

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW6 Site Name: Station Road/Coach Drive

<b>Site Address:</b> Home Farm, Waterfall Road, Hothfield, Ashford, TN26 1AB		<b>Other Site Refs:</b> HOTH03		<b>Current Use:</b> Agricultural Land	
<b>Site Description and Adjacent Uses:</b> This site is an arable field with a small area of grazing land to the north. It has an electricity pole located on the site.					
Available: <input checked="" type="checkbox"/>		Land Use: Greenfield		Submission Details: Site Submission 2013	
Site Area (ha): 3.008		Neighbourhood Plan Designation: <input type="checkbox"/>		Proposed Site use: Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> The site adjoins two large TPOs, and lies adjacent to a LWS. There is AW 100m to the east, and a NNR to the west.				Screening Part 1 Assessment: <a href="#">Move to Part 2</a>	
<b>Location and Access to Services:</b> The site just outside the main built-up area of Hothfield, and therefore possesses a relatively good access to services such as shops. However, the nearest GP surgery and railway station are over 1.6km away.					
<b>Site Access:</b> <input checked="" type="checkbox"/> The site is accessible via Station Road				<b>Highway Constraints:</b> None known	
<b>Infrastructure Constraints:</b> None known		<b>AONB:</b> <input type="checkbox"/> <a href="#">Click here to enter text.</a>		<b>Overall Landscape and Visual Impact Summary:</b> <a href="#">Click here to enter text.</a>	
<b>Archaeology/ Scheduled Monument:</b> <input type="checkbox"/> <a href="#">Click here to enter text.</a>		<b>Conservation Area:</b> <input type="checkbox"/> The site is circa 200m from Hothfield CA.		<b>Listed Buildings:</b> <a href="#">Click here to enter text.</a>	
<b>Flood Risk:</b> <a href="#">Click here to enter text.</a>		<b>Drainage:</b> <a href="#">Click here to enter text.</a>		<b>Green Corridor:</b> <input type="checkbox"/>	
<b>Woodland:</b> <input type="checkbox"/> The Toll Hill Wood AW is 100m to the east.		<b>Tree Preservation Order:</b> The site adjoins a pair of TPOs.		<b>Public Open Space:</b> There is a recreation ground less than 100m away.	
<b>Suitability &amp; Achievability Assessment:</b>  This site is located in a sustainable village. Further detailed assessment required on impacts to				Screening Part 2 Assessment: Remain in survey - housing	
				Developable Area (ha): 3.008 Density Calculation (dph): 25 <a href="#">Expected Yield:</a> 40	
				<a href="#">Deliverability &amp; Developability Timeframe:</a>	

surrounding environmental designations. Site assessed before NP designation.	<b>0-5 Year</b>	<b>6-10 Year</b>	<b>11-15 Year</b>	<b>16+ Year</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW14 Site Name: Hothfield Estate, Plantation Drive

<b>Site Address:</b> Hothfield	<b>Other Site Refs:</b> Click here to enter text.	<b>Current Use:</b> Housing Estate	
<b>Site Description and Adjacent Uses:</b> The Hothfield Estate- predominantly a 1950's development, with some older properties on the main road. It contains a mix of semi-detached and terraced units, with a number of garages and parking courts. Approximately half of the properties in the estate have been sold by the Council.			
Available: <input type="checkbox"/>	Land Use: Brownfield	Submission Details: ABC Owned	
Site Area (ha): 5.5	Neighbourhood Plan Designation: <input type="checkbox"/>	Proposed Site use: Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> The site is directly adjacent to a number of TPOs, as well as a Hothfield Common NR.		Screening Part 1 Assessment: Not available or achievable. The site is not suitable for further development.	
<b>Location and Access to Services:</b> Click here to enter text.			
<b>Site Access:</b> <input type="checkbox"/> Click here to enter text.		<b>Highway Constraints:</b> Click here to enter text.	
<b>Infrastructure Constraints:</b> Click here to enter text.	<b>AONB:</b> <input type="checkbox"/> Click here to enter text.	<b>Overall Landscape and Visual Impact Summary:</b> Click here to enter text.	
<b>Archaeology/ Scheduled Monument:</b> <input type="checkbox"/> Click here to enter text.	<b>Conservation Area:</b> <input type="checkbox"/> Click here to enter text.	<b>Listed Buildings:</b> Click here to enter text.	<b>Overall Heritage Summary:</b> Click here to enter text.
<b>Flood Risk:</b> Click here to enter text.	<b>Drainage:</b> Click here to enter text.	<b>Green Corridor:</b> <input type="checkbox"/>	<b>Public Open Space:</b> Click here to enter text.

<b>Woodland:</b> <input type="checkbox"/> Click here to enter text.	<b>Tree Preservation Order:</b> Click here to enter text.	<b>Screening Part 2 Assessment:</b> Click here to enter text.			
<b>Suitability &amp; Achievability Assessment:</b>  Click here to enter text.		<b>Developable Area (ha):</b> Click here to enter text. <b>Density Calculation (dph):</b> Click here to enter text. <b>Expected Yield:</b> Click here to enter text.			
		<b>Deliverability &amp; Developability Timeframe:</b>			
		<b>0-5 Year</b>	<b>6-10 Year</b>	<b>11-15 Year</b>	<b>16+ Year</b>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW15 Site Name: Properties along the Street

<b>Site Address:</b> The Street, Hothfield	<b>Other Site Refs:</b> Click here to enter text.	<b>Current Use:</b> Housing	
<b>Site Description and Adjacent Uses:</b> A row of eight terraced properties, two of which remain within the Council's ownership. A garage and parking court lie to the rear of the site and are accessed via a track to the north of the properties.			
<b>Available:</b> <input type="checkbox"/>	<b>Land Use:</b> Brownfield	<b>Submission Details:</b> ABC Owned	
<b>Site Area (ha):</b> 0.5	<b>Neighbourhood Plan Designation:</b> <input type="checkbox"/>	<b>Proposed Site use:</b> Housing	
<b>Ecology Land Designations:</b> SAC/RAMSAR/SPA/NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> The western boundary is bordered by TPOs. There is also a large TPO adjacent to the east of the site.		<b>Screening Part 1 Assessment:</b> Not available or achievable. The site is not suitable for further development.	
<b>Location and Access to Services:</b> Click here to enter text.			
<b>Site Access:</b> <input type="checkbox"/> Click here to enter text.		<b>Highway Constraints:</b> Click here to enter text.	
<b>Infrastructure Constraints:</b> Click here to enter text.	<b>AONB:</b> <input type="checkbox"/> Click here to enter text.	<b>Overall Landscape and Visual Impact Summary:</b> Click here to enter text.	
<b>Archaeology/ Scheduled Monument:</b> <input type="checkbox"/> Click here to enter text.	<b>Conservation Area:</b> <input type="checkbox"/> Click here to enter text.	<b>Listed Buildings:</b> Click here to enter text.	<b>Overall Heritage Summary:</b> Click here to enter text.

<b>Flood Risk:</b> Click here to enter text.	<b>Drainage:</b> Click here to enter text.	<b>Green Corridor:</b> <input type="checkbox"/>	<b>Public Open Space:</b> Click here to enter text.
<b>Woodland:</b> <input type="checkbox"/> Click here to enter text.	<b>Tree Preservation Order:</b> Click here to enter text.	<b>Screening Part 2 Assessment:</b> Click here to enter text.	
<b>Suitability &amp; Achievability Assessment:</b>  Click here to enter text.		<b>Developable Area (ha):</b> Click here to enter text. <b>Density Calculation (dph):</b> Click here to enter text. <b>Expected Yield:</b> Click here to enter text.	
<b>Deliverability &amp; Developability Timeframe:</b>			
	<b>0-5 Year</b>	<b>6-10 Year</b>	<b>11-15 Year</b>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<b>16+ Year</b>
			<input type="checkbox"/>

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW20 Site Name: Waterfall Barn, Hothfield

<b>Site Address:</b> Waterfall Road, Hothfield, TN26 1DR	<b>Other Site Refs:</b> Click here to enter text.	<b>Current Use:</b> B1 Commercial Use
<b>Site Description and Adjacent Uses:</b> The site is located off Water Fall Road, at Hothfield. There is a full and free right of access to the site, with good highway access visibility. The site lies behind Home Farm, and there is one large modern commercial building located within it. The entire site has a lawful planning use as B1 commercial. The site is screened from neighbouring properties to the south, due to existing topography, as well as natural screening. The commercial building comprises a modern steel frame construction, with solid block walls and profiled steel cladding above. The commercial yard comprises both concrete and rolled hardcore hardstanding for storage and parking.		
<b>Available:</b> <input checked="" type="checkbox"/>	<b>Land Use:</b> Brownfield	<b>Submission Details:</b> Informal Submission 2014
<b>Site Area (ha):</b> 0.18	<b>Neighbourhood Plan Designation:</b> <input type="checkbox"/>	<b>Proposed Site use:</b> Housing
<b>Ecology Land Designations:</b> SAC/RAMSAR/SPA/NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> There is a number of TPOs in very close proximity to the west of the site (less than 50m).		<b>Screening Part 1 Assessment:</b> Site removed at Stage 1- too small for consideration
<b>Location and Access to Services:</b> Click here to enter text.		

<b>Site Access:</b> <input type="checkbox"/> Click here to enter text.		<b>Highway Constraints:</b> Click here to enter text.			
<b>Infrastructure Constraints:</b> Click here to enter text.	<b>AONB:</b> <input type="checkbox"/> Click here to enter text.	<b>Overall Landscape and Visual Impact Summary:</b> Click here to enter text.			
<b>Archaeology/ Scheduled Monument:</b> <input type="checkbox"/> Click here to enter text.	<b>Conservation Area:</b> <input type="checkbox"/> Click here to enter text.	<b>Listed Buildings:</b> Click here to enter text.	<b>Overall Heritage Summary:</b> Click here to enter text.		
<b>Flood Risk:</b> Click here to enter text.	<b>Drainage:</b> Click here to enter text.	<b>Green Corridor:</b> <input type="checkbox"/>	<b>Public Open Space:</b> Click here to enter text.		
<b>Woodland:</b> <input type="checkbox"/> Click here to enter text.	<b>Tree Preservation Order:</b> Click here to enter text.	<b>Screening Part 2 Assessment:</b> Click here to enter text.			
<b>Suitability &amp; Achievability Assessment:</b>  Click here to enter text.		<b>Developable Area (ha):</b> Click here to enter text. <b>Density Calculation (dph):</b> Click here to enter text. <b>Expected Yield:</b> Click here to enter text.			
		<b>Deliverability &amp; Developability Timeframe:</b>			
		<b>0-5 Year</b>	<b>6-10 Year</b>	<b>11-15 Year</b>	<b>16+ Year</b>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW28 Site Name: Land rear of Thanet Terrace

<b>Site Address:</b> Hothfield, Ashford, Kent	<b>Other Site Refs:</b> HOTH02	<b>Current Use:</b> Storage of building materials
<b>Site Description and Adjacent Uses:</b> The current use is for the storage of building materials and former use was for a garden nursery. There are 12 council owned garages adjacent to the site, with access to these being via a road between 8 Thanet Terrace and the public house.		
<b>Available:</b> <input type="checkbox"/>	<b>Land Use:</b> Greenfield	<b>Submission Details:</b> 2007 submission
<b>Site Area (ha):</b> 0.336	<b>Neighbourhood Plan Designation:</b> <input type="checkbox"/>	<b>Proposed Site use:</b> Housing
<b>Ecology Land Designations:</b> SAC/RAMSAR/SPA/NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> There is a small cluster of TPOs within the eastern half of the site.		<b>Screening Part 1 Assessment:</b> Not Available or Achievable. The site is not suitable for further development.

<b>Location and Access to Services:</b> Click here to enter text.					
<b>Site Access:</b> <input type="checkbox"/> Click here to enter text.		<b>Highway Constraints:</b> Click here to enter text.			
<b>Infrastructure Constraints:</b> Click here to enter text.	<b>AONB:</b> <input type="checkbox"/> Click here to enter text.	<b>Overall Landscape and Visual Impact Summary:</b> Click here to enter text.			
<b>Archaeology/ Scheduled Monument:</b> <input type="checkbox"/> Click here to enter text.	<b>Conservation Area:</b> <input type="checkbox"/> Click here to enter text.	<b>Listed Buildings:</b> Click here to enter text.	<b>Overall Heritage Summary:</b> Click here to enter text.		
<b>Flood Risk:</b> Click here to enter text.	<b>Drainage:</b> Click here to enter text.	<b>Green Corridor:</b> <input type="checkbox"/>	<b>Public Open Space:</b> Click here to enter text.		
<b>Woodland:</b> <input type="checkbox"/> Click here to enter text.	<b>Tree Preservation Order:</b> Click here to enter text.	<b>Screening Part 2 Assessment:</b> Click here to enter text.			
<b>Suitability &amp; Achievability Assessment:</b>  Click here to enter text.		<b>Developable Area (ha):</b> Click here to enter text. <b>Density Calculation (dph):</b> Click here to enter text. <b>Expected Yield:</b> Click here to enter text.			
		<b>Deliverability &amp; Developability Timeframe:</b>			
		<b>0-5 Year</b>	<b>6-10 Year</b>	<b>11-15 Year</b>	<b>16+ Year</b>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW29 Site Name: Land at 24 The Street

<b>Site Address:</b> Hothfield, Ashford, Kent	<b>Other Site Refs:</b> HOTH04 09/00094	<b>Current Use:</b> Garden of former public house
<b>Site Description and Adjacent Uses:</b> The land extends to approximately 0.22 hectares and is located in the centre of Hothfield village, opposite the village stores and post office. No 24 The Street is a grade 2 listed building that was a public house known variously as the Kings Head, Olde Kings Head or Thanet Arms, but in recent years was trading as The Tufton Bailiffhouse restaurant, before its closure early in 2006. Land to the west and south of the listed building, an overgrown garden area and car park serving the previous uses.		
<b>Available:</b> <input type="checkbox"/>	<b>Land Use:</b> Greenfield	<b>Submission Details:</b> 2007 submission & PP refused
<b>Site Area (ha):</b> 0.224	<b>Neighbourhood Plan Designation:</b> <input checked="" type="checkbox"/>	<b>Proposed Site use:</b> Housing

<b>Ecology Land Designations:</b> SAC/RAMSAR/SPA/NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> There are a number of TPOs in close proximity to the south of the site.		<b>Screening Part 1 Assessment:</b> Not available or achievable. The site is not suitable for further development.			
<b>Location and Access to Services:</b> Click here to enter text.					
<b>Site Access:</b> <input type="checkbox"/> Click here to enter text.		<b>Highway Constraints:</b> Click here to enter text.			
<b>Infrastructure Constraints:</b> Click here to enter text.	<b>AONB:</b> <input type="checkbox"/> Click here to enter text.	<b>Overall Landscape and Visual Impact Summary:</b> Click here to enter text.			
<b>Archaeology/ Scheduled Monument:</b> <input type="checkbox"/> Click here to enter text.	<b>Conservation Area:</b> <input type="checkbox"/> Click here to enter text.	<b>Listed Buildings:</b> Click here to enter text.	<b>Overall Heritage Summary:</b> Click here to enter text.		
<b>Flood Risk:</b> Click here to enter text.	<b>Drainage:</b> Click here to enter text.	<b>Green Corridor:</b> <input type="checkbox"/>	<b>Public Open Space:</b> Click here to enter text.		
<b>Woodland:</b> <input type="checkbox"/> Click here to enter text.	<b>Tree Preservation Order:</b> Click here to enter text.	<b>Screening Part 2 Assessment:</b> Click here to enter text.			
<b>Suitability &amp; Achievability Assessment:</b>  Click here to enter text.		<b>Developable Area (ha):</b> Click here to enter text. <b>Density Calculation (dph):</b> Click here to enter text. <b>Expected Yield:</b> Click here to enter text.			
		<b>Deliverability &amp; Developability Timeframe:</b>			
		<b>0-5 Year</b>	<b>6-10 Year</b>	<b>11-15 Year</b>	<b>16+ Year</b>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW30 Site Name: Lakeside Care Centre

<b>Site Address:</b> Chapel Lane, Hothfield, Ashford, Kent	<b>Other Site Refs:</b> HOTH05 06/01408 12/00312	<b>Current Use:</b> Care Centre for the elderly
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<b>Site Description and Adjacent Uses:</b> The site is located within a countryside location outside of the village of Hothfield. It is not within any designated landscape areas but falls within the Charing Heath Farmlands Landscape Character Area. The site comprises three wings of a Victorian building which enclose a courtyard, there is also a more recent detached wing (1990s) sited between the eastern most wing and the eastern site boundary. All the existing buildings are located at the northern end of the site and the land slopes away to the south where there is a large lake. The site is surrounded by agricultural land to the south and west and adjoins the Hothfield Common Nature Reserve to the east. The existing buildings and surrounding land form part of a retirement complex made up of Lakeside Gardens and Lakeside Place which are close care flats together with the Lakeside Care Home.			
Available: <input type="checkbox"/>	Land Use: Mixed	Submission Details: 2007 submission & planning Permission	
Site Area (ha): 5.99	Neighbourhood Plan Designation: <input checked="" type="checkbox"/>	Proposed Site use: Click here to enter text.	
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> Next to the site there is a TPO, whilst slightly beyond this there is the Hothfield Nature Reserve as well as a SSSI (within 100m).		Screening Part 1 Assessment: Not available or achievable. The site is not suitable for further development.	
<b>Location and Access to Services:</b> Click here to enter text.			
Site Access: <input type="checkbox"/> Click here to enter text.		Highway Constraints: Click here to enter text.	
Infrastructure Constraints: Click here to enter text.	AONB: <input type="checkbox"/> Click here to enter text.	Overall Landscape and Visual Impact Summary: Click here to enter text.	
Archaeology/ Scheduled Monument: <input type="checkbox"/> Click here to enter text.	Conservation Area: <input type="checkbox"/> Click here to enter text.	Listed Buildings: Click here to enter text.	Overall Heritage Summary: Click here to enter text.
Flood Risk: Click here to enter text.	Drainage: Click here to enter text.	Green Corridor: <input type="checkbox"/>	Public Open Space: Click here to enter text.
Woodland: <input type="checkbox"/> Click here to enter text.	Tree Preservation Order: Click here to enter text.	Screening Part 2 Assessment: Click here to enter text.	
Suitability & Achievability Assessment:  Click here to enter text.		Developable Area (ha): Click here to enter text. Density Calculation (dph): Click here to enter text. Expected Yield: Click here to enter text.	
		Deliverability & Developability Timeframe:	



	0-5 Year	6-10 Year	11-15 Year	16+ Year
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW31 Site Name: Land at Ram Lane, Britton Farm

<b>Site Address:</b> Hothfield, Ashford, Kent	<b>Other Site Refs:</b> Other129	<b>Current Use:</b> Vacant buildings and yard	
<b>Site Description and Adjacent Uses:</b> The site is a disused transport yard which contains a number of derelict buildings and structures. The site is located on the north side of Ram Lane and is surrounded by existing housing development at Britton House, Coombe Grove and by the recently constructed commercial nursery adjoining the site to the north. The land is disused and mainly covered in concrete with the remains of various agricultural buildings and structures.			
Available: <input checked="" type="checkbox"/>	Land Use: Brownfield	Submission Details: Informal Site Submission 2014 and 2007 submission	
Site Area (ha): 0.8	Neighbourhood Plan Designation: <input checked="" type="checkbox"/>	Proposed Site use: Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> There is a TPO within the western half of the site. There is also a larger area of AW/TPO less than 100m to the NW.		Screening Part 1 Assessment: <a href="#">Move to Part 2</a>	
<b>Location and Access to Services:</b> The site is located more than 1.6km away from any village services.			
<b>Site Access:</b> <input checked="" type="checkbox"/> The site is accessible via Ram Lane just off of the A20.		<b>Highway Constraints:</b> None known	
<b>Infrastructure Constraints:</b> None known	<b>AONB:</b> <input type="checkbox"/> <a href="#">Click here to enter text.</a>	<b>Overall Landscape and Visual Impact Summary:</b> <a href="#">Click here to enter text.</a>	
<b>Archaeology/ Scheduled Monument:</b> <input type="checkbox"/> <a href="#">Click here to enter text.</a>	<b>Conservation Area:</b> <input type="checkbox"/> <a href="#">Click here to enter text.</a>	<b>Listed Buildings:</b> The Britton Farm House/Stud LBs lie next to the site.	<b>Overall Heritage Summary:</b> <a href="#">Click here to enter text.</a>
<b>Flood Risk:</b> <a href="#">Click here to enter text.</a>	<b>Drainage:</b> <a href="#">Click here to enter text.</a>	<b>Green Corridor:</b> <input type="checkbox"/>	<b>Public Open Space:</b> <a href="#">Click here to enter text.</a>

<b>Woodland:</b> <input type="checkbox"/> Kiln Field Alders AW is less than 100m NW.	<b>Tree Preservation Order:</b> There is a TPO within the site.	<b>Screening Part 2 Assessment:</b> Filtered at Part 2			
<b>Suitability &amp; Achievability Assessment:</b>  Site too far removed from settlement. Not Suitable.		<b>Developable Area (ha):</b> Click here to enter text. <b>Density Calculation (dph):</b> Click here to enter text. <b>Expected Yield:</b> Click here to enter text.			
		<b>Deliverability &amp; Developability Timeframe:</b>			
		<b>0-5 Year</b>	<b>6-10 Year</b>	<b>11-15 Year</b>	<b>16+ Year</b>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW34 Site Name: South of West Street

<b>Site Address:</b> Hothfield	<b>Other Site Refs:</b> Click here to enter text.	<b>Current Use:</b> Agricultural
<b>Site Description and Adjacent Uses:</b> This site is located on the western edge of the settlement of Hothfield, and is a parcel of land stretching between The Street and West Street. The site is currently a large field, and the land varies in height, inclining to a point in the centre from both roads, which creates a high ridge in the centre. The site, on its West Street boundary, is higher than the road and is a large bank with hedgerow and mature tree coverage, limiting visibility into the site. West Street in this location is a narrow rural road, and the 30mph restriction commences between the site and as it enters the built area of the settlement, with a row of terraced 2-storey housing (no's 10-15). The land behind this row of terraces is a mix of gardens, parking and what appear to be some former allotments, sheds and scrubland. This area extends southwards by around 100m, and therefore adjoin the site for approximately 40% of its eastern boundary. There are some mature trees and scrub in this location, the boundary between the site and this land is not well established. The southern area of the site slopes down towards and adjoins the rear gardens of a number of properties located along the Street, in linear form. There is no access to the site from this area.		
<b>Available:</b> <input checked="" type="checkbox"/>	<b>Land Use:</b> Greenfield	<b>Submission Details:</b> Reg 19 Omission
<b>Site Area (ha):</b> 2.158	<b>Neighbourhood Plan Designation:</b> <input type="checkbox"/>	<b>Proposed Site use:</b> Housing
<b>Ecology Land Designations:</b> SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> There is a SSSI within 100m to the north, as well as a large area of TPO within 100m to the south.		<b>Screening Part 1 Assessment:</b> <a href="#">Move to part 2</a>

<b>Location and Access to Services:</b> The site adjoins the Hothfield CA, and therefore possesses good access to services such as local shops, a primary school and a play area.					
<b>Site Access:</b> <input checked="" type="checkbox"/> The site is accessible via West Street.		<b>Highway Constraints:</b> None known			
<b>Infrastructure Constraints:</b> Click here to enter text.	<b>AONB:</b> <input type="checkbox"/> Click here to enter text.	<b>Overall Landscape and Visual Impact Summary:</b> Click here to enter text.			
<b>Archaeology/ Scheduled Monument:</b> <input type="checkbox"/> Click here to enter text.	<b>Conservation Area:</b> <input checked="" type="checkbox"/> The CA adjoins the south of the site	<b>Listed Buildings:</b> There are a number of LBs within close proximity.	<b>Overall Heritage Summary:</b> Click here to enter text.		
<b>Flood Risk:</b> Click here to enter text.	<b>Drainage:</b> Click here to enter text.	<b>Green Corridor:</b> <input type="checkbox"/>	<b>Public Open Space:</b> Click here to enter text.		
<b>Woodland:</b> <input type="checkbox"/> Click here to enter text.	<b>Tree Preservation Order:</b> There is a large area of TPO within 100m to the south.	<b>Screening Part 2 Assessment:</b> Remain in survey for housing			
<b>Suitability &amp; Achievability Assessment:</b>  This site is located on the edge of the village and requires further assessment.		<b>Developable Area (ha):</b> Click here to enter text. <b>Density Calculation (dph):</b> Click here to enter text. <b>Expected Yield:</b> 54			
		<b>Deliverability &amp; Developability Timeframe:</b>			
		<b>0-5 Year</b>	<b>6-10 Year</b>	<b>11-15 Year</b>	<b>16+ Year</b>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Site Assessments by Parish/Area – Hothfield

Site Ref : DW35 Site Name: North of West Street

<b>Site Address:</b> Hothfield	<b>Other Site Refs:</b> Click here to enter text.	<b>Current Use:</b> Agricultural
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**Site Description and Adjacent Uses:**

This site is located on the western edge of the settlement of Hothfield, and is a parcel of land between West Street and Hothfield Common (Nature Reserve and SSSI), and joins the southern boundary of a detached dwelling, Wissenden Farm. Wissenden Farm is one of three large detached properties located on the edge the common itself, and their only vehicle access is through the common. The site is currently a large field, with the common on its eastern boundary (defined by a mature hedgerow ) and open countryside to the west, with a small cluster of rural properties 100m west of the site. To the south, on the opposing side of West Street, are fields which sit on higher land but are screened from the site by a bank and mature hedgerow. The site boundary along West Street is defined by a well kept, but mature hedgerow. West Street in this location is a narrow rural road, and the 30mph restriction commences between the site and as it enters the built area of the settlement, with a row of terraced 2-storey housing (no's 1-9 West Street) whose gardens back on to the Common. These are Listed Buildings. There are some trees and scrub within the site itself and around the boundaries. However, there is no boundary between the site and agricultural land to the north and the western boundary of hedgerow is not well established along the full length, providing long views in places into the countryside beyond.

Available: <input checked="" type="checkbox"/>	Land Use: Greenfield	Submission Details: Reg 19 Omission site
Site Area (ha): 4.671	Neighbourhood Plan Designation: <input type="checkbox"/>	Proposed Site use: Housing
Ecology Land Designations: SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> The site adjoins a SSSI and NNR to the east. There is also a large area of TPO within 400m to the south.	Screening Part 1 Assessment: <a href="#">Move to part 2</a>	

**Location and Access to Services:**

The site is in close proximity to the Hothfield CA, and possesses good access to services such as local shops, a primary school and a play area.

Site Access: <input checked="" type="checkbox"/> The site is accessible via West Street.		Highway Constraints: None known	
Infrastructure Constraints: <a href="#">Click here to enter text.</a>	AONB: <input type="checkbox"/> <a href="#">Click here to enter text.</a>	Overall Landscape and Visual Impact Summary: <a href="#">Click here to enter text.</a>	
Archaeology/ Scheduled Monument: <input type="checkbox"/> <a href="#">Click here to enter text.</a>	Conservation Area: <input type="checkbox"/> There is a CA less than 100m away.	Listed Buildings: There are a number of LBs adjacent to the east of the site.	Overall Heritage Summary: <a href="#">Click here to enter text.</a>
Flood Risk: <a href="#">Click here to enter text.</a>	Drainage: <a href="#">Click here to enter text.</a>	Green Corridor: <input type="checkbox"/>	Public Open Space: <a href="#">Click here to enter text.</a>
Woodland: <input type="checkbox"/> <a href="#">Click here to enter text.</a>	Tree Preservation Order: There is a large area of TPO within 400m to the south.	Screening Part 2 Assessment: Remain in survey for housing	

<b>Suitability &amp; Achievability Assessment:</b>  This site is located on the edge of the village and requires further assessment.	<b>Developable Area (ha):</b> Click here to enter text. <b>Density Calculation (dph):</b> Click here to enter text. <b>Expected Yield:</b> 117			
	<b>Deliverability &amp; Developability Timeframe:</b>			
	<b>0-5 Year</b>	<b>6-10 Year</b>	<b>11-15 Year</b>	<b>16+ Year</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW36 Site Name: Kempton Manor Farm

<b>Site Address:</b> Hothfield	<b>Other Site Refs:</b> Click here to enter text.	<b>Current Use:</b> Agricultural	
<b>Site Description and Adjacent Uses:</b> Agricultural land to the rear of Holiday Inn. Links to site DW39			
<b>Available:</b> <input checked="" type="checkbox"/>	<b>Land Use:</b> Greenfield	<b>Submission Details:</b> Reg 19 omission site	
<b>Site Area (ha):</b> 3.38	<b>Neighbourhood Plan Designation:</b> <input type="checkbox"/>	<b>Proposed Site use:</b> Housing	
<b>Ecology Land Designations:</b> SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> The site adjoins an area of AW/TPO to the west.		<b>Screening Part 1 Assessment:</b> <a href="#">Move to part 2</a>	
<b>Location and Access to Services:</b> The site is on the main A20 route into Ashford and close to public transport links.			
<b>Site Access:</b> <input checked="" type="checkbox"/> The site is accessible via an access off of the A20.		<b>Highway Constraints:</b> None known	
<b>Infrastructure Constraints:</b> Click here to enter text.	<b>AONB:</b> <input type="checkbox"/> Click here to enter text.	<b>Overall Landscape and Visual Impact Summary:</b> Click here to enter text.	
<b>Archaeology/ Scheduled Monument:</b> <input type="checkbox"/> Click here to enter text.	<b>Conservation Area:</b> <input type="checkbox"/> Click here to enter text.	<b>Listed Buildings:</b> Within 100m	<b>Overall Heritage Summary:</b> Click here to enter text.
<b>Flood Risk:</b> Click here to enter text.	<b>Drainage:</b> Click here to enter text.	<b>Green Corridor:</b> <input type="checkbox"/>	<b>Public Open Space:</b> Click here to enter text.

<b>Woodland:</b> <input checked="" type="checkbox"/> There is an AW adjoining the site to the west.	<b>Tree Preservation Order:</b> There is a TPO adjoining the site to the west.	<b>Screening Part 2 Assessment:</b> Remain in survey for housing. To be read in conjunction with DW39								
<b>Suitability &amp; Achievability Assessment:</b>  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.		<b>Developable Area (ha):</b> <a href="#">Click here to enter text.</a> <b>Density Calculation (dph):</b> <a href="#">Click here to enter text.</a> <b>Expected Yield:</b> 75								
		<b>Deliverability &amp; Developability Timeframe:</b>								
		<table border="1"> <thead> <tr> <th>0-5 Year</th> <th>6-10 Year</th> <th>11-15 Year</th> <th>16+ Year</th> </tr> </thead> <tbody> <tr> <td style="background-color: #cccccc;"><input checked="" type="checkbox"/></td> <td style="background-color: #ffff00;"><input type="checkbox"/></td> <td style="background-color: #92d050;"><input type="checkbox"/></td> <td style="background-color: #70ad47;"><input type="checkbox"/></td> </tr> </tbody> </table>	0-5 Year	6-10 Year	11-15 Year	16+ Year	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
0-5 Year	6-10 Year	11-15 Year	16+ Year							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW37 Site Name: Pinetrees, Chapel Road

<b>Site Address:</b> Hothfield	<b>Other Site Refs:</b> <a href="#">Click here to enter text.</a>	<b>Current Use:</b> Residential and curtilage
<b>Site Description and Adjacent Uses:</b> The site is a large area of land located between Ram lane and Chapel road, accessed directly from the A20, to the east of the petrol filling station and south of the Holiday Inn. The site is currently a large detached residential home and its curtilage which consists of a residential house, tennis court, swimming pool and stables, wooded land and paddocks. The area in which the site is located is currently a small hamlet area, with an irregular pattern of limited housing around the northern and eastern boundaries of the site. To the south of the site is Lakeside Gardens Residential Home complex, and the Hothfield SSSI and nature reserve is located directly opposite the site, in Chapel Road.		
<b>Available:</b> <input checked="" type="checkbox"/>	<b>Land Use:</b> Brownfield	<b>Submission Details:</b> Late site submission 2016 and planning app
<b>Site Area (ha):</b> 2.38	<b>Neighbourhood Plan Designation:</b> <input type="checkbox"/>	<b>Proposed Site use:</b> Housing
<b>Ecology Land Designations:</b> SAC/RAMSAR/SPA/ NNR/SSSI/Ancient Woodland /Local Wildlife Site <b>Details:</b> The site is adjoined to the SE by a SSSI and NNR. There is also a TPO within 100m south.		<b>Screening Part 1 Assessment:</b> <a href="#">Move to Part 2</a>

<b>Location and Access to Services:</b> The site is at least 1km away from the nearest settlement and therefore possesses limited access to services.									
<b>Site Access:</b> <input checked="" type="checkbox"/> The site is accessible via Chapel Road.		<b>Highway Constraints:</b> None known							
<b>Infrastructure Constraints:</b> Click here to enter text.	<b>AONB:</b> <input type="checkbox"/> Click here to enter text.	<b>Overall Landscape and Visual Impact Summary:</b> Click here to enter text.							
<b>Archaeology/ Scheduled Monument:</b> <input checked="" type="checkbox"/> The site is within an area of archaeological potential.	<b>Conservation Area:</b> <input type="checkbox"/> Click here to enter text.	<b>Listed Buildings:</b> There are a pair of LBs adjacent to the NW part of the site.	<b>Overall Heritage Summary:</b> Click here to enter text.						
<b>Flood Risk:</b> Click here to enter text.	<b>Drainage:</b> Click here to enter text.	<b>Green Corridor:</b> <input type="checkbox"/>	<b>Public Open Space:</b> Click here to enter text.						
<b>Woodland:</b> <input type="checkbox"/> Click here to enter text.	<b>Tree Preservation Order:</b> There is a TPO within 100m south.	<b>Screening Part 2 Assessment:</b> Remain in survey - housing							
<b>Suitability &amp; Achievability Assessment:</b>  The site adjoins a SSSI and NNR which could potentially be detrimentally impacted by increased recreational pressure. SA required.		<b>Developable Area (ha):</b> Click here to enter text. <b>Density Calculation (dph):</b> Click here to enter text. <b>Expected Yield:</b> 59							
		<b>Deliverability &amp; Developability Timeframe:</b>							
		<table border="1"> <thead> <tr> <th>0-5 Year</th> <th>6-10 Year</th> <th>11-15 Year</th> <th>16+ Year</th> </tr> </thead> <tbody> <tr> <td style="background-color: #cccccc;"><input type="checkbox"/></td> <td style="background-color: #ffff00;"><input type="checkbox"/></td> <td style="background-color: #90ee90;"><input type="checkbox"/></td> <td style="background-color: #32cd32;"><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	0-5 Year	6-10 Year	11-15 Year	16+ Year	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
0-5 Year	6-10 Year	11-15 Year	16+ Year						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						

## Site Assessments by Parish/Area – Hothfield

Site Ref : DW39 Site Name: Land to rear of Holiday Inn

<b>Site Address:</b> Off A20	<b>Other Site Refs:</b> Click here to enter text.	<b>Current Use:</b> Agricultural
<b>Site Description and Adjacent Uses:</b> The site comprises a mix of agricultural land and woodland to the rear of the Holiday Inn. It abuts the M20 to north, further agricultural land to the south and west and the Holiday Inn and further agricultural land to the East.		

Available: <input checked="" type="checkbox"/>	Land Use: Greenfield	Submission Details: Desktop	
Site Area (ha): 44.39	Neighbourhood Plan Designation: <input type="checkbox"/>	Proposed Site use: Housing	
Ecology Land Designations: SAC/RAMSAR/SPA/NNR/SSSI/Ancient Woodland /Local Wildlife Site Details: Ancient woodland within site		Screening Part 1 Assessment: <a href="#">Move to part 2</a>	
Location and Access to Services: The site is located close to the A20 and with good public access links to Ashford.			
Site Access: <input checked="" type="checkbox"/> Through DW36		Highway Constraints: <a href="#">Click here to enter text.</a>	
Infrastructure Constraints: <a href="#">Click here to enter text.</a>	AONB: <input type="checkbox"/> <a href="#">Click here to enter text.</a>	Overall Landscape and Visual Impact Summary: <a href="#">Click here to enter text.</a>	
Archaeology/ Scheduled Monument: <input type="checkbox"/> <a href="#">Click here to enter text.</a>	Conservation Area: <input type="checkbox"/> <a href="#">Click here to enter text.</a>	Listed Buildings: <a href="#">Click here to enter text.</a>	Overall Heritage Summary: <a href="#">Click here to enter text.</a>
Flood Risk: Site abuts flood zones to west	Drainage: <a href="#">Click here to enter text.</a>	Green Corridor: <input type="checkbox"/>	Public Open Space: <a href="#">Click here to enter text.</a>
Woodland: <input checked="" type="checkbox"/> <a href="#">Click here to enter text.</a>	Tree Preservation Order: <a href="#">Click here to enter text.</a>	Screening Part 2 Assessment: Remain in survey for housing	
Suitability & Achievability Assessment:  Built form on the development can be laid out to as to avoid the ancient woodland. Part of this site is allocated under policy S48, with total yeild of 150 split 50/50 between the two sites. This site is to be understood in conjunction with DW6		Developable Area (ha): <a href="#">Click here to enter text.</a> Density Calculation (dph): <a href="#">Click here to enter text.</a> <a href="#">Expected Yield: 75</a>	
		<a href="#">Deliverability &amp; Developability Timeframe:</a>	
		<b>0-5 Year</b>	<b>6-10 Year</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>