

**Session 14A – Wednesday 30 November 2016 – 10:00-13:00
Alternative Sites**

Land off Vicarage Road Yalding

Representation 19117 – Mr M Tickner

**Qn14.1 Does the site have any relevant planning history?
(applications, permissions, appeals, previous allocations)**

No previous planning history on this site.

Qn14. 2 What is the site's policy status in the submitted Local Plan? (eg whether in defined settlement/countryside/AONB/conservation area/ Landscape of Local Value etc)

The site is located within the countryside in the emerging local plan. The site **is not** situated within a Conservation Area an AONB or an Area of Local Landscape Value (ALLV).

Qn14. 3 What is the site's policy status in any made or emerging neighbourhood plan?

The site is not within a neighbourhood plan area.

Qn14. 4 Is the site greenfield or previously developed (brownfield) land according to the definition in the glossary of the National Planning Policy Framework?

The site is greenfield land under the definition set out in the National Planning Policy Framework. The site was a commercial nursey for growing trees for landscape contractors and garden centres. This business has ceased but the trees remain. The land is not in active farm use.

Qn14.5 What previous consideration by the Council has been given to the site's development (eg inclusion in a Strategic Housing and Economic Development Land availability Assessment (SHEDDLAA) and does the Representor have any comments on its conclusions.

No previous consideration has been given to this site by the local planning authority as part of the local plan process

The site was submitted as an alternative site as part of the Regulation 19 consultation on 18 March 2016. No local plan submission had been made prior to that date.

Qn14.6 What is the site area and is has a site plan been submitted which identifies the site?

Site area is 2 hectares. Site plan attached showing the extent of the site.

Qn14.7 What type, and amount of development could be expected and at what density?

Due to its location on the edge of a designated larger village we consider that a proposal for 10 units is appropriate. Surrounding properties are detached family sized dwellings. Therefore, a proposal for 10 dwellings is an appropriate figure.

Qn14.8 When could development be delivered and at what rate?

Development can proceed within the first 5 years of the plan period (2016-2021)

Qn14.9 What evidence is there of the viability of the proposed development?

The site is a greenfield site. There are no remediation costs associated with this development. No significant highway or junction improvement works. .

Qn14.10 Has the site been the subject of sustainability appraisal and does the Representor have any comments on its conclusions?

No sustainability appraisal undertaken as part of the local plan process.

Qn14.11 What constraints are there on the site's development and how could any adverse impacts be mitigated?

Proposal incorporates landscaping along the boundary of the site to retain the setting of Warde's Moat to the east and the along the vehicle access track serving the site. Mature trees along the southern and western boundary are also retained. See plan attached.