

Ashford Borough Council
**Strategic Housing
and Employment Land
Availability Assessment
(SHELAA) 2017/18**

APPENDIX 7: Sites Identified for ‘Other’ Uses



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This table lists all the sites that have been promoted for uses not housing or employment. This includes: Community, Social, Tourism, Infrastructure, and Gypsy and Traveller sites.

Gypsy and Traveller Sites have been assessed in detail in their own Sustainability Appraisal, which can be found here:
<http://www.ashford.gov.uk/local-plan-2030-evidence-base>

Site ref	Source	Town/Parish/Area	Site Name	Size (ha)	Neighbourhood Planning Area	Conclusion/Summary
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AG1	Site Submisison 2013	ASHFORD	Klondyke, Newtown Road	0.97		Site has been permitted for Model Railway Museum - March 2016.
BAE3	Site Submisison 2013	BOUGHTON ALUPH & EASTWELL	Land adjacent to Gardeners House, Faversham Road	0.93	Yes	Remain in survey for leisure/Tourism uses - Neighbourhood Planning Area
BD1	Site Submisison 2013	BIDDENDEN	Priorywoods, Tenterden Road, Biddenden	2.54		Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal
BD2	Site Submisison 2013	BIDDENDEN	Rose Garden Paddock, Hareplain Road	1.84		Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal

BO1	Site Submission 2014& Allocation	ASHFORD	The Warren, land adjacent Drovers roundabout (Policy U8)	4.14		KCC have an option on this site upto 2023. This site adjoins the urban area close to local amenties.
CH31	Planning permission	CHARING	Sports Pavilion, Arthur Baker Playing Fields, The Moat	0.293	Yes	The site is not suitable for residential development and should be retained as public open space.

DW11	Site Submisison 2013	WESTWELL	Land west of Sandyhurst lane (Behind Kingsland), Westwell lane	6.79	Although this site is located within close proximity of the golf club and the Sandyhurst Lane sports association. This does seem an isolated location for sports pitches. Further assessment would therefore be needed at sustainability appraisal stage to assess suitability, in addition further assessment would be needed to assess need/requirement for sports pitches.
DW7	Site Submisison 2013	WESTWELL	Land north east of Sunnybridge Farm, Watery Lane, Westwell	0.26	Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal
DW8	Site Submisison 2013	WESTWELL	Land at Watery Lane	3.93	Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal
GCS1	Site Submisison 2013	GREAT CHART	Former Nickolls Quarry, Chilmington	3.3	Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal
GCS2	Site Submisison 2013	GREAT CHART	The Meadows, Sandy Lane, Great Chart	0.58	Site has potential as a traveller pitch location. To be assessed through Sustainability Appraisal

IO19	Planning Permission	KENARDINGTON	St Mary's Church, Kenardington	0.444		This is a planning application for an extension to the church to provide kitchen and storage facilities.
IO4	Site Submisison 2013	KENARDINGTON	High House Nursery, Kenardington	2		The site is put forward for holiday lodges etc and may be acceptable for this use depending on tourism policies in the new Local Plan. However, in principle the site is not suitable for other uses as not located in the confines of a village and is an unsustainable location.
NO2	Site Submisison 2013	ASHFORD	Romney Marsh, Romney Marsh Road	4.733		The southern part of the site is wholly within the Willesborough Dykes Local Wildlife Site and is therefore not suitable for development. However, the northern part of the site would need to be looked into further as part of the full Sustainability Appraisal process. A full flood risk assessment would need to be undertaken in addition to the proposals for petrol station and hotel.

RTW24	2007 submission	TENTERDEN	Tenterden Vineyard, Small Hythe Road	2.214	Not available although potential for leisure, tourism and commercial
VC14	Allocation & Employment Land Review	ASHFORD	Elwick Place (Policy TC3) (Land south of Elwick Road & County Square)	3.386	Planning permission has been granted for a mixed use development comprising of restaurants and cafes (Class A3), a hotel (Class C1), leisure and assembly, including a cinema (Class D2), a car park, associated highway works, vehicle access, infrastructure, plant, car and cycle parking and landscaping (Phase 1)
VC16	Allocation & PP	ASHFORD	Corner of Elwick Road and Station Road (Policy TC6) (New College Site)	0.906	Under construction - Ashford College

WC20	Site Submisison 2013	CHARING	Land at Brockton Farm Paddock	0.46	Yes	This site has potential for a gypsy / traveller site as it is already occupied for such a use (although temporarily).
WC6	Site Submisison 2013	HIGH HALDEN	Lees Paddock, Pot Kiln Lane, High Halden	1.5		This site is available as a gypsy site. Although it's location could be seen as being unsustainable the site is already being in use as a gypsy site and as such should be considered in greater details to assess impacts.
WC7	Site Submisison 2013	HIGH HALDEN	Tyrol Farm, Plurenden Road	2.34		This site is available as a gypsy site, it is currently being used for this use. This site should be taken forward for further consideration of the level and impact of development here.
WC76	Planning Permission	HIGH HALDEN	Pillreed Cottage, Plurenden Road, High Halden	0.164		This site was granted permission for COU of land for the stationing of 6 residential mobile homes for gypsies this has been completed.
WE12	Site Submisison 2013	WILLESBOROUGH/MERSHAM	Willesborough Garden Centre, Hythe Road			This site is a brownfield site in a location where development is possible, due to Junction 10a proposals. A full survey is required for this site.
WE13	Site Submisison 2013	KINGSNORTH	land adjacent to Hookstead, Steeds Lane			Full assessment required

WS1	Site Submisison 2013	ORLESTONE (HAMSTREET)	Hamstreet Garden Centre, Marsh Road	3.56		The site is a brownfield site close to a large village. It is currently in mainly employment use, with one residential property on site. A large area of the site is within the flood zone, but this area is the part that is developed. There are vacant areas on the north of the site that have potential for development. This site remains in survey for a detailed employment and leisure assessment.
WS13	Site Submisison 2013	SHADOXHURST	Land south of Milee, Nickley Wood Road, Shadoxhurst	1.4		this site requires assessment for suitability
WS2	Site Submisison 2013	KINGSNORTH	Ashford Road, Kingsnorth (Land south of Kingsnorth Ironworks)	4		This site requires a detailed assessment to assess the use for Gypsy/Traveller site