

Appendix A: Session 14A Alternative sites

Rep No.	Representor	Site Name	Q14.1 Planning History	Q14.2 2016 LP Policy Status	Q14.3 NP Policy Status	Q14.4 Greenfield or PDL	Q14.5 SHEDLAA Submission/ Conclusion	Q14.6 Est Site Area / Submitted Plan	Q14.7a Type of Development Proposed	Q14.7b Est Yield	Q14.7c Est Gross Density	Q14.8 Delivery Start/ Rate	Q14.9 Viability Evidence	Q14.10 SA Assessment	Q14.11 Constraints Summary	Located in accordance with settlement hierarchy
R19101	Andrew Street	Appleacres House, Maidstone Road, Warmlake, Sutton Valence	15/509996/OUT - Outline planning application for the erection of six detached dwellings and other associated works, with access and layout to be considered at this stage and all other matters reserved for future consideration - Appeal Allowed 04/08/16	Countryside	Sutton Valence NDP area - no draft plan seen	Greenfield	No	0.5ha / Yes	Residential	6	12	N/K	N/K	No	N/A - residential planning permission granted 04/08/16	No
R19100	Andrew Street	Vicarage Road, Yalding	15/503928 - Outline planning application for the development of 9 detached dwellings, garaging and new highway access plus other ancillary works - Application Refused and Appeal dismissed	Countryside	N/A	Greenfield	No	1.0ha / Yes	Residential	8	8	N/K	N/K	No	NEW SITE Potential landscape impact; potential impact on important trees within the site and potential impact on listed buildings.	Yes - Adj Yalding LV
R19102	Andrew Street	Orchard End, Maidstone Road, Warmlake, Sutton Valence	15/510306/OUT - Outline application for the erection of 14 detached and semi detached dwellings with new access, garaging, parking provision and other associated works, with access and layout to be considered at this stage and all other matters reserved for future consideration - Awaiting decision 12/1244 - Installation of solar pv array - Application permitted 04/1686 - Erection of a tractor/implement store and construction of hard standing - Application permitted	Countryside	Sutton Valence NDP area -no draft plan seen	Greenfield	No	1.5ha / Yes	Residential	14	9dph	N/K	N/K	No	NEW SITE Potential landscape impact; outside of settlement boundary; potential impact on listed building and potential impact on a Local Wildlife Site.	No

R19103	Andrew Street	Iden Park, Staplehurst	Adjacent site: 12/0922 allowed on appeal - extant for 8 dwellings; and 15/509999 5 dwellings - refused; and 15/508655/REM 8 dwellings - part site permitted pursuant to appeal 15/1/16	Countryside; LLV	Staplehurst NDP - not allocated	Greenfield	HO-39 (Reject) pg A146	2.8ha / Yes	Residential / Offices	10 + offices	3.5 dph	N/K	N/K	Yes - (A.1) pg 224	Impact on landscape; BAP habitat; watercourses run through the site; potential for protected/notable species; close to Staplehurst CA; Iden Park important local non-designate heritage asset; highway mitigation measures required.	Yes (in part) - Adj Staplehurst RSC
R19104	Andrew Street	Bearsted Golf Club, Thurnham	16/504256/FULL - Erection of four dwellings, garaging, new highway access and other associated works - Awaiting decision 79/0812 - Outline application for residential development of 7 dwellings - Application Refuse	Countryside	N/A	Greenfield	No	0.5ha / Yes	Residential	6-8	12-16 dph	N/K	N/K	No	NEW SITE Potential landscape impact as the Kent Downs AONB is approximately 250m to the north of the site; outside of settlement boundary and potential impact on Local Wildlife Site.	No
R19109	Andrew Street	Sutton Street, Bearsted	Variety of applications for domestic alterations and single dwellings covering a large period of time.	Countryside	Bearsted NDP - no draft plan seen	Greenfield/ PDL	No	N/A / Yes	Boundary Change only	N/A	N/A	N/A	N/A	N/A	N/A [Note: the proposed boundary change would result in the inclusion of existing houses in large grounds along Sutton Street and Roundwell within the urban area, but the proposal extends the boundary eastwards beyond built development. The exclusion of large properties/ gardens at the edge of defined settlements is consistent with boundary treatment elsewhere in the local plan].	Yes (in part) - Adj amended boundary of urban area (abuts H1(21) and H1 (32))
R19112	Andrew Street	59 Linton Road, Loose	None	Countryside	Loose NDP - Not allocated	Developed	No	0.5ha / Yes	Residential	14	28dph	N/K	N/K	No	NEW SITE Outside settlement boundary. Abutting Conservation Area. Potential noise and disturbance to existing dwellings from new access.	No
R19114	Andrew Street	Appletree House, Ware Street, Weaving	16/500159/FULL: Erection of 10 detached dwellings including ancillary works with alterations to highway access onto Ware Street - REFUSED 16/506899/FULL: Erection of 7 detached dwellings including ancillary works with alterations to highway access onto Ware Street - PENDING	Countryside	N/A	Greenfield	HO2-162 (Reject) pg A630	1ha / Yes	Residential	30	30dph	N/K	N/K	No	NEW SITE Outside settlement boundary.	No

R19116	Andrew Street	Squerries Oast, Church Road, Otham	72/0029/MK3: Conversion of oasthouse into dwelling - APPROVED	Countryside	N/A	Greenfield	No	Not specified / Yes	Residential	6-8	30dph	N/K	N/K	No	NEW SITE Outside settlement boundary	Yes - Adj amended boundary of urban area (abuts H1(8))
R19117	Andrew Street	South of Vicarage Road, Yalding	None	Countryside	N/A	Greenfield	HO3-277 (Reject) pg A1110	3.64 ha / Yes	Residential	10	3dph	N/K	N/K	Yes - (A.3) pg 218	Impact on landscape; potential for protected/notable species; woodland site - to retain trees; TPO to northern boundary; potential for important hedgerows; safeguard area of archaeological potential; adjacent Grade II listed buildings; highway concerns.	Yes - Adj Yalding LV amended boundary (abuts H1(67))