

Ashford Borough Council

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

APPENDIX 3 – Housing Sites Filtered in Part 2 Screening Assessment (Not Suitable)



Appendix 3 – Housing Sites Filtered at Part 2 of Screening Assessment

This table includes details of all sites that have been assessed as not suitable for housing development. They may have been assessed in detail in the Sustainability Appraisal for the local plan, which is identified in the final column.

Site ref	Source	Town/Parish/Area	Site Name	Size (ha)	Site Yield	Availability	Suitability	Overall Assessment	Neighbourhood Planning Area	Conclusion/Summary
BD37	Other	BIDDENDEN	Site at Honeybee Farm, Headcorn Road	0.67	15	Not Available	Not Suitable	Not Deliverable or Developable		This site is not suitable for development - it is too far removed from the main settlement and not sustainable. Not currently available.
BD40	Local Plan Reg 19 Omission Site	BIDDENDEN	Former Railway Station	1.766		Available	Not suitable	Not Deliverable or Developable		Development here would result in the projection of the built form into the countryside which would be incongruous with the wider landscape. This site is a duplicate of BD18

BD5 a	Site Submisison 2013	BIDDENDEN	New House farmland, Rear of Cheeslands, Biddenden	0.31	6	Available	Not Suitable.	Not Deliverable or Developable	This site forms part of BD5b. No confirmed access to the site. Because of the location of this edge of settlement site, a full landscape assessment would be required to assess visual impact.
BD5 b	Local Plan Reg 19 Omission Site	BIDDENDEN	Land rear of Cheeslands and Sandeman Way (Larger area than BD5a)	3.5		Available	Not suitable	Not deliverable	This site contains BD5a. No confirmed access to the site. Because of the location of this edge of settlement site, a full landscape assessment would be required to assess visual impact.
BD6	Site Submisison 2013	BIDDENDEN	Newcastle Farm Field, Newcastle Corner, Headcorn Road	1.44	30	Available	Not Suitable.	Not Deliverable or Developable	The site is too far removed from the main settlement and therefore is removed from assessment in Part 2 following detailed appraisal in SA.
BD7	Site Submisison 2013	BIDDENDEN	Little Crampton Meadows	0.69	15	Available	Not Suitable	Not Deliverable or Developable	This site is not suitable for development - it is too far removed from the main settlement, within countryside and not sustainable.

BY1	Site Submisison 2013	KENNINGTON	Ashford Rugby Club (2 submissions)	9.175	320	Available	Not Suitable.	Not Deliverable or Developable		The site is located within the Ashford Green Corridor Network and not suitable for housing development.
BY7	Other	KENNINGTON	Houchin Playing Fields, Canterbury Road	0.85	28	Unknown	Not Suitable	Not Deliverable or Developable		The site is located within the Ashford Green Corridor Network and not suitable for housing development. Availability is unknown
BY9	Urban site submission 2006	KENNINGTON	Bybrook Builders Yard	0.5	17	Unknown	Not Suitable	Not Deliverable or Developable		The site is located within the Ashford Green Corridor Network and a flood zone and not suitable for further development.
CH1	Site Submisison 2013	CHARING	Land adjacent Oak Barn, Pett Lane, Charing	0.203	5	Available	Not Suitable.	Not Deliverable or Developable	Yes	Site is too far removed from settlement to be suitable for allocation of development but may be suitable in future
CH19	2007 Submission	CHARING	Rear of Lyndhurst House	0.098	2	Available	Not Suitable.	Not Deliverable or Developable	Yes	The site is located some distance from the nearest settlement.

CH2	Site Submisison 2013	CHARING	Flexford Nurseries, Charing Hill, Charing	1.79	44	Available	Not Suitable.	Not Deliverable or Developable	Yes	The site is unsuitable for development as it is situated within the AONB with far reaching views out to the west. Any new development to the north of the A252 would create an unnatural boundary to existing built development and impact on the landscape setting of the village.
CH3	Site Submisison 2013	CHARING	Land west of Pluckley Road, Charing	22.4	500	Available	Not Suitable.	Not Deliverable or Developable	Yes	Not suitable or achievable. Too far removed from settlement and would be development in the countryside. A site this large is not appropriate on the outskirts of an established village.
CH5	Site Submisison 2013	CHARING	Land at Charing Hill (adjoining Lyndhurst House)	0.224	5	Available	Not Suitable.	Not Deliverable or Developable	Yes	It is located some distance from the settlement. Not suitable.
CH7	Site Submisison 2013	CHARING	Land on western side of Pluckley Road	4.91	122	Available	Not Suitable	Not Deliverable or Developable	Yes	The site is located outside the confines of a settlement, in the countryside and is not suitable for development

CH8	Site Submisison 2013	CHARING	The Abbaoir, Dog Kennel Lane, (Anglo Dutch Meats Ltd)	1.83	45	Available	Not Suitable	Not Deliverable or Developable	Yes	This site is brownfield but located outside the confines of the settlment with poor access and therefore is unsuitable for development.
DN1	Site Submisison 2013	CHILHAM	Land between Cobbs Hill and Long Hill, Old Wives Lees	1.17	25	Available	Not Suitable	Not Deliverable or Developable		The site is located within a small hamlet and has limited access to services, the road network to access the settlement is poor with no footpath to Chilham village. Within AONB.
DN29	Site Submisison 2013 (Inf)	CHILHAM	Land at 1-5 The Oast House, Lower Lees Road, Old Wives Lees	0.32	5	Available	Not Suitable.	Not Deliverable or Developable		The site is located within a small hamlet and has limited access to services, the road network to access the settlement is narrow . Within AONB
DN3	Site Submisison 2013	CHILHAM	Ashford Road Service Station, Ashford Road	0.25	6	Available	Suitable	Not Deliverable or Developable		The site is available and suitable as a brownfield site within a village, but is currently in use as an employment site and therefore unachievable because of potential loss to employment.

DN30	Site Submisison 2013 (Inf)	CHILHAM	Land between Long Hill & Hawkin's Rough, Old Wives Lees	3.52	40	Available	Not Suitable	Not Deliverable or Developable	The site is located within a small hamlet and has limited access to services, the road network to access the settlement is poor with no footpath to Chilham village. Within AONB.
DN31	Site Submisison 2013 (Inf)	CHILHAM	Land adjacent to Tollgate Cottage, Maidstone Road	2.87	45	Available	Not Suitable	Not Deliverable or Developable	The site is located outside the confines of a settlement on the opposite side of A252 in the countryside (SSSI) and is not suitable for development
DN32	Site Submisison 2013 (Inf)	MOLASH	Land adjacent to Pound Lane, Molash	0.6	10	Available	Not Suitable	Not Deliverable or Developable	The site lies outside the defined settlement confines, within countryside. Therefore unsuitable at present.
DN4	Site Submisison 2013	CHILHAM	Land at Mulberry Hill	1.3	10	Available	Not Suitable.	Not Deliverable or Developable	The site is located within a small hamlet and has limited access to services, the road network to access the settlement is narrow . Within AONB. (Reassed as suitable for exclusive homes)

DN5	Site Submisison 2013	CHILHAM	Noveis, Canterbury Road	0.18	4	Available	Not Suitable.	Not Deliverable or Developable		Site removed at Part 1 - Site size too small. Full assessment subsequently undertaken - Not suitable
DW1	Site Submisison 2013	CHALLOCK	High Tree Lodge, Buck Street, Challock	1.77	30	Available	Not Suitable	Not Deliverable or Developable		The site lies outside the defined settlement confines for Challock. Therefore unsuitable at present.
DW10	Site Submisison 2013	WESTWELL	Land adjacent Tutt Hill Farm	1.231	20	Available	Not Suitable	Not Deliverable or Developable		The site lies on the edge of a small hamlet with limited access to services and is therefore unsuitable for development at present.
DW3	Site Submisison 2013	CHALLOCK	Land Adjacent to Alicia, Challock	1.88	30	Available	Not Suitable	Not Deliverable or Developable		Site too far removed from settlement. Not Suitable.
DW31	Informal Site Submission 2014 and 2007 submission	HOTHFIELD	Land at Ram Lane, Britton Farm, Westwell Leacon	0.8	15	Available	Not Suitable.	Not Deliverable or Developable	Yes	Site too far removed from settlement. Not Suitable.

DW38	Local Plan Reg 19 Omission Site	CHALLOCK	Squids Gate Farm, Challock	0.994		Available		Not deliverable	This is a greenfield site in an isolated location. Development here would result in an isolated development, far from any settlement, and would be incongruous with the wider landscape.
DW5	Site Submisison 2013	CHALLOCK	land South of Blind Lane and west of Church Lane	6	100	Available	Not Suitable.	Not Deliverable or Developable	The site is outside of the suggested village confines boundary as stated in the 13th March 2014 cabinet paper on " Establishing a locally defined village 'envelope' for Challock." and would be backland development, not in keeping with the existing linear, low density housing here. It is located completely within the AONB and extends extensively into the countryside to the south of the village.
GCS14	Local Plan Reg 19 Omission Site	GREAT CHART	Ninn Lane Site	1.008		Available		Not deliverable	Development here would result in an isolated development in the countryside, some distance from services and which would be incongruous with the wider landscape.

HG1	Site Submisison 2013	SEVINGTON	Land adjacent to Church Road, Sevington	1.63	50	Available	Not Suitable	Not Deliverable or Developable	Site is completely within Green Corridor and not suitable for development
HG2	ABC Owned	SEVINGTON	Open Spaces around around Luckhurst Road/North East of Sevington	0.555	18	Unknown	Not Suitable	Not Deliverable or Developable	Land was retained as POS and kept free from development. Not Suitable or achievable.
IO29	Local Plan Reg 19 Omission Site	APPLEDORE	School Field, School Lane	1.906		Available	Not suitable	Not deliverable	Development here would be isolated from the main built form of the village and would adversely harm the landscape character of the area
IO3	Site Submisison 2013, 2007 submission & Refused PP	KENARDINGTON	Land at High House Farm, Kenardington	2.64	50	Available	Not Suitable	Not Deliverable or Developable	The site is located in a rural village with limited services. This is a large site in the countryside. Local Needs exception housing has been permitted in the locality on an exception basis.

IO30	Local Plan Reg 19 Omission Site	APPLEDORE	Land Wst of School Road	1.299		Available	Not suitable	Not deliverable		Development here would be isolated from the main built form of the village and would adversely harm the landscape character of the area
IO5	Site Submisison 2013	WITTERSHAM	Land at Lloyds Farm	1.7	42	Available	Not Suitable	Not Deliverable or Developable		This site is located on the edge of a settlement, quite far from the serices offered. Development of this site would have a detrimental impact on the rural setting and character of this key entrance of the village.
IO6	Site Submisison 2013	WITTERSHAM	Land north of Stocks Road, Wittersham	2.5	62	Available	Not Suitable.	Not Deliverable or Developable		Site adjoins the edge of the settlement but is rural in character. It is within the AONB as is the whole village and adjoins the Conservation Area. Any development would need to respect these constraints. TPOs on site are located on the boundaries.
IO9	Site Submisison 2013	KENARDINGTON	Paddock at Pockets Cottage, Church Lane	0.179	4	Available	Not Suitable.	Not Deliverable or Developable		Site is too small for SHELAA, too far from the village and from amenities, would also be harmful to the landscape.

KE14	Refused PP	KENNINGTON	Little Acre, 80 The Street, Kennington	0.53	18	Not Available	Not Suitable	Not Deliverable or Developable		Site not suitable - dismissed at Appeal
KE15	Other	KENNINGTON	Old School House, Ball Lane	0.43	15	Not Available	Availability Unknown. Not Deliverable.	Not Deliverable or Developable		Site unavailable - not re-submitted. In addition, access to the site would have to be improved if the site was to be brought forward for development.
NO3	Site Submission 2013	KINGSNORTH	Ashford Canal District	52.302	1830	Available	Not Suitable	Not Deliverable or Developable		Site not Suitable. Within Ashford Green Corridor Designation

NW4	Site Submission 2014 & ABC owned	ASHFORD	Coneybeare, Torrington Rd	1.2	42	Available	Not Suitable.	Not Deliverable or Developable	This site is well located within the urban area of Ashford, close to the International Station. The site is also currently unused. However, the site is located directly in the floodzone and therefore a full flood risk assessment would be needed.
NW10	Other	WILLESBOROUGH	Land on Blackwall Road North (North of Kennington Road)	3.81	132	Unknown	Not Suitable	Not Deliverable or Developable	Part of site unavailable - not re-submitted. Second part of site is the same as NW6 and therefore not suitable as it will be double counting. Part of site U5 allocation. The northern part of the site - Not suitable
NW11	Other	WILLESBOROUGH	Willesborough Cricket ground	4.15	144	Unknown	Not Suitable	Not Deliverable or Developable	Site is Sports Pitch and Public Open space. Not suitable for development
NW12	Other	WILLESBOROUGH	Land rear of 13-63 Romney Rd	0.654	22	Unknown	Not Suitable	Not Deliverable or Developable	Mixed Ownerships - not achievable

NW2	Site Submisison 2013	WILLESBOROUGH	Land at 10A Blackwall Road North	1.1	38	Available	Not suitable	Not Deliverable or Developable	Development on this site would likely impact on the setting of nearby listed buildings. The site is therefore not suitable for development
PFN3	Site Submisison 2013	KINGSNORTH	Land adjacent to Kingsnorth Medical Practice	3.9	96	Available	Not Suitable	Not Deliverable or Developable	This site falls completely within the floodzones 2 & 3.
PFN4	Site Submisison 2013	KINGSNORTH	Triumvirate House, Millbank Road (Imagine play centre)	3.237	112	Available	Not Suitable	Not Deliverable or Developable	The proposals for this site contain various options for development which would require several parcels of land. The whole site is currently in employment use, and to change this use to residential would be against current policy.

RTW21	Site Submisison 2013	ROLVENDEN	Kingsgate View, Mounts Lane, Rolvenden Layne	1.211	29	Available	Not Suitable	Not Deliverable or Developable	Yes	Site has been put forward for housing, 1 house is proposed. Part of the site is within the Conservation Area, development of this part of the site would have a harmful impact upon the Conservation Area and the adjoining Listed Building. It is not a very sustainable location as there are no shops and there is no school. Development on the part of the site which is outside the Conservation Area would be new development in open countryside in the AONB.
RTW22	Site Submisison 2013	ROLVENDEN	land to the west of Kingsgate Cottage, Rolvenden Layne	0.263	6	Available	Not Suitable	Not Deliverable or Developable	Yes	Site has twice been refused pp. Likely to be harmful to the AONB landscape, listed buildings and unsustainable location. However, remains in the SHELAA for further assessment.

RTW9	Site Submission 2014 and 2007 submission	ROLVENDEN	Land adjacent to Redwood	2	50	Available	Not Suitable	Not Deliverable or Developable	Yes	The site is on the edge of the settlement at a key entrance from Tenterden. Development in this location would be an extension of the settlement into open countryside south of the A28 where there is very little development at present.
SS10	Site Submission 2013	BONNINGTON	The Paddock, east of Bonnington Court	0.6	15	Available	Not Suitable	Developable		This site may have some future potential for development and is considered as developable, but is located in a rural hamlet, with limited access to services and is not a sustainable location. Due to the site location, this site was Filtered at Part 2.

SS11	Site Submission 2013	BONNINGTON	Land north east of Bonnington Court	1.6	40	Available	Not Suitable	Developable	This site may have some future potential for development and is considered as developable, but is located in a rural hamlet, with limited access to services and is not a sustainable location. It is in close proximity to the AONB and various ecological sites. Due to the site location, this site was Filtered at Part 2.
SS43	2007 submission	RUCKINGE	17 acres of land rear of Dimon Cottage, Misteltoe Cottage and Dimon Villa	17	400	Available	Not Suitable	Not Deliverable or Developable	Not Available or Achievable. The site is not suitable for further development.

SS55	Site Submisison 2013	ALDINGTON	The Paddock, Vale Farm House, Mill Lane	0.5	12	Available	Not Suitable	Not developable	This site is too far removed from the village centre of Aldington and therefore is in an unsustainable location. The character of this area is very rural, and the roads are narrow, rural lanes. There is no footpath to the village, and the only development around the site are large detached properties. Development of this site would not be in keeping with the current surroundings and would impact on neighbouring properties.
SS57	Local Plan Reg 19 Omission Site and Planning Application	BRABOURNE	Brabourne Lees - land between Canterbury road and Lees Road	9.582		Available	Not suitable	Not deliverable	Development on this edge of village location would impact on valued landscape and result in the loss of informal open space.
SS59	Local Plan Reg 19 Omission Site	SMEETH	Smeeth Playing Fields	4.25		Available	Not suitable	Not deliverable	Development on this site would result in the loss of open space and therefore the site is not suitable.

SS6	Site Submisison 2013	BONNINGTON	Land at Bonnington	1.18	25	Available	Not Suitable	Not developable	This site may have some future potential for development and is considered as developable, but is located in a rural hamlet, with limited access to services and is not a sustainable location. Due to the site location, this site was Filtered at Part 2.
SS9	Site Submisison 2013	SMEETH	Land at the junction between Evegate Mill Lane and Bower Road, Smeeth	8.1	120	Available	Not Suitable	Not Deliverable or Developable	This site does not have constraints but is located outside of the settlement confines.. Requires further assessment.
SW1	Site Submission 2014 & ABC Owned	ASHFORD	Gas House Field, Land adjoining New Town Road, New Town	1.12	38	Available	Not Suitable	Not Deliverable or Developable	This site is not suitable for development due to being completely within the Green Corridor . A full assessment is needed to determine impact on designation. Full assessment shows site as unsuitable for development

SW2	Site Submission 2014 & ABC Owned	ASHFORD	Open land to east of Bushy Royds and north of Fairview Drive	1.3	45	Available	Not Suitable.	Not Deliverable or Developable	This site is within the urban area of south willesborough and has access through an existing residential street. It is within flood zone 2 and this constraint needs further assessment, but the site has no other constraints to development.
TNRTW1	Site Submission 2013	TENTERDEN	Land north west of Rolvenden road, tenterden	10.07	200	Available	Not Suitable.	Not Deliverable or Developable	Suitable in part only. Development of the site would be highly visually intrusive and damaging to the setting of the AONB and unsuitable for allocation.
TS13	2007 submission	TENTERDEN	Land off Sandy Lane	6.92	180	Available	Not Suitable.	Not Deliverable or Developable	Not Available and therefore not suitable or Achievable.
TS4	Site Submission 2013	TENTERDEN	Hopes Grove - North	1.2	30	Available	Not Suitable.	Not Deliverable or Developable	Potentially major impact on the rural character of the area including the AONB.

TS5	Site Submisison 2013	TENTERDEN	Former Leigh Green Service Station, Tenterden	0.87	15	Available	Not available. Not Suitable	Not Deliverable or Developable	Site is considerably outside the built-up confines of any settlement. Unsuitable for development. Adjoins an industrial estate.
TS6	Site Submisison 2013	TENTERDEN	Forstal Field, Leigh Green	0.24	6	Available	Not available. Not Suitable	Not Deliverable or Developable	Removed at screening part 2. Site is assessed to be within the countryside.
TS7	Site Submisison 2013	TENTERDEN	Land adjacent to Belcot and Hopes Grove, Tenterden	6.06	120	Available	Not Suitable	Not Deliverable or Developable	Potentially major impact on the rural character of the area including the AONB.
TSTRW2	Site Submisison 2013	TENTERDEN	Hopes Grove - South	8.3	100	Available	Not Suitable	Not Deliverable or Developable	Potentially major impact on the rural character of the area including the AONB.
VC48	Refused PP	ASHFORD	Land adjoining 74 New Street	0.11	8	unknown	Suitable	Not Deliverable or Developable	This site was a previous application but refused. It is within the Town centre confines but there are unknown achieveability due to the private access road.

WC1	Site Submisison 2013	BETHERSDEN	Land to the East of Bethersden - Ashford Road TN26 3AT	1.05	25	Available	Not Suitable	Not Deliverable or Developable	Yes	This site is currently in employment use.
WC11	Site Submisison 2013	HIGH HALDEN	Land to the north side of Church Hill	1.1	25	Available	Not suitable	Not Deliverable or Developable		This site is located on the edge of the settlement confines. It is available and achievable. However, the site is in close proximity to the Church and impact on its setting and the landscape needs to be considered in more detail through a full appraisal.
WC13	Site Submisison 2013	HIGH HALDEN	Pasture Land adjoining St Michaels Court and Sportsman farm, Halden Lane	8.9	200	Available	Not suitable	Not Deliverable or Developable		This site is located in an isolated position with sporadic development to east and south. It is also in multiple ownership. Development on this site would have a negative impact on the surrounding landscape and is therefore unsuitable. It was removed at Stage 2 due to its unsustainable location and unknown achievability.

WC17	Site Submisison 2013	PLUCKLEY	Pluckley Station	0.8	15	Available	Not suitable	NP Assessment	Yes	The site is not located within a settlement and impact on the landscape setting would be detrimental as currently there is no development south of the railwayline.
WC18	Site Submisison 2013	ST MICHAELS	S Edwards Engineering, Pope House Farm, Ashford Road	0.28	4	Available	Not suitable	Not Deliverable or Developable		This site is located on the edge of the settlement confines, adjoining the countryside. It is located at the rear of farm properties (which are listed buildings) and the access track is narrow. The site is too small to provide more than 4 houses and its location and impact on landscpae and heritage makes it unsuitable for further consideration.
WC2	Site Submisison 2013	BETHERSDEN	Land to the rear of proposed development off Mill Road, Bethersden	1.82	35	Available	Not Suitable	Not Deliverable or Developable	Yes	The site is currently considered to be removed from the village confines
WC21	Site Submisison 2013	HIGH HALDEN	Oaktree Farm Buildings, Woodchurch Road, High Halden	0.62	8	Available	Not Suitable	Not Deliverable		This site is located outside of a settlement and is considered countryside. It was removed at Part 2 due

										to its unsustainable location.
WC31	Site Submission 2014 & 2007 submission	BETHERSDEN	Field opposite Mill House	0.27	6	Available	Not Suitable.	Not Deliverable or Developable	Yes	Site was promoted by landowner/agent so is considered available. However this is a small site that falls below the site being considered for development within this SHLAA. It is also removed from the village and is therefore considered unsuitable
WC8	Site Submission 2013	HIGH HALDEN	Land to the east of Homestall Farm, Ashford Road, High Halden	0.417	10	Available	Not Suitable	Not Deliverable or Developable		This site is considered as developable, but is located outside of a settlement confines, with limited access to services and is not a sustainable location. Due to the site location, this site was Filtered at Part 2.
WC85	Local Plan Reg 19 Omission Site	ST MICHAELS	St Michaels Vicarage	1.294		Available	Not suitable	Not deliverable		Development here would be isolated from the main built form of the village and would adversely harm the landscape character of the area. No suitable access to the site.

WC89	Site Submisison 2013	HIGH HALDEN	CharmWood, Plurenden Lane, High Halden	1.4	10	Available	Not Suitable	Not Deliverable or Developable	This site is located within the countryside, the majority of the site is woodland which adjoins ancient woodland. This site is not suitable for development as it considered an isolated location.
WC9	Site Submisison 2013	HIGH HALDEN	Black Cottage orchard (2 sites)	0.65	15	Available	Not Suitable	Not Deliverable or Developable	This site is located outside of a settlement confines, with limited access to services and is not a sustainable location. Due to the site location, this site was Filtered at Part 2.
WC93		HIGH HALDEN	Martin Park	0.6		Available	Not suitable	Not deliverable	Development here would result in isolated structures which would intrude into the surrounding landscape.
WE1	Site Submisison 2013	MERSHAM	Frith Field, Aldington Frith	3	70	Available	Not Suitable	Not Deliverable or Developable	This site is in a very rural location, in between the main villages of Mersham and Aldington. The landscape is very rural with very limited housing development.

WE14	Site Submisison 2013	MERSHAM	Frith Business Centre, Frith Road, Aldington Frith	1.03	25	Available	Not Suitable	Not Deliverable or Developable	This site is in a very rural location, in between the main villages of Mersham and aldington. Although there are a small number of residential properties around the site in this hamlet, this site is not in a sustainable location. The landscape is very rural. This site is currently in business use (B1) and it would be against policy to allow a change of use to residential without a detailed assessment of the current employment potential.
WE17	Site Submisison 2013 (Inf)	KINGSNORTH	The Retreat, Taylor Farm, Bond Lane	1.2	30	Available	Not Suitable	Not Deliverable or Developable	This site alone is not in a sustainable location for development. However, this site forms part of the broad location identified as land south of Kingsnorth, and requires a more detailed assessment along with Site WE16.

WE18	Site Submisison 2013 (Inf)	KINGSNORTH	Taylor Farm, Bond Lane, Kingsnorth	1.3	44	Available	Not Suitable	Not Deliverable or Developpable	This site alone is not in a sustainable location for development. However, this site forms part of the broad location identified as land south of Kingsnorth, and requires a more detailed assessment along with Site WE16, and WE17.
WE19	Site Submisison 2013	KINGSNORTH	Land adjacent to Meadow Farm, Broadhembury Farm & Land south of Hookstead, Steeds Lane, Kingsnorth	15.7	390	Available	Not Suitable	Not Deliverable or Developpable	At present this site is removed from any built settlement. Steeds lane is made up of large detached properties and access to farms and agricultural uses, as well as the holiday caravan park. This area has been identified as a potential broad location for future growth.

WE2	Site Submisison 2013	KINGSNORTH	The Greens Business Centre, Cheesemans Green Lane	0.4	10	Available	Not Suitable	Not Deliverable or Developable	This site is a small business centre in a very rural location. It would contrary to policy to allow redevelopment of this site to residential from employment use. At the current time the site lies in very rural location along a rural lane. The site is not close to any services and is therefore not sustainable development.
WE3	Site Submisison 2013	KINGSNORTH	Land east of the Greens Business Centre, Cheeseman's Green Lane	1.888	46	Available	Not Suitable	Not Deliverable or Developable	At the current time the site lies in very rural location along a rural lane. The site is not close to any services and is therefore not sustainable development.

WE35	Site Submisison 2013 (Inf)	KINGSNORTH	Homelands Golf Centre	23.188	200	Available	Not Suitable	Not Deliverable or Developable	This is a very large greenfield site that is surrounded by open countryside and pockets of woodland. It is not close to any residential areas, and is in an unsustainable location, as it is too far removed from any settlement, and from the main road. Access would need to be through the football ground. It is not a suitable location for development.
WE37	Site Submisison 2013 (Inf)	KINGSNORTH	Land at Kiln Farm between Bond Lane and Chuch Hill	5.84	140	Available	Not Suitable	Not Deliverable or Developable	The site is detached from the village of Kingsnorth. Although services are currently limited in this area, there are planning applications which include services in cheesemans green and park farm south east. Full assessment undertaken, at the same time as WE24 and WE16, as this site forms part of a broad location.

WE40	Site Submisison 2013 (Inf)	MERSHAM	Land at Court Lodge Farm, Church Road	0.5	12	Available	Not Suitable	Not Deliverable or Developable	Much of this site is developed and the site is in a relatively isolated location in the countryside which may raise issues of use of rural roads if promoted for employment uses.
WE45	Local Plan Reg 19 Omission Site	KINGSNORTH	Land on Church Hill, Kingsnorth (Larger area than WS4 submission)	1.05		Available	Not suitable	Not deliverable	This site forms part of the green buffer zone within policy S4

WE46	Local Plan Reg 19 Omission Site	KINGSNORTH	Kingsnorth Glebe & The Rectory, Church Hill (2 Sites)	7.25		Available	Not suitable	Not deliverable		This site forms part of the green buffer zone within policy S4
WE52	Local Plan Reg 19 Omission Site	MERSHAM	Bower Farm	0.913		Available	Not suitable	Not deliverable		Development here would be isolated from the main built form of the village and would adversely harm the landscape character of the area
WE7	Site Submisison 2013	MERSHAM	Land adjacent 1 Chequer Tree Cottage, Chequer Tree Lane, Mersham	1.12	28	Available	Not Suitable	Not Deliverable or Developable		This site is in a a very rural location, away from built development and not close to any large village or services. Development here would have a detrimental impact on the rural landscape and would not be sustainable.

WE8	Site Submisison 2013	MERSHAM	Land to the north of Orchard Cottage and Marden, Kingsford Street, Mersham	0.52	13	Available	Not Suitable	Not Deliverable or Developable	This site is far removed from the village centre of Mersham, and the surrounding housing form is very sporadic, with gaps in the road frontage. A large development here would not be a continuation of the built form, and would not be in keeping with the rural character of this area.
WE9	Site Submisison 2013	MERSHAM	Cranwell House, The Forstal	1.2	30	Available	Not Suitable	Not Deliverable or Developable	This site has TPO protected trees on the western boundary. The site is in reasonable distance of the village services and has some residential properties around it. There may be issues with the proximity to the railway line, and the road network and therefore this site requires further assessment.

WN1	Site Submisison 2013	EGERTON	Broad Ham, Rock Hill Road, Egerton	1.87	40	Available	Not Suitable	Not Deliverable or Developable	This site is not suitable for development due to its location and the landscape character. This site is not adjacent to the village, and therefore would not continue the existing built form. The landscape and character around this site is rural and agricultural and development would impact on this. The few properties already in this area are set along the road and are well screened. Development of housing on this site would not be in keeping with this surrounding character.
WN21	Informal 2013 submission	SMARDEN	Land adjacent to Buffalo and Fleet Farm Oast	1.2	20	Available	Not Suitable	Not Deliverable or Developable	Although there is ribbon development either side of this site, it is outside the the built up area of the village and not in a sustainable location.

WN22	Late Submission	EGERTON	Land adj to Forstal Villas, Egerton Forstal	1.804	40	Available	Not Suitable	Not Deliverable or Developable	This site is not suitable for development due to its location and the landscape character. This site is not adjacent to the village, and therefore would not continue the existing built form. The landscape and character around this site is rural and agricultural and development would impact on this. Development of housing on this site would not be in keeping with this surrounding countryside character.
WN23	Late Submission & Local Plan Omission Site 2016	SMARDEN	Land at Gillets Farm, Water Lane, Smarden	4.34	108.5	Available	Not Suitable	Not Deliverable or Developable	This site is not suitable for development as it is open countryside and very rural in character. There is very limited housing in this location on that side of Hornash Lane. A large area of the site is within flood zone and it is bounded by Ancient woodland. Development in this location would have a detrimental effect on the landscape.

WN3	Site Submisison 2013	SMARDEN	Mill Lane, Swarden (Land between Boughton Cottage & Millview Cottage)	0.614	15	Available	Not Suitable	Not Deliverable or Developable	This site is on the edge current built form of development in the village. It is reasonably close to village services and has no environmental constraints. The impact on the landscape and neighbouring properties requires a more detailed assessment as the area is very rural character There may be potential for upgrade of sports pitch and access.
WN5	Site Submisison 2013	SMARDEN	Land adjacent to Long Meadow, Swarden	1.025	25	Available	Not Suitable	Not Deliverable or Developable	This site is on the edge of the built settlement of Swarden. The area at present is very low density as the properties around are mainly large detached houses. Development would be detrimental to the rural character

WN7	Site Submisison 2013	SMARDEN	land to the South of Smarden	3.604	90	Available	Not Suitable	Not Deliverable or Developable	This site is not suitable for development due to its location. It is not close to any built development at present, and is a parcel of land in an area of open countryside and agricultrual fields. it is accessed from a narrow farm track off a rural road network. This would not be sustainable development.
WN8	Site Submisison 2013 (Inf)	SMARDEN	Fleet Field, Buffalo Lane	0.897	22	Available	Not Suitable	Not Deliverable or Developable	This site is not within the confines of the village. It is very rural in nature in this location with very little built development and therefore unsustainable. The site itself contains ponds and at least 50% of the site is within flood zone 2. This is not suitable for development.

WS16	Site Submisison 2013	SHADOXHURST	Monks Field, Blindgrooms Lane	20.234	504	Available	Not Suitable	Not Deliverable or Developable	This site lies outside of the built confines of Shadoxhurst and would be unsustainable and harmful form of development that would be detrimental to the environment in general and visual amenity of the area. It does not adjoin any housing development and the character of the area is open countryside. This site is not suitable for development.
WS18	Site Submisison 2013	SHADOXHURST	Criol Barn Field	0.72	18	Available	Not Suitable	Not Deliverable or Developable	This site is not within the built confines of Shadoxhurst main village centre and is not suitable for development

WS23	Site Submisison 2013	SHADOXHURST	Hornash Lane (Land to the east of Haywain House)	6	150	Available	Not Suitable	Not Deliverable or Developable	This site is not suitable for development as it is open countryside and very rural in character. There is very limited housing in this location on that side of Hornash Lane. A large area of the site is within flood zone and it is bounded by Ancient woodland. Development in this location would have a detrimental effect on the landscape.
WS24	Site Submisison 2013	WOODCHURCH	Susans Hill, Woodchurch (Land east of Woodchurch Village Life Museum)	9.18	228	Available	Not Suitable	Not Deliverable or Developable	Site is far removed from the main settlement built form
WS28b	Site Submission 2014	WOODCHURCH	Larger area of land between 82 and 120 Front Road	1.52	30	Available	Not suitable	Not Deliverable or Developable	Larger area of WS28a. Development of the whole site would not be in keeping with the urrounding built form along this road frontage. Impacts on the surrounding countryside and conservation area setting would be detrimental.

WS3	Site Submisison 2013	KINGSNORTH	Fields behind Halfway Bungalow & Yard, Ashford Road, Kingsnorth	10.71	266	Available	Not suitable	Not Deliverable or Developable	This site is in a very rural location with no residential uses adjoining the site. It is over 1.6km from the nearest villages and services, with no footpath that connects. There is protected ancient woodland and Local wildlife site on three boundaries to the site in the south, and development in this area would not be suitable due to the impact here. Development of this site would be backland development. The site is not suitable for development.
WS31	Site Submisison 2013 (Inf)	WOODCHURCH	Harlakenden Farm Buildings, Plurenden Road, Woodchurch	2.28	50	Available	Not Suitable	Not Deliverable or Developable	This site is not suitable for housing development due to its location, situated in the open countryside away from the built confines of any settlement. Housing development in this area would have a detrimental impact on the landscape. However, reuse of the existing farm buildings for commercial uses needs to be assessed in greater detail.

WS35	Site Submisison 2013 (Inf)	ORLESTONE (HAMSTREET)	Land adjacent to Mountain Farm, Marsh Road, Hamstreet	1.36	34	Available	Not Suitable	Not Deliverable or Developable	This site has some potential for development. It would fill a gap in the built form of development. However the current uses on the site are well screened from the road, development may impact on this. There is no footpath to the village from this site and this needs to be taken into consideration. The site also falls within a flood zone. Further detailed assessment is required.
WS6	Site Submisison 2013	KINGSNORTH	Magpie Hall Road, Kingsnorth End (Land to the south of Wainsbrook)	23	575	Available	Not Suitable	Not Deliverable or Developable	At present this site is in a very rural area and residential properties in this area mainly consist of large detached properties with large gardens, in a ribbon form along the roads. It is quite removed from the larger villages of Shadoxhurst and Kingsnorth and therefore not in walking distance to many services, other than a shop.

WS7	Site Submisison 2013	KINGSNORTH	Land south of Magpie Hall Road	22.25	554	Available	Not Suitable	Not Deliverable or Developable	It is a very rural area and residential properties in this area mainly consist of large detached properties with large gardens, in a ribbon form along the roads. The site is quite removed from the larger villages of Shadoxhurst and Kingsnorth and not in a sustainable location.
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WS71	Site Submisison 2013 (Inf)	ORLESTONE (HAMSTREET)	Land adjacent to Lancaster Close, Cotton Hill Land, Bourne Lane	1.45	35	Available	Not suitable	Not Deliverable or Developable	This site would require access through Bourne Lane, which is a very rural track/lane that serves 5 properties and the car park to the nature reserve and woodlands and may not be suitable for additional traffic. Development of this site could be viewed from the woodlands and wider landscape and could have a detrimental impact on the character of this protected area. However, the site is in close proximity to the development under construction in Lancaster close, and would share a boundary and therefore a full assessment is needed.
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WS9	Site Submisison 2013 (Inf)	WOODCHURCH	Land adjacent to Sunny Mead Darm, Bethersden Road	0.4	10	Available	Not suitable	Not Deliverable or Developable		This site has no environmental constraints, and is within reasonable distance to the village services. However, it does not join the current built form of the housing in the village and the area at present contains very little built development as it is close to the conservation area and the windmill. Not suitable for development
WY2A	Site Submission 2014& Allocation	WYE	Luckley Field, Wye (POLICY WYE2)	4.61	25	Available	Not Suitable	Not Deliverable or Developable	Yes	Not suitable or achievable.