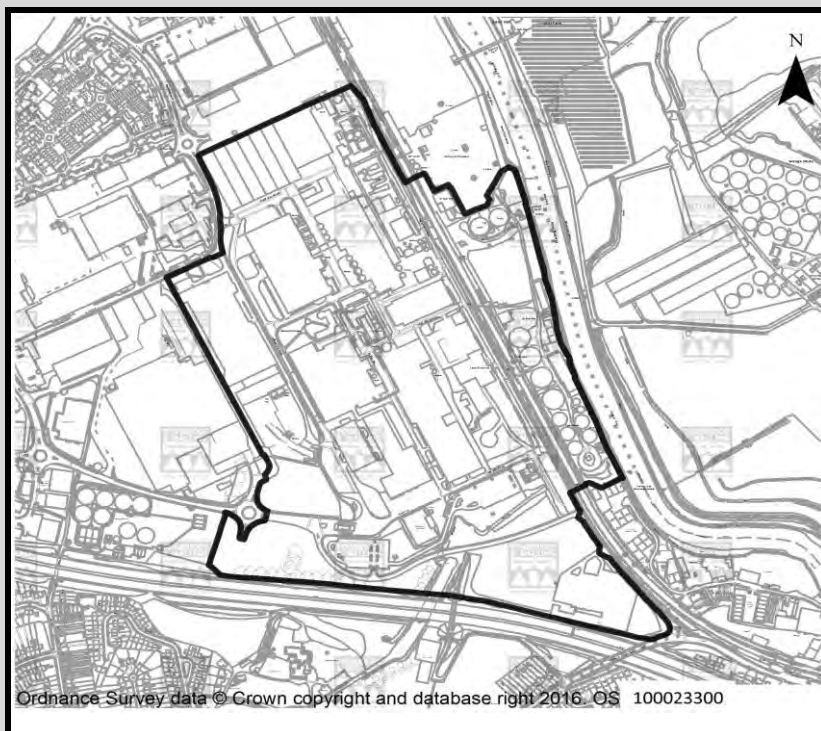
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
431	Former Aylesford Newsprint, Bellingham Way	Aylesford/Ditton



Site Description

Extensive industrial complex including a series of large industrial/warehousing sheds together with a number of smaller buildings, plant and car parking areas. The site includes rail access and a dedicated covered rail terminal. There are open grassed areas to the south adjacent to the motorway. On the other side of the railway line, between the railway and the river, is a waste water processing plant.

Surrounding Uses

Industry and warehousing and sewage works to the west and east on the other side of the river. It is bounded by the M20 motorway to the south with open space beyond.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	44.19

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of the Medway Gap urban area. A significant proportion of the site lies within an area at high risk of flooding which makes these parts of the site unsuitable for more vulnerable uses including residential. Existing access is sufficient for employment uses, given the extant use of the site, which generated significant employee and HGV movements. The site is well located to access the wider highway network via the M20 Junction 4. The proximity of the site to the railway line, the M20, industrial areas and the sewage works means that noise, odours and air pollution are likely to be significant issues. The long industrial history means that contamination could be an issue. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable for employment.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs are likely to be associated with demolition if required.

Abnormal costs may be associated with contamination/flooding.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

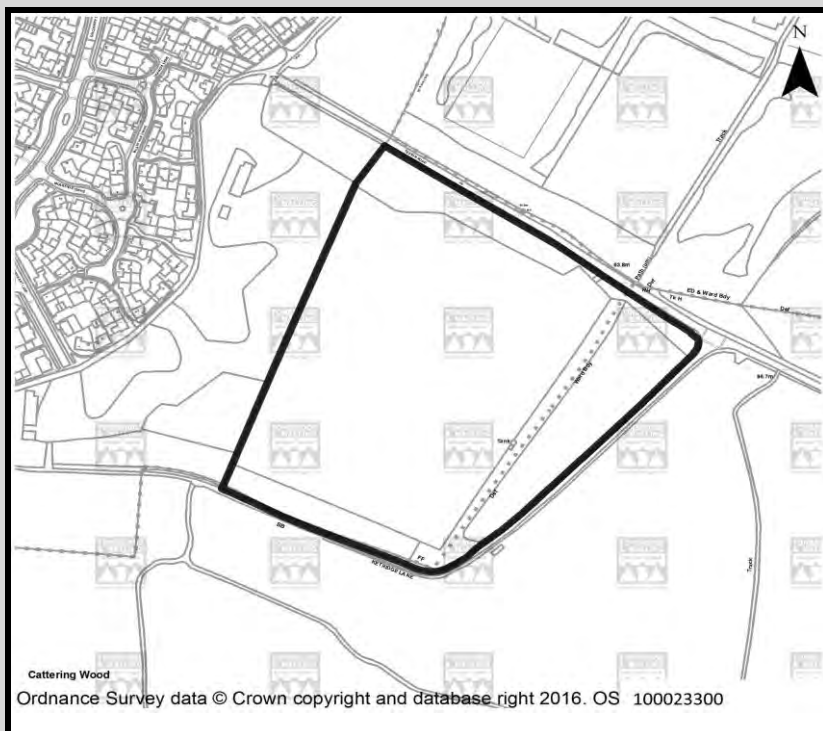
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	44.19
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
432	Ketridge Lane, Kings Hill	Kings Hill/Wateringbury



Site Description

A flat, well-concealed, overgrown site surrounded by trees and woodland sloping very gently down to the north. There is a narrow strip of young coppice woodland running across the site towards its eastern edge which divides the site into two unequal parts.

Surrounding Uses

Recreation uses to the north, unimplemented housing allocation to the west, woodland on the other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 6.29

SUITABILITY

In terms of access to services, this site is in a reasonably sustainable location adjacent to the built-up confines of Kings Hill. Ancient Woodland envelopes the eastern and southern sides of the site and covers the southern section. This woodland is also a Local Wildlife Site. Access is problematic; Teston Road is single track and unadopted in the vicinity of the site with limited opportunities for improvement, whilst vehicular access to Kings Hill is not currently possible (only by foot via a Public Rights of Way) and unlikely to be facilitated. Alternative access to the strategic highway network is lengthy and constrained. A Minerals Assessment would be needed. This assessment concludes that this site is unsuitable.

AVAILABILITY

Confirmation that the site is available has been provided by the landowners.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

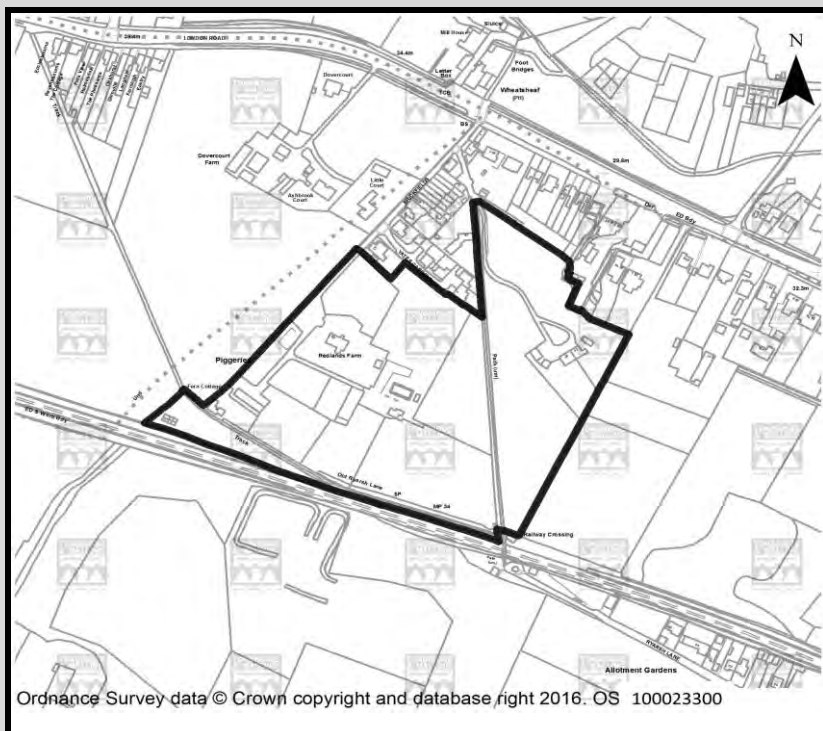
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
433	Brickfields, West Malling	West Malling



Site Description

A mixed area comprising two main residential curtilages separated by a public footpath that diagonally crosses the site. It is contained by the railway line and properties on the London Road frontage and is generally well concealed by trees and woodland on the southern boundary. In addition to the residential properties it contains a number of trees, hedgerows and woodland areas and several outbuildings.

Surrounding Uses

Residential to the north, agricultural land to the west, public amenity land on the other side of the railway line to the south and a vacant/derelict site to the east.

Current/Previous Use: Mixed: Residential and unused amenity land

Type of Site: Mixed

Gross Site Area (ha): 4.54

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the built-up confines of West Malling (rear of A20 frontage). The site is not subject to any high level constraints. Access could be provided from Brickfields but would require significant improvement and would remain narrow, unable to accommodate two-way traffic. This could act to significantly constrain the potential development yield. The proximity of the site to the railway line means that noise could be an issue. Historical brickfield and kiln means that contamination could be an issue. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

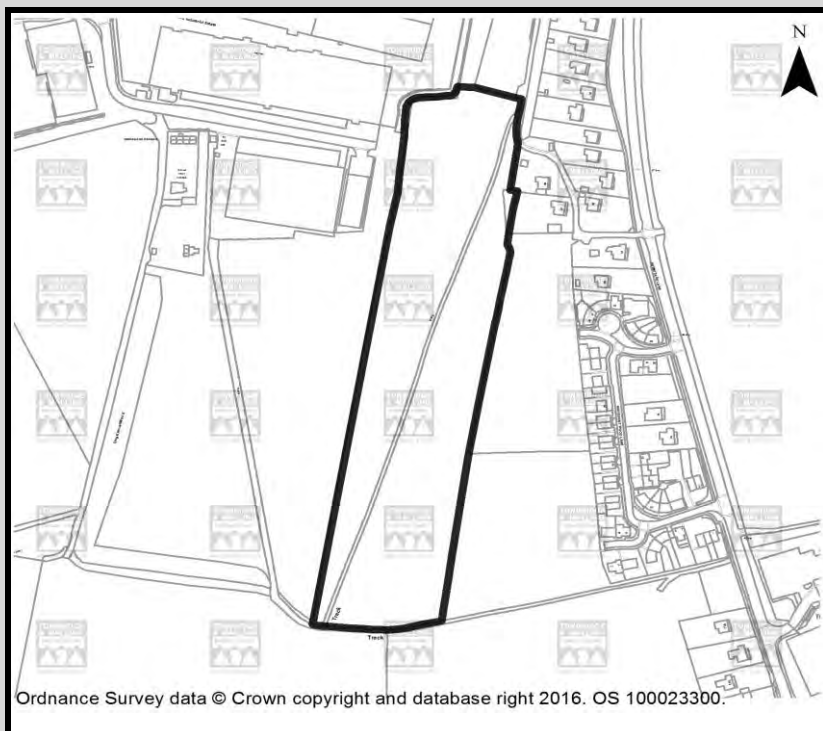
Potential Residential Yield (units):	136
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
435	Dog Kennel Wood, Aylesford	Aylesford



Site Description

A large part of the site to the west is mature Ancient Woodland. The remainder of the site is a mixture of immature regenerating woodland and scrub with more open areas to the north and south. The site slopes very gently to the north.

Surrounding Uses

Industry to the north, East Malling Research Station to the west, agricultural land to the south, further scrub and woodland and existing housing to the east.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 3.58

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the built-up confines of the Medway Gap urban area (rear of Quarry Wood Industrial Estate). The site is not subject to any high level constraints with the exception of Ancient Woodland which occupies a significant proportion of the western section of the site. The site currently has no direct access to the public highway. There is the possibility to achieve access from Quarry Wood Industrial Estate or private route(s) to the north-east and east of the site; however this would be subject to third party agreement and each access route would require significant improvement to conform to current design standards. The A20 London Road and B2246 Hermitage Lane are subject to highway capacity and air quality constraints (falls within a AQMA), as is the A20 / M20 Coldharbour Roundabout. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that part of the site is suitable.

AVAILABILITY

The site has been promoted by the landowner/s. Therefore the site is considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation costs are considered to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

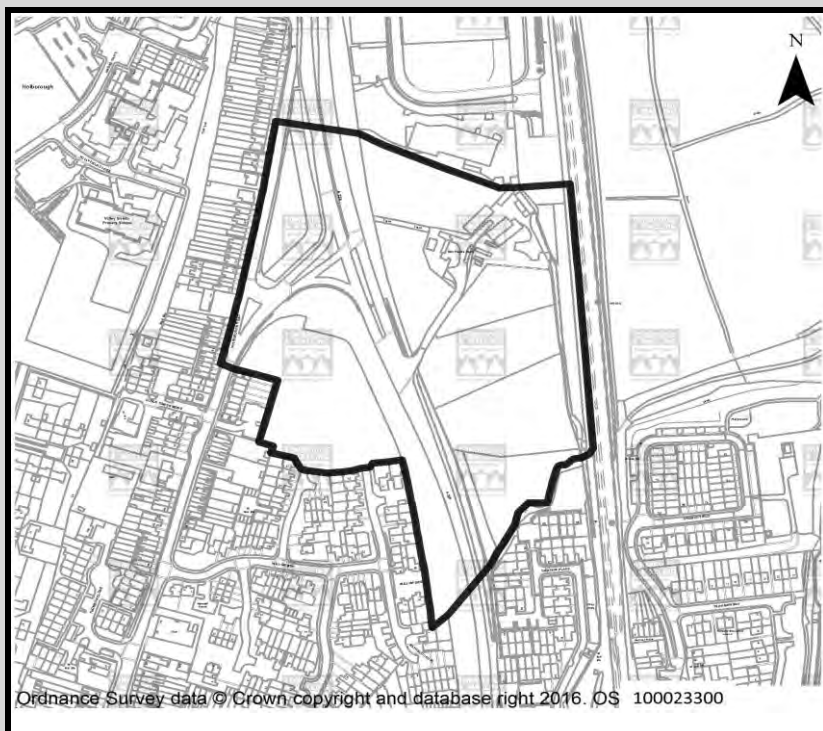
Potential Residential Yield (units):	107
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: **Suitable and deliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
438	Mill Fields Farm, Snodland	Snodland



Site Description

The area falls into three parts. South of Holborough Road is an area of public open space. To the east of Holborough Road, between Holborough Road and the Bypass, is a small over-grazed paddock behind a dense tree screen. On the eastern side of the bypass is an area of flat pasture sloping down towards the railway line, the northern part of which is occupied by a mobile home, portacabins, containers and covered storage accessed via a track directly to the bypass.

Surrounding Uses

This site is surrounded to the west and south by Snodland and to the east, the railway line and open countryside beyond. To the north is industrial and commercial premises.

Current/Previous Use:	Mixed: Open space, pasture and commercial uses
Type of Site:	Mixed
Gross Site Area (ha):	6.36

SUITABILITY

In terms of access to services this site is in a sustainable location adjacent to the built-up confines of Snodland. The site is not subject to any high level constraints. A significant proportion of the eastern site is a Local Wildlife Site. The eastern site can be accessed from the A228 Snodland Bypass and Holborough Roundabout, although this is likely to require improvement to meet current design standards. The western site elements have more limited access opportunities. There may be the potential to access part of the site from Holborough Road, although this is subject to considerable on-street parking and proximity to A228 junction may constrain visibility. The proximity of the site to the railway line, industrial estate and the A228 means that noise and possibly odours are likely to be issues. Commercial and industrial uses means that contamination could be an issue on part of the site. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

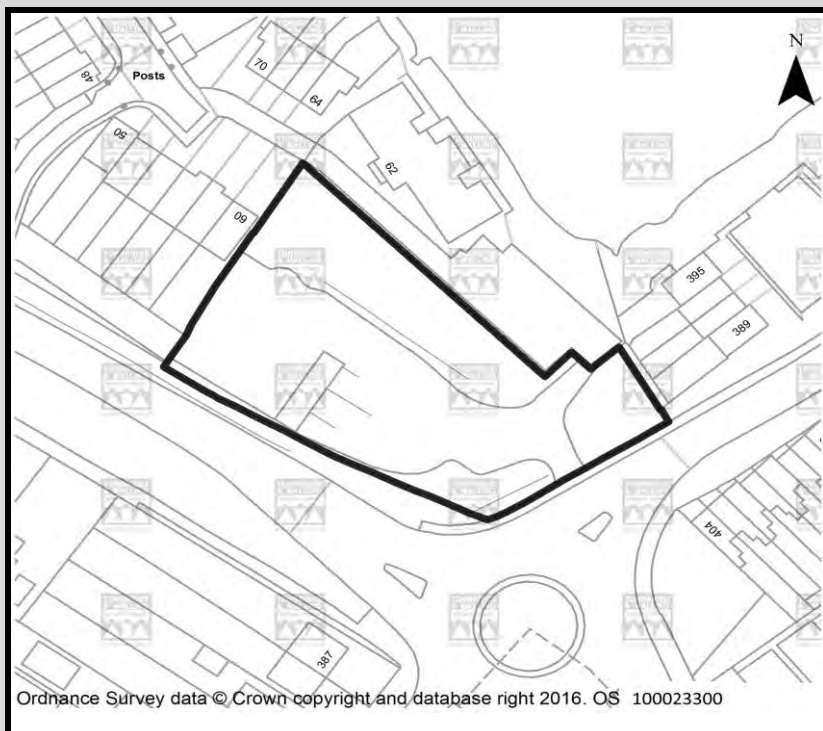
Potential Residential Yield (units):	191
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
440	The Old Coal Yard, New Hythe Lane	East Malling and Larkfield



Site Description

Open storage area with some small storage/office accommodation.

Surrounding Uses

Residential with some business uses on the opposite side of the roundabout.

Current/Previous Use: Employment

Type of Site: Previously developed land

Gross Site Area (ha): 0.29

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location within the confines of the built-up area of the Medway Gap. The majority of the site lies within an area at high risk of flooding, including the current access from New Hythe Lane, which makes it unsuitable for more vulnerable uses including residential. The existing access from New Hythe Lane is in close proximity to a roundabout and the adjacent splitter island restricts right turn movements out. There is the potential for a more suitable access from Leybourne Way. The long history as a coal yard means that contamination is likely to be an issue. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable for employment.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

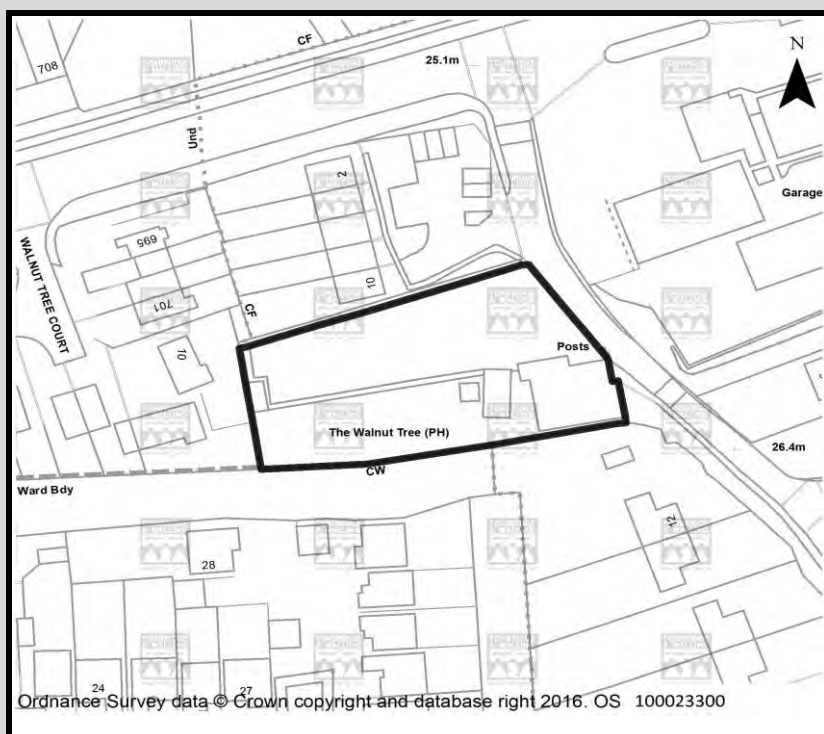
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0.29
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
441	10 Bradbourne Lane, Ditton	East Malling and Larkfield/Ditton



Site Description

Former Walnut Tree Public House, now an Indian Restaurant, with associated mainly unsurfaced car parking area and overgrown garden.

Surrounding Uses

Residential.

Current/Previous Use:	Retail
Type of Site:	Previously developed land
Gross Site Area (ha):	0.18

SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of the built-up area of Medway Gap. The site is not subject to any high level constraints. Existing access requires modification to meet current design standards. Visibility to the south on Bradbourne Lane is restricted by incline, although vehicle speeds expected to be low in view of local traffic calming features. Surface water flooding issues would need to be assessed. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

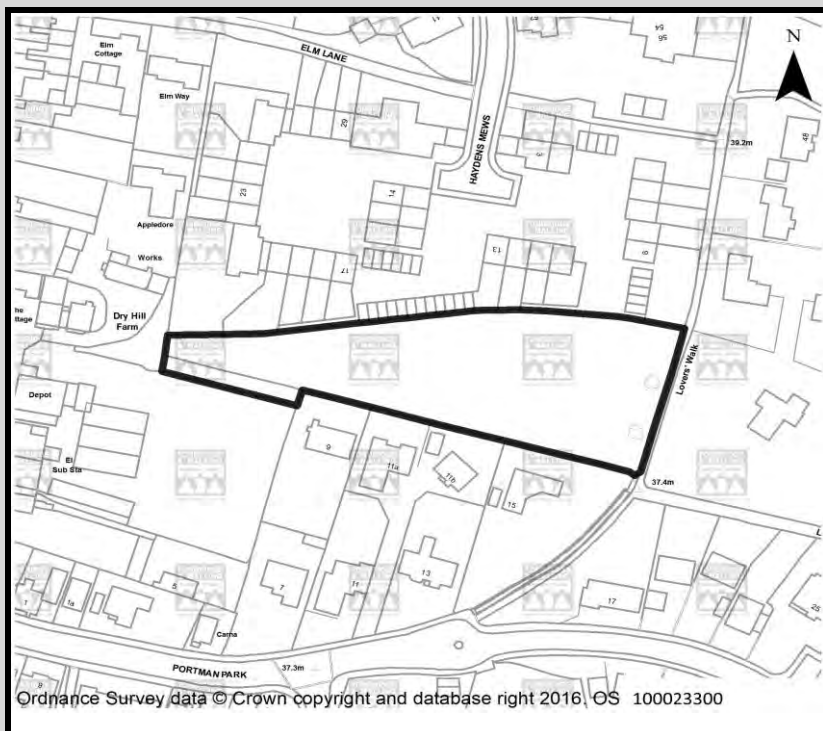
Potential Residential Yield (units):	5
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
442	Land at Lovers Walk	Tonbridge



Site Description

Unused open scrubland with a few trees, mainly on the Lovers Walk boundary.

Surrounding Uses

Residential.

Current/Previous Use:	Vacant/Derelict
Type of Site:	Not previously developed
Gross Site Area (ha):	0.39

SUITABILITY

In terms of access to services, this site is in a sustainable location within the built-up confines of Tonbridge. The site is not subject to any high level constraints with the exception of a group of trees along the eastern boundary which are covered by a TPO (group). The site lies within the Tonbridge Conservation Area. At present the site does not have direct access to the public highway, although there is the potential to access Shipbourne Road but this can only be achieved by crossing third-party land. A Minerals Assessment would be needed. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

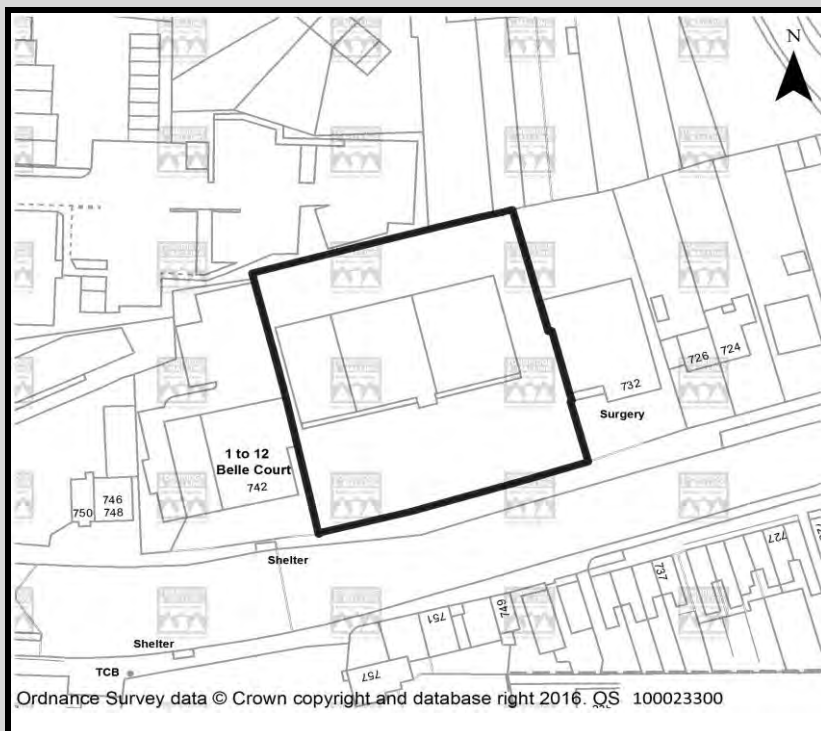
Potential Residential Yield (units):	11
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
443	736 London Road, Larkfield	East Malling and Larkfield



Site Description

Car showroom and workshop across most of the width of the site with car parking/sales to the front and some further parking to the rear.

Surrounding Uses

Mainly residential with a nursery next door (to the east).

Current/Previous Use: Employment

Type of Site: Previously developed land

Gross Site Area (ha): 0.25

SUITABILITY

In terms of access to services, this site is in a sustainable location within the built-up confines of the Medway Gap urban area. The site is not subject to any high level constraints. The existing dropped kerb accesses on to the A20 London Road benefit from good visibility. The frontage of the site on the A20 lies within a Air Quality Management Area (AQMA) which means that air quality is likely to be a significant issue. Current and previous commercial and industrial uses mean that contamination could be an issue. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

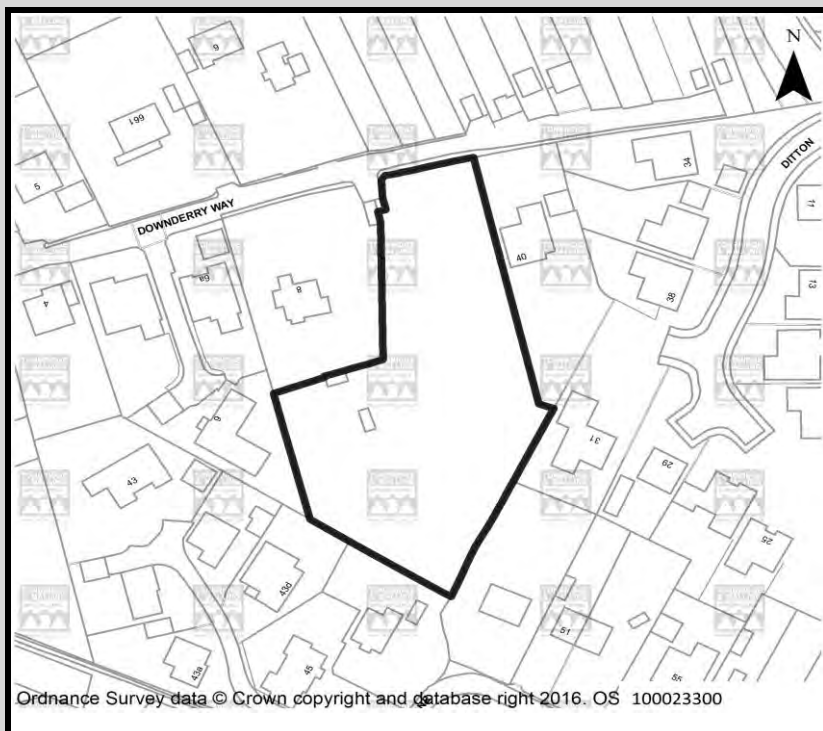
Potential Residential Yield (units):	8
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
444	Land at 6 & 8 Downderry Way, Ditton	Ditton



Site Description

Extensive open grassed garden land with a scattering of trees and shrubs.

Surrounding Uses

This site is surrounded on all sides by residential dwellings, most of which are low density in large plots of land.

Current/Previous Use:	Residential
Type of Site:	Previously developed land
Gross Site Area (ha):	0.36

SUITABILITY

In terms of access to services, this site is in a sustainable location within the built-up confines of the Medway Gap urban area. The site is not subject to any high level constraints. The site can be accessed from Downderry Way although this is limited; it is a private road with no footway infrastructure. There is potential to provide access to a reasonable standard from Ditton Place. Water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

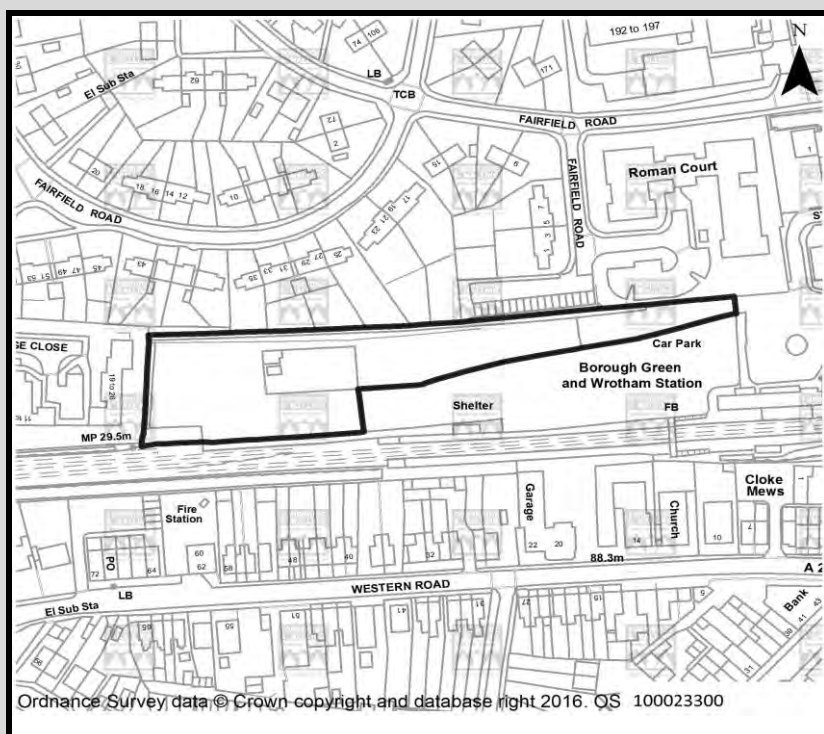
Potential Residential Yield (units):	11
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
445	Land at Borough Green Station	Borough Green



Site Description

Fenced unsurfaced open land alongside and at the western end of the Station Car Park with scrub along the northern boundary of the car park. The site includes a separate fenced off area which contains some porta cabins.

Surrounding Uses

Residential to the north and west, station car park to the east, railway line to the south with mainly residential uses on the other side of the railway line.

Current/Previous Use: Mixed: Operational land associated with the railway, open land

Type of Site: Mixed

Gross Site Area (ha): 0.54

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location within the confines of Borough Green. The site is not subject to any high level constraints. The site can be accessed from the public highway via the railway station entrance which experiences transitory congestion during peak periods. The proximity of the site to the railway line and car park means that noise could be an issue. The current and previous uses of the site mean that contamination could be an issue. A Minerals Assessment would be needed and water resources would need to be protected. This assessment concludes that this site is suitable.

AVAILABILITY

The site has not been promoted by the landowner/s. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

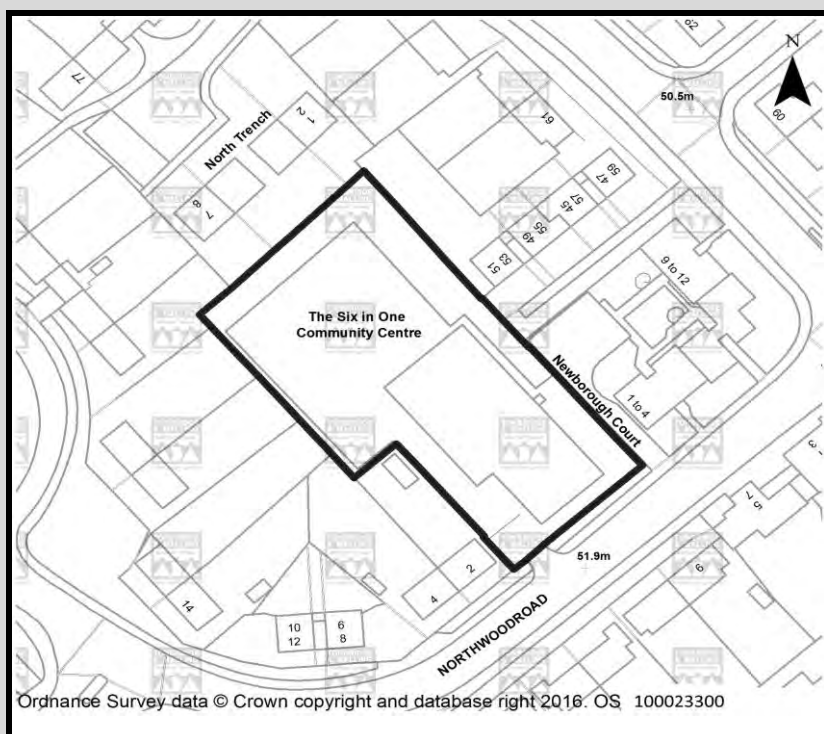
Potential Residential Yield (units):	16
Potential Employment Area (ha) :	0.54
Potential Other Use Area (ha):	0.54
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable but undeliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
446	Six-in-One Club, Northwood Road, Tonbridge	Tonbridge



Site Description

Single storey brick-built community building with car park to the rear.

Surrounding Uses

Residential.

Current/Previous Use:	Tourism/Leisure
Type of Site:	Previously developed land
Gross Site Area (ha):	0.27

SUITABILITY

In terms of access to services, this site is in a sustainable location within the built-up confines of Tonbridge. The site is not subject to any high level constraints. The site can be accessed from Northwood Road. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs may be associated with demolition of the existing building.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

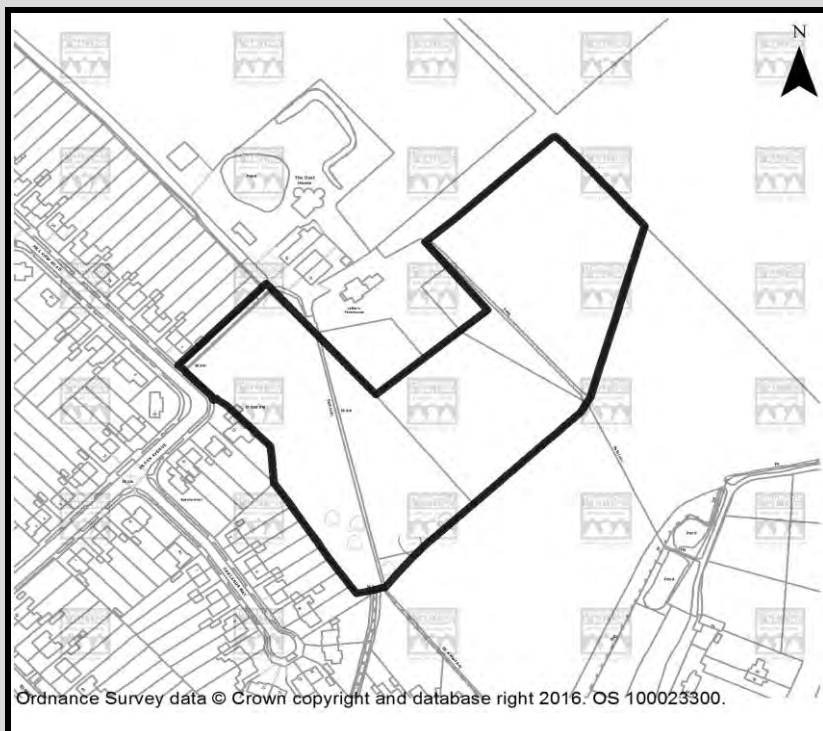
Potential Residential Yield (units):	8
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0.27
Anticipated Start Date:	Not phased

Assessment Outcome:	Suitable and deliverable
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FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
447	Latter's Farm, Tonbridge	Hildenborough



Site Description

A fairly steeply sloping rough paddock overlooking houses in Oaklands Way containing a series of large specimen trees. There is an open fence at the top of the field beyond which the rest of the site is a more or less flat paddock with a number of domestic properties to the north including Latter's Farmhouse and The Oast House.

Surrounding Uses

Housing to the east. Agricultural land on all other boundaries.

Current/Previous Use: Mixed: agricultural/paddock and residential

Type of Site: Mixed

Gross Site Area (ha): 2.81

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the built-up confines of Tonbridge. The site is not subject to any high level constraints with the exception of a few small clusters of trees covered by TPOs and the Listed farm building. Access to the site is limited; Hill View Road is a minor residential road and the proximity of the corner to the access point may impede visibility. The topography of the site, in parts, could be challenging. This assessment concludes that this site, on its own, is suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. In respect of site preparation/abnormal costs, some retaining structures may be necessary because of the levels but this should not be excessive.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	82
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome: **Suitable and deliverable**