

Ashford Borough Council

Strategic Housing and Employment Land Availability Assessment (SHELAA) 2017/18

APPENDIX 5: Housing Sites remaining for Land Supply



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After the screening assessments of sites the remaining sites had an assessment of their deliverability/ developability undertaken, and an estimate of site yield and phasing. If considered suitable and achievable these sites have been assessed in greater detail through the Sustainability Appraisal, where detailed site reports can be located. (with the exception of sites within neighbourhood planning areas or those already with extant permission. The table below summarises the overall estimated housing potential for the period 2016 to 2030 and beyond.

Site ref	Town/Parish/Area	Site Name	Size (ha)	Site Yield	Availability	Suitability	Achievability	Overall Assessment	Phasing 0-5 Years	Phasing 6-10 Years	Phasing 11-15 Years	Phasing 16+ Years	Neighbourhood Planning Area	Conclusion/Summary
AG7a	ASHFORD	Newtown Works - Phase 2	4.8	350	Available	Suitable	Achievable	Developable		250	100			Brownfield site - previously allocated within Ashford Urban Area. Available, Suitable and Achievable for development Full Assessment.

BBAE1	KENNINGTON	Ashford Golf Club, Sandyhurst Lane	41.7	800	Available - future	Suitable	Achievable	Developable				800	This site has potential for housing development and needs further detailed assessment as part of the Sustainability Appraisal process. The availability of the site is subject to the relocation of the current golf club use and as such would be part of a medium to long term proposal.
BBAE2	KENNINGTON	Land at Eureka Park (Policy U17)	30	400	Available	Suitable	Achievable	Deliverable	210	165			This site is already allocated with the Urban Sites and Infrastructure DPD as policy U17 for primarily employment uses. The site is available and there is potential to further extend this site to that already allocated. It is in a sustainable location being close to local amenities and within the urban area of Ashford and should be taken forward for further consideration through the SA process for housing potential.
BD4	BIDDENDEN	Land adjoining Gate House, Townland Close, Biddenden	0.9	20	Available	Suitable	Achievable	Deliverable				20	This site has potential for development adjoining an existing cul de sac of housing. The site is located close to services and has no constraints. The site is available and should be considered further through the SA process.

BD8	BIDDENDEN	Land at North Street	3.2	60	Available	Suitable	Achievable	Deliverable	45					The site lies on the northern edge of the village confines, in close proximity to services available in the settlement. The site has no constraints and should be assessed in greater detail through the SA.
BE16	ASHFORD	Former Ashford South Primary School (Policy U6A)	2.79	110	Available	Suitable	Achievable	Developable		110				Site is existing allocation and available for development in years 6-10 after its temporary use for primary school has expired and K College site redevelopment is complete
BE17	ASHFORD	K College, Jemmett Road (Policy U6B)	3.82	156	Available	Suitable	Achievable	Deliverable	160					Site is existing allocation U6B and will be renewed. New college site is under construction and therefore development of this is expected within 5 years.
BE18	ASHFORD	Farrow Court, Stanhope Road	1.231	45	Available	Suitable	Achievable	Deliverable	12					Under construction - 12 units remaining April 2017
BO2	KENNINGTON	The Bamboos and Longwood	1.14	30	Available - future	Not Suitable.	Unknown	Developable						The site is adjacent to the strategic employment location of Eureka Park. It is accessed from the long private drive to Grosvenor hall (BO9) and could be better considered for development if this whole site were to come forward for development.

CG1	CHILMINGTON	Chilmington Green Urban Extension		5750	Available	Suitable	Achievable	Deliverable and Developable	450	1250	800	2800		This site is identified in the Chilmington Green Area Action Plan adopted in 2012. Planning application under consideration for details of the development. The site is available, suitable and deliverable.
CH14	CHARING	Land south of Arthur Baker Playing Field (POLICY CHAR1)	2.2	35	Available	Suitable	Achievable	Deliverable	35				Yes	Site is allocated for development
CH16	CHARING	Charing MOT Centre (Charing Motors)	0.28	6	Available	Suitable	Achievable	Deliverable	6				Yes	Permission granted
CH17	CHARING	Land west of Poppyfields, Charing	7.15	180	Available	Suitable	Achievable	Deliverable and	130	50			Yes	New site an allocated S55
CH33	Charing	Yew Tree Park Homes, Maidstone Road	0.23	8	Available	Suitable	Achievable	Deliverable	8					Extant permission
CH4	CHARING	Northdowns Service Station, A20 Charing	1.37	20	Available	Suitable	Achievable	Deliverable	20				Yes	The site is located on the edge of a large settlement with access to the main road network and services. Site assessed before NP Area designation.

CH6	CHARING	Land at the top of Charing Hill	0.43	8	Available	Suitable	Unknown	Developable				8	Yes	The site is within the settlement confines of a small hamlet, with limited services. May have potential in future. Site assessed before NP area designation.
CH9	CHARING	Land adjoining Burleigh Bungalow, Burleigh Road	0.3	5	Available	Suitable	Unknown	Developable				5	Yes	The site has potential to be suitable for a small development as it is within the confines of the settlement. Site assessed before NP area designation.
DN12	CHILHAM	The Avenue Field, Bagham Road	0.922	15	Available	Suitable	Unknown	Deliverable	15					This site lies on the edge of a large settlement but the surrounding road network and TPO make achievability unknown. Full assessment needed
DN13	CHILHAM	Land between Bagham Road, Arden Grange and the Recreation Ground	0.44	8	Available	Suitable	Unknown	Deliverable				8		This site lies on the edge of a large settlement but the surrounding road network and TPO make achievability unknown. Full assessment needed
DN2	CHILHAM	Land at Harvest House, Branch Road	0.67	10	Available	Suitable	Unknown	Deliverable	10					The site is within the settlement confines of a large village and is suitable for development. Achievability is unknown due to the surrounding road network capacity.

DW12	WESTWELL	Beechbrook, Maidstone Road	51.1	1,000	Available	Not Suitable	Unknown	Developable				1000	Development of this area would create a new settlement - strategic options considered at Sustainability Appraisal stage shows that this site is unsuitable for development in the plan period.
DW13	CHALLOCK	Land between the Paddock, Dorset Bungalow and Brushdane Wood, Faversham Road, Challock	1.29	6	Available	Suitable	Achievable	Deliverable	6				Extant Permission - April 2016
DW21	CHALLOCK	Land at Crossways, Canterbury Road	0.354	2	Available	Suitable	Achievable	Deliverable	2				Under construction April 2016
DW32	CHALLOCK	Fair View, Faversham Road, Challock	0.486	6	Available	Suitable	Achievable	Deliverable	6				Extant permission - April 2016
DW33	CHALLOCK	Land between Tollgate Cottage and The Firs, Buck Street, Challock	0.511	5	Available	Suitable	Achievable	Deliverable	5				Extant permission - under construction April 2016
DW34	HOTHFIELD	South of West Street, Hothfield	2.158	54	Available	Suitable	Unknown	Deliverable				54	This site is located on the edge of the village and requires further assessment.
DW35	HOTHFIELD	North of West Street	4.671	117	Available	Suitable	Unknown	Deliverable				117	This site is located on the edge of the village and requires further assessment.

DW36	HOTHFIELD	Kempton Manor Farm	3.381	150	Available	Suitable	Achievable	Deliverable	75					Site is suitable, achievable and deliverable. This site forms part of wider site allocation S48 along with DW39. Total yield = 150 split 50/50 between the two sites.
DW37	HOTHFIELD	Pinetrees, Chapel Road	2.366	59	Available	Suitable	Unknown	Deliverable				59		The site adjoins a SSSI and NNR which could potentially be detrimentally impacted by increased recreational pressure. SA required.
DW39	Hothfield	Land rear of Holiday Inn, A20			Available	Suitable	Achievable	Deliverable	75					Part of this site is allocated under policy S48, with total yield of 150 split 50/50 between the two sites. This site is to be understood in conjunction with DW6
DW4	CHALLOCK	Clockhouse Land, Clockhouse Farm Land, Canterbury Road		6	Available	Suitable	Achievable	Developable	15					Extant permission - under construction April 2016
DW40	Westwell	Land at Oakover Nurseries, A20	8.77	75	Available	Suitable	Achievable	Developable	75					Site allocated under policy S49
DW41	Westwell	Land west of Woodside, A20	0.983		Available	Suitable	Achievable	Developable				See DW9		This site is adjacent to DW9 and both sites are allocated for housing under policy S47. For clarity the yield has been recorded under DW9

DW6	HOTHFIELD	Station Road/Coach Drive, Home Farm, Hothfield	3.008	40	Available	Suitable	Achievable	Deliverable	40				Yes	This site is located in a sustainable village. Further detailed assessment required on impacts to surrounding environmental designations. Site assessed before NP designation.
DW9	WESTWELL	Woodside, Westwell Lane	9.61	200	Available	Suitable	Achievable	Deliverable	75					This site has been allocated under policy S47. It is considered a suitable site and location for housing
GCS15	GREAT CHART	Site of former Great Chart Motors	0.09	5	Available	Suitable	Achievable	Deliverable	4					Extant permission 16/01854
GO4	ASHFORD	Former Godinton Way Industrial Estate (Policy TC8)	2.75	52	Available	Suitable	Achievable	Deliverable	52					Extant Permission for 83, 31 already completed.
GO5	ASHFORD	Former Ashford Hospital, Kings Ave (Policy U10)	2.904	3	Available	Suitable	Achievable	Deliverable	28					Development almost complete. Only 3 units remaining. Allocated for 25 dwellings under S46
GO8	Central Ashford	Former Rowcroft and Templar Barracks (REPTON PARK)	49.265	144	Available	Suitable	Achievable	Deliverable	394					Site is under construction. Extant is deliverable.
IO11	WITTERSHAM	land at Woodland View, Wittersham	1.2	30	Available	Suitable	Achievable	Developable					See IO25	Has been allocated under policy S61 and forms part of a larger site which includes IO25. See IO25 for assessment and allocation.

IO2	APPLEDOR E	Land rear of Appledore Village Hall and Doctors Surgery	1.6	20	Available	Suitable	Achievable	Deliverable	20					Site is located in a central position within a sustainable settlement, nearby to services. Development of the whole site may be harmful to landscape and local heritage assets. Development of part of the site likely to be acceptable. Requires full assessment
IO22a	APPLEDOR E	The Walnut Field	5.986	50	Available	Suitable	Achievable	Deliverable			50			The site has potential for development on the edge of a sustainable settlement. The impact on the landscape and the loss of a green gap between settlements needs further consideration. Full assessment needed.
IO25	WITTERSHA M	Land adjoining Poplar Farm, Poplar Farm	5.858	40	Available	Suitable	Achievable	Deliverable	40					The site is available, deliverable and suitable and therefore remains in survey for housing.
IO28	APPLEDOR E	Magpie Farm, The Street	1		Available	Suitable	Achievable	Deliverable	5					Permission granted for five dwellings.
KE10	KENNINGTON	The Bungalow, the Croft Hotel, Canterbury Road		6	Available	Suitable	Achievable	Deliverable	6					Extant planning permission for 6 units
KE11	KENNINGTON	Land rear of 88 The Street	0.22	7	Available	Suitable	Achievable	Deliverable	7					Extant planning permission for 5 units

KE12	KENNINGTON	Rosedene, Grosvenor Road	0.22	7	Available	Suitable	Achievable	Deliverable	7					Extant planning permission
KE3	KENNINGTON	Land NE of A2070 Willesborough Road	33.29	550	Available	Suitable	Achievable	Deliverable	35	410	105			This site could provide a suitable location for development at Kennington. A full detailed assessment will be needed to assess its potential further.
NO1	ASHFORD	Land at Former Concorde House (Rigden Rd & Austin Road)	0.403	16	Available	Suitable	Achievable	Deliverable	14					The site has potential for redevelopment as it is now a derelict site, located within the built urban area of Ashford. The site was formerly in business use, but adjoins both other business uses and residential buildings. Site now has Permission
NW1	WILLESBOROUGH	Willesborough Lees Park, Ashford	27.8	973	Available	suitable	Unknown	Developable	230					This site has potential for development and requires a full sustainability appraisal. The site is located on the edge of the urban area, but does have constraints that require more detailed assessment such as flooding, amenity and local road network.
NW19	WILLESBOROUGH	Land to rear of Summer Hill House, Hythe Road	0.311	12	Available	Suitable	Achievable	Deliverable	12					Extant permission

NW3	WILLESBOROUGH	Land adjacent to Julie Rose Stadium	3.03	170	Available	Suitable	Achievable	Developable							This site has potential as part of the redevelopment of Conningbrook Lakes and requires a full assessment to assess suitability and ensure access and capacity to local road network.
NW5	WILLESBOROUGH	Land off Abbey Way, Willesborough Lees (Policy U1)	1.25	20	Available	Suitable	Achievable	Deliverable	20						Site has an extant allocation for 20 dwellings
NW6	WILLESBOROUGH	Land at Blackwall Road, Willesborough Lees (Policy U5)	1.405	34	Available	Suitable	Achievable	Deliverable	28						Site has an extant allocation for 40 units
NW7	WILLESBOROUGH	land At Willesborough Lees (Policy U14)	17.74	225	Available	Suitable	Achievable	Deliverable	230						Allocated site for 200 dwellings and secondary access road to hospital.
NW8	WILLESBOROUGH	Conningbrook Strategic Park (Policy U22)	59.58	300	Available	Suitable	Achievable	Deliverable	225	75					Extant permission
RTW6	ROLVENDEN	Rolvenden Football Field, Tenterden Road (POLICY ROLV1)	1.79	40	Available	Suitable	Achievable	Deliverable	40					Yes	Extant Outline Permission - April 2016
SIS1	SINGLETON	Bishops Green (Butt Field Road), Singleton (Policy U11)	0.43	14	Available	Suitable	Achievable	Deliverable	14						Site is allocated and has permission

SM8	TENTERDEN	Little Orchards, Ashford Road, St Michaels	0.844	10	Available	Suitable	Achievable	Deliverable	10					Extant Permission
SS1	ALDINGTON	Abbatoir, Coopers Field, Roman Road, Aldington	1.53	12	Available	Suitable	Achievable	Deliverable	10					All of this site has either planning permission or has already been developed.
SS12	BROOK	Nats Lane, The Street, Brook	1.23	10	Available	Suitable	Achievable	Developable	10					This site has potential for a limited amount of development as it adjoins the confines of the the built settlement and has no environmental constraints. This site requires a more detailed site assessment.
SS29	SMEETH	Land rear of Fortescue Place, Calland	2.16	50	Available	Suitable	Constraints	Deliverable					50	The western edge of this site has already been developed. The site is close to the village amenities and there are no environmental constraints on site. Impact on the neighbouring properties needs to be considered in more detail. Access to the site could also be an issue. One of the access points in Ramstone Close would require removal of a property. This close is currently a narrow cul-de-sac and traffic assessments would need to be undertaken. The topography of the land is also difficult.

SS3	ALDINGTON	Land south and West of Quarry Wood, Aldington (Policy ALD1)	2.1	12	Available	Suitable	Achievable	Deliverable	12					Extant Permission - April 2016. 29 of 41 units already delivered.
SS4	ALDINGTON	Land east of Goldwell Lane, Aldington	2	40	Available	Suitable	Achievable	Deliverable	20					The site is on the edge of the village of Aldington, but at present the site has a very rural character. The impacts on the rural landscape of development in this area would be great due to the ridgeline. For this reason the site would not be suitable for development.
SS5	ALDINGTON	Land between Roman Road and Goldwell Lane	4	100	Available	Suitable	Achievable	Deliverable	10					The site sits on the edge of the confines of the village with good access to the local services and a small amount of development, if designed in keeping with the existing character could be achieved here. Development of the whole site would have an adverse effect on the rural setting and have a visual impact on its character and the landscape. Full assessment needed

SS54	SMEETH	Additional land on Church Road	0.86	15	Available	Suitable	Achievable	Deliverable	15					This site has some potential for housing development as it is within the confines of Smeeth, close to services. There are no environmental constraints on site. However, the site is set back from the road and development would fall as backland development. The site adjoining the road has also been submitted so they could possibly be developed together. Further assessment needed.
SS58	SMEETH	Land at The Caldecott Foundation School	5.708	50	Available	Suitable	Achievable	Deliverable	50					Part of site allocated under policy S50
SS7	SMEETH	Land at Church Road	0.81	20	Available	Suitable	Achievable	Deliverable	20					This site is located on the edge of a large village of Smeeth and therefore has good access to services. It has no environmental constraints, and has access from the road. The surrounding development is very low density so the density assumption for this site has been reduced by 50% to remain in keeping with surroundings.
SS8	SMEETH	Old Builders Yard, Plain road	0.5	8	Available	Suitable	Achievable	Deliverable	8					This site is a brownfield site in the confines of a village with good access to services and therefore a sustainable location. Redevelopment of this site for a small number of units is possible.

ST10	ASHFORD	The North School, Essella Road	0.63	17	Available	Suitable	Achievable	Deliverable	17					Site is under construction
ST3	ASHFORD	Lower Queens Road (Policy U4)	4	40	Available	Suitable	Achievable	Developable	40					There are plans to undertake highway assessments and engage developers within 3 years.
ST8	ASHFORD	Land at Henwood Industrial Estate, off Kennard Way	1	30	Available	Unknown	Achievable	Deliverable	25					This site is currently allocated as part of the Henwood Industrial Estate. However, recent changes and additions to the surrounding residential areas and the location of this site on the edge of the town centre provides an opportunity for the use of this land as residential to be explored further. Full Assessment required.
TN4		Mercers of Tenterden	0.14	5	Available	Suitable	Achievable	Deliverable	5					Extant permission
TS15	TENTERDEN	Tenterden Southern Extension Policy TENT1a	21.521	250	Available	Suitable	Achievable	Deliverable	250					Extant Permission
TS19	Tenterden	Danemore, Beachy Path, Tenterden			Available	Suitable	Achievable	Deliverable	10					PP granted for 38 retirement apartments. Net gain is 10.

TS2	TENTERDEN	Land at Belgar Farm, Appledore Road	3.4	50	Available	Suitable	Achievable	Deliverable	100					Permission granted for 100 dwellings
TS20	Tenterden	Land North West of Smallhythe House, Longfield, Tenterden, Kent			Available	Suitable	Achievable	Deliverable	36					PP granted for 36 retirement apartments.
TS3	TENTERDEN	Land at Appledore Road/Woodchurch Road	11.1	250	Available	Suitable	Unknown	Deliverable				250		The site is relatively peripheral to the town centre. Development here could have a significant impact on the existing rural character of this part of Tenterden and the AONB. Access to the site is limited with potentially a major impact on the character of Appledore Road. However, a full assessment is required of these issues.
TSTR W1	TENTERDEN	Phase B of TENT1 allocation (TENT1b) land adjoining Smallhythe Road	11.01	175	Available	Suitable	Achievable	Developable	150	75				This site is allocated as Phase B of the Tenterden Southern expansion site. for 175 dwellings

VC1	ASHFORD	Former Powergen Site - NORTH (Policy TC12)	1.23	150	Available	Suitable	Achievable	Deliverable	122	28				This site forms part of a former outline planning permission for 1002 residential units, alongside VC2 (TC12). The TCAAP promotes 500 space multi-storey car park on this site, with residential and retail under Policy TC12 – Former Powergen Site North. The site is now being promoted for 150 residential units, retail, commercial and assembly and leisure uses. However, the development would have to be of significant height to achieve the numbers being proposed, although previous consent was as such. 90dph equates to 108 residential units. This could form part of mixed use scheme with commercial on the ground floor, however there is a need to consider potential floorspace capacity for commercial uses. The site is highly suitable for mixed use development, although need to consider further the viability and deliverability of such proposals.
VC14	ASHFORD	Elwick Place (Policy TC3) (Land south of Elwick Road & County Square - Former Market)	3.386	200	Available	Suitable	Achievable	Deliverable	100	100				Outline planning application received for development of up to 200 residential units with access to be considered at this stage (Phase 2)

VC15	ASHFORD	Park Mall (Policy TC4)	1.882	200	Available	Suitable	Unknown	Developable				200	The area is identified in the Town Centre Area Action Plan for redevelopment. The site is now owned by ABC and is managed as a shopping centre. There are no immediate plans for redevelopment but as a Town Centre location, there may be opportunity to redevelop in future.
VC17	ASHFORD	Gasworks Lane (Policy TC14)	2.307	150	Available	Suitable	Achievable	Developable			150		Existing Allocation
VC18	ASHFORD	Homeplus Site , Beaver Road (Policy TC16)	0.814	40	Unknown	Suitable	Achievable	Developable				40	Existing Allocation
VC19	ASHFORD	New Street South (Policy TC19) Lidl and Gym	0.908	50	Unknown	Suitable	Achievable	Developable				50	Existing Allocation

					Available	Suitable	Achievable	Deliverable						
VC2	ASHFORD	Victoria Way SOUTH (Policy TC13) former Powergen	3.26	510	Available	Suitable	Achievable	Deliverable	100	410				Site is allocated in TC Area Action Plan for residential and complementary small scale office or retail. Site has had planning permission for significant residential development which has never come forward. Site has the potential to provide a highly attractive residential development which fronts onto the river corridor and overlooking Victoria Park. It is being promoted for 620 residential units, with retail and leisure development, which would be a high density development at around 200dph. There is a question over the deliverability and viability of such a scheme, which is similar to the planning permission. A mixed scheme of high quality houses and flats is more likely to achieve in the region of 300 units, which the capacity has been based upon.
VC20	ASHFORD	New Street North (Policy TC20)	0.506	25	Available	Suitable	Achievable	Deliverable	25					Existing Allocation TC20
VC3	ASHFORD	land at Victoria Way East (Part of Policy TC11)	2.401	220	Available	Suitable	Achievable	Deliverable		215				Site has been allocated for development in the TCAAP under Policy TC11 – Victoria Way East.

VC32	ASHFORD	Land around Charter House - Phase 2	1.273	110	Available	Suitable	Achievable	Deliverable	110					There is potential for further redevelopment around this site.
VC4	ASHFORD	(Policy U7) Leacon Road, Ashford	2.014	100	Available	Suitable	Achievable	Deliverable	100					Allocation not yet built. Flood zone is an issue. Allocated for 100 dwellings U7. Re-assess.
VC47	ASHFORD	Whole Area Commercial Quarter - Policy TC9 TCAAP	6.5	159	Available	Suitable	Achievable	Deliverable		159				Extant application for Kent Wool Growers area for 159 units.
VC5	ASHFORD	Vicarage Lane car park (Policy TC5)	0.577	50	Available	Suitable	Achievable	Developable				50		Suitable for development and has been allocated for such purposes in the TCAAP under Policy TC5. However, there are no immediate plans for redevelopment.
VC50	ASHFORD	Former Wyvern School, Clockhouse Lane, Brookfield	1.2	35	Available	Suitable	Unknown	Deliverable				35		KCC owned - currently for sale (April 2016) Within Urban Area, Brownfield Land. Some flood risk.
VC51	ASHFORD	15 to 17 North Street, Ashford	0.041	14	Available	Suitable	Achievable	Deliverable	14					Prior notification COU to 14 residential units.
VC52	ASHFORD	Tufton House, Tufton Street, Ashford, Kent	0.045	36	Available	Suitable	Achievable	Deliverable	36					Extant permission
VC53	ASHFORD	Northdown House, 4 Station Road, Ashford, Kent		20	Available	Suitable	Achievable	Deliverable	20					Extant permission

VC54	Ashford	Ashford College, Western Avenue, Ashford, TN23 1ND	0.1237	7	Available	Suitable	Achievable	Deliverable	7					Extant permission
VC55	Ashford	British Volunteer, 56-58 New Street	0.085	9	Available	Suitable	Achievable	Deliverable	9					Extant permission
VC56	Ashford	Suite 2, Northgate House, 34-36 North Street		9	Available	Suitable	Achievable	Deliverable	9					Extant permission
VC57	ASHFORD	Former Travis Perkins Trading Co Limited, Victoria Crescent, Ashford	0.186	31	Available	Suitable	Achievable	Deliverable	31					Extant permission
VC6	ASHFORD	Park Street Multi- storey car park	0.69	28	Unknown	Suitable	unknown	Developable				28		As an existing allocation in TCAAP - this requires new detailed assessment
WC12	HIGH HALDEN	Land at Hope House, High Halden	2.16	50	Available	Suitable	Achievable	Deliverable	35					This site is located on the edge of the settlement confines and is a gap in the built frontage of the A28. It is available and achievable. However, the site is on a main road and the access, impacts on the landscape and biodiversity issues need to be considered in more detail through a full appraisal.

WC14	PLUCKLEY	Land NE of Smarden Road, Pluckley	1.54	35	Available	Suitable	Achievable	NP Assessment	35				Yes	This site has potential and is located close to local amenities within Pluckley
WC15	PLUCKLEY	Land west of Smarden Road, Pluckley	1.3	25	Available	Suitable	Achievable	NP Assessment	25				Yes	Development in Pluckley is quite spread out and this site adjoins the conservation area, there are no known constraints at this stage.
WC16	PLUCKLEY	Former Pluckley Brickworks	13	25	Available	Suitable	Achievable	NP Assessment	25				Yes	This site has potential as it is a brownfield site which is available now and adjoins a railway station. The number is restricted to approximately 25 as this is what the Neighbourhood Plan group for Pluckley felt would be suitable for the area.
WC19	ST MICHAELS	Pope House Farm fields, Ashford Road	2.7	50	Available	Suitable	Achievable	Deliverable	50					This large site on the edge of St Michaels was submitted for community uses and not housing. It has some potential for development as it is located on the edge of a settlement. A full Appraisal will be carried out to assess its suitability for development and the impact on the landscape.
WC37	HIGH HALDEN	Linden Garage	0.86	20	Available	Suitable	Achievable	Deliverable				See WC92	Yes	This brownfield site is adjacent to a listed building and its development would result in an appearance to the setting of the LB. This site forms part of larger site (WC92) which has been allocated for housing under policy S58. Yield shown under site WC92

WC45 & WC46	HIGH HALDEN	Kent County Council Depot Site	1.226	30	Available	Suitable	Achievable	Deliverable				See WC80	Extant Permission see WC80
WC50	HIGH HALDEN	Ransley Farm Project	2.3	57	Available	Suitable	Achievable	Deliverable				57	Site is available and achievable. Remain in survey as suitable for development.
WC55	HIGH HALDEN	Precinct 13, Ashford Road	1.51	7	Available	Suitable	Achievable	Deliverable	7				Extant permission
WC77	PLUCKLEY	Thorne Yard, Pluckley (NP Site Ref 3)			NP	NP	NP	NP Assessm	4				Yes
WC79	PLUCKLEY	Lambden Road, Pluckley (NP site ref 7)			NP	NP	NP	NP Assessm	4				Yes
WC80	HIGH HALDEN	Kent Highwys Depot, Ashford Road, High Halden	1.24	20	Available	Suitable	Achievable	Deliverable	20				Extant Permission
WC92	HIGH HALDEN	Stevenson Brothers and land to rear, Ashford Road	3.58		Available	Suitable	Achievable	Deliverable	50				This brownfield site is adjacent to a listed building. The site includes WC92 37. The site has been allocated for housing under policy S58. Yield shown under site WC92

WE11	SEVINGTON	Waterbrook Park		300	Available	Suitable	Achievable	Deliverable and Developable	120	230				The site is located on the urban edge, around strategic growth locations. Currently employment use allocations but should be explored as potential for housing - full assessment needed.
WE16	KINGSNORTH	Various Sites around Kingsnorth Village		1200	Available	Suitable	Achievable with	Deliverable and Developable	260	290				This is a broad location proposed as an urban extension. An assessment is required into the need of an urban extension, and detailed assessments are required for these sites to conclude on their suitability for development. Allocated S4 and S5.
WE20	KINGSNORTH	Land adjoining Finn Farm House, Finn Farm Road, Kingsnorth	0.51	12	Available	Suitable	Unknown	Deliverable				12		This is a broad location proposed as an urban extension. An assessment is required into the need for an extension, and detailed assessments are required for these sites to conclude on their suitability for development.
WE21	KINGSNORTH & MERSHAM	The Park, Cheeseman's Green (Finberry)	24.79	618	Available	Suitable	Achievable	Developable		150	150			Development of this site would be an extension to the existing development of Finberry which is under construction and has the ability to provide new infrastructure. Allocated under policy S15

WE23	KINGSNORTH & MERSHAM/SEVINGTON	Land at, Cheesemans Green, (East Stour Village), Ashford, Kent, TN25		892	Available	Suitable	Achievable	Deliverable				See WE32	Site currently under construction. Site yield merged with WE32
WE24	KINGSNORTH	Land adjacent to Stumble Lane/Church Hill and including Stumble Wood	4.6	115	Available	Suitable	Unknown	Deliverable				115	The site is detached from the village of Kingsnorth. Full assessment considered the broad location of Kingsnorth south.
WE30	KINGSNORTH	Hedge and and Sarac, Stumble Lane	3.804	95	Available	Suitable	Unknown	Deliverable				95	The site is detached from the main built up area. Full assessment undertaken as part of broad location
WE32	SEVINGTON	Cheeseman's Green (Finberry)		905	Available	Suitable	Achievable	Deliverable	600	202			Site is under construction. Yield includes WE23
WE39	MERSHAM	Land rear of Village Hall, Church Road	0.666	8	Available	Suitable	Achievable	Deliverable					This site has no environmental constraints on site. The site is in reasonable distance of the village services and has some residential properties around it, as well as the primary school. The proposal also includes potential community gain with an extension to the village hall. There may be issues with the proximity to the railway line, and the road network and therefore this site requires further assessment.

WE43	MERSHAM	Land north of Bower Farm, Bower Road, Mersham		8	Available	Suitable	Achievable	Deliverable	8					Extant Permission
WE44	SEVINGTON	Batts Farm, Rear of Sevington Church	3	75	Available	Suitable	Unknown	Deliverable				75		This site is on the edge of Ashford urban area however it contains a number of listed buildings. Requires further assessment
WE47	KINGSNORTH	Steeds Lane (Land South of Brockman's Lane, Bridgefield)	13.7	100	Available	Suitable	Achievable	Deliverable		100				
WE5	KINGSNORTH	Land to the South of Park Farm East	11	200	Available	Suitable	Achievable	See site WE6						This site is included as part of WE6 which is allocated for housing.
WE53	MERSHAM	Land at Old Rectory Close	1.382	15	Available	Suitable	Achievable	Deliverable	15					Site is suitably located on the edge of the village and would not have a detrimental impact on the openness of the surrounding landscape. Remain in survey and allocated for 15 dwellings under policy S59
WE54	MERSHAM	Land on Bower Road	1.4	35	Available	Suitable	Unknown	Deliverable				35		This development would result in the encroachment of the built form into the open countryside to the detriment of the landscape character of the area.
WE6	KINGSNORTH	Park Farm South East	59	1,500	Available	Suitable	Achievable	Deliverable	210	115				This site is allocated in policy S14. Site is suitable and available and therefore deliverable. Total includes WE5

WN2	EGERTON	land to the NE of New Road, Egerton	1.691	15	Available	Suitable	Achievable	Deliverable	15					This site is adjacent to the existing built form of Egerton with development on 2 boundaries. It is close to the village services and has no environmental constraints. A further detailed assessment is required.
WN4	SMARDEN	land Adjacent to Smarden Village Hall	3.543	50	Available	Suitable	Achievable	Deliverable	50					Planning permission granted for 50 dwellings
WN6	SMARDEN	Ware Field, Copper Lodge Farm, Water Lane	2.549	50	Available	Suitable	Unknown	Developable					50	This site is on the edge of the built confines of the village, close to services and therefore is sustainable. There are constraints to the site, including the flood zone on the southern part. The northern area, along Water Lane has potential to mirror the development on the opposite side of the road, however the impact on the landscape and the character of the conservation area and other heritage assets would be great, and the narrow access road through the village centre in this location requires more detailed assessment

WS11	KINGSNORTH	land at Court Lodge	46	950	Available	Suitable	Achievable with constraints	Deliverable	140	480	330			This is a large site adjoining the urban area of Ashford. it has been identified previously as having potential for future development. This site would provide additional areas of Discovery Park and its own services and infrastructure. The need for a development of this size, and the suitability of this site for the proposed use and flood zone constraints requires a much more detailed assessment and remains in the survey to assess potential.
WS17	SHADOXHURST	Field to the north of Woodchurch Road, Shadoxhurst	1	12	Available	Suitable	Achievable	Deliverable	12					Planning permission granted and development complete.
WS19	SHADOXHURST	Land north of Farley Close	1.05	25	Available	Suitable	Achievable	Deliverable	10					This site is within the main village centre in Shadoxhurst, and has no environmental constraints. It has housing development on 3 boundaries and development here would not adversely effect neighbouring properties.

WS21	SHADOXHU RST	Land rear of Kings Head PH, Woodchurch Road, Shadoxhurst	1.2	30	Available	Suitable	Achievable	Deliverable	25						This site is within the built confines of Shadoxhurst main village centre, and has no environmental constraints. It has housing development on adjoining boundaries and development here would not adversely affect the landscape or neighbouring properties. The site proposal contains a community hub/local centre. Further detailed site assessment required.
WS25	WOODCHU RCH	Land in Lower Road, Woodchurch (north of The Granary)	1.3	31	Available	Suitable	Unknown	Deliverable					31		This is located in the centre of a large village and is therefore in a sustainable location. It has no environmental constraints. However, it forms part of a larger area of open space within the conservation area. This is an area that contributes to the character of the CA and needs further assessment for its suitability.

WS26	WOODCHU RCH	Land to the west of Lower Road, Woodchurch (site 2)	0.25	2	Available	Suitable	Unknown	Deliverable					2	The sites are not well related to existing development as they do not adjoin any dwellings. Development could impact significantly on the open area of land in the centre of the village that creates an important part of the character of the conservation area. However, the sites are located close to village services and there are no environmental constraints on these sites. Site now has permission for a new dwelling and holiday let
WS28a	WOODCHU RCH	Land between 82 and 120 Front Road (POLICY WOOD1)	0.6	8	Available	Suitable	Achievable	Deliverable	8					Site is allocated for development - detailed assessment required for impact on CA and countryside.
WS29	WOODCHU RCH	Land to the west of Lower Road, Woodchurch (site 1)	0.537	2	Available	Suitable	Unknown	Deliverable					2	This is located in the centre of a large village and is therefore in a sustainable location. It has no environmental constraints. However, it forms part of a larger area of open space within the conservation area. This is an area that contributes to the character of the CA and needs further assessment for its suitability.

WS30	ORLESTON E (HAMSTREET)	Land north of St. Mary's Close, Hamstreet	8.5	200	Available	Suitable	Achievable	Deliverable	80					The site is greenfield land with some mature trees within boundary. This site could be suitable for a small amount of development in the future and must be assessed in greater detail to ensure no detrimental impact on the landscape and that highway has capacity. Impacts on the school opposite and traffic concerns need addressing.
WS33	SHADOXHURST	Land adjacent to Bethersden Road and Woodchurch Road, Shadoxhurst	21	1000	Available	Suitable	Unknown	Deliverable				1000		This is a very large site on the outskirts of the village. The site extends into the open countryside. There may be some potential on part of the site that fronts Woodchurch Road. This site requires a more detailed assessment.
WS37	ORLESTON E (HAMSTREET)	Land and buildings at Parker Farm (POLICY HAM2)	1.6	10	Available	Suitable	Achievable but	Deliverable	10					The site is allocated as HAM2 in the Tenterden and rural sites DPD and therefore is suitable and available. It was restricted to be developed after 2016. Flood zones have been amended since previous allocation. Detailed assessment required.
WS38b	WAREHORN E	Land at Warehorne Road, Hamstreet (larger area than original submission)	3.1	50	Available	Suitable	Achievable	Deliverable	50					This site is adjacent to the urban area and in a sustainable location with goods links to services and transport. Site allocated for housing.

WS39	ORLESTON E (HAMSTREET)	Rosehaven, Bourne Lane (PART OF POLICY HAM1)	0.212	4	Available	Suitable	Achievable	Deliverable	4					Extant Permission
WS4	KINGSNORTH	Briars, Church Hill, Kingsnorth	0.45	10	Available	Suitable	Unknown	Developable				10		This site is located in a village, with good access to services. It is in a residential area, which has already seen some parcels of backland development delivered. It has no environmental constraints. There is an issue with access as the existing dwelling would have to be removed to access the site. This site requires a more detailed assessment.
WS44	WOODCHURCH	Land adjacent HA development at Appledore Road	1.85	30	Available	Suitable	Achievable	Deliverable	30					This site is allocated for development.
WY1	WYE	Wye Court farm, Wye (POLICY WYE1)	1.13	17	Available	Suitable	Achievable	Developable	17				Yes	Under construction - April 2016
WY18	BROOK	Naccolt, brook	1.214	8	Available	Suitable	Achievable	Developable	8					Extant permission
WY2B	WYE	Luckley Field, Wye	0.9	25	Available	Suitable	Achievable	Developable	25				Yes	Extant Permission for 25

		(POLICY WYE3) Land at Olantigh Road and Occupation Road	17.629	50	NP Assessment	NP Assessment	NP Assessment	NP Assessment	52				Yes	Prior approval extant
									6241	5174	8893			