

Ashford Borough Council

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

APPENDIX 4 – Housing Sites Removed at Part 3 Screening (Not Achievable)



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If a constraint is preventing a site or location from being ‘achievable’, an assessment has been undertaken on how these constraints may be overcome. This may include new infrastructure, assisting with land ownership problems, environmental improvement or reviewing policy.

Sites that were not considered ‘achievable’ are removed in Part 3 of the assessment. They may however, have constraints that could be resolved in the longer term and therefore may be ‘Developable’. A full list of these sites is included in the table below. Most were assessed fully through the Sustainability Appraisal process and this is indicated in the final column.

Site ref	Source	Town/Parish/Area	Site Name	Size (ha)	Site Yield	Availability	Suitability	Achievability	Overall Assessment	Neighbourhood Planning Area	Conclusion/Summary

GCS4	Site Submisison 2013	GREAT CHART	Pig and Whistle, Ashford Road	0.9	20	Available	Suitable	Not Achievable	Developable	This site has no environmental constraints but it is quite far removed from existing built development of the village of Great Chart on the eastern side of the A28. It is not suitable at present but may be in future.
GCS5	Site Submisison 2013	GREAT CHART	A28 Bethersden Road (Land north of Possingham Farmhouse)	20	400	Available	Suitable	Not Achievable	Developable	This site is not suitable for development in the short term as it is isolated from an existing settlement, and has limited access to services. However, in the long term, once development has commenced on the Chilmington Green area, this site may have potential for development as there are no environmental constraints.
IO7	Site Submisison 2013	WITTERSHAM	Jubilee Fields, Land adjoining North East boundary of Jubille Fields, Wittersham	0.55	13	Available	Suitable	Not Achievable	Not Deliverable or Developable	This site is located on the edge of a sustainable settlement and is ABC owned. However, access cannot be obtained through the existing local road network and therefore the site is not achievable.

KE1	Site Submisison 2013	KENNINGTON	Land at Ulley Farm, Ball Lane, Kennington	11.2	300	Available	Suitable	Not Achievable	Developable	This site is on the edge of an urban area but is very rural in nature. There are road network constraints that make the site unachievable. A full detailed assessment is required on this site to explore these issues.
KE2	Site Submisison 2013	KENNINGTON	Orchard Farm, Kennington	5.46	150	Available	Suitable	Achievable with constraints	Developable	This site could form part of a wider development scheme at Kennington or could come forward as an individual site. It would require a full detailed assessment.
KE4	Site Submisison 2013	KENNINGTON	Land east of A28	36.45	1274	Available	Suitable	Achievable with constraints	Deliverable	This site is largely removed frm the settlement and would ultimately be unsuitable for development in isolation due to its countryside location. However, it would be more suitable as part of a larger scheme, a full SA assessment will be needed of the site.

KE5	Site Submission 2014& PP refused	KENNINGTON	The Croft Hotel, Canterbury Road	0.64	22	Available	Suitable	Not Achievable	Developable	This a brown field site within the confines of the existing built form of the urban area. suitable in this area. However, the site is currently in employment use.
ST5	Allocation	ASHFORD	Mabledon Avenue (Policy U13)	0.46	16	Unknown	Suitable	Not Achievable	Not Deliverable or Developable	This site is allocated for redevelopment, subject to relocation of the current employment use. The site has flooding constraints which need to be resolved. The availability of the site is unknown and therefore the site is removed from assessment on achievability grounds
ST6	Employment Land Review	ASHFORD	Henwood Employment Park (Whole site)	6	50	Unknown	Not Suitable	Achievable - with constraints	Not Deliverable or Developable	Partly an identified commercial area therefore this part not suitable for residential development. There are some open areas on the site but these consist of recreational areas and school fields, play areas. The woodland on the eastern boundary would not be able to be developed and is protected by TPO.

WC54	Site Submission 2014 & 2007 submission	HIGH HALDEN	Land adjacent to (North of) Beaulieu, Ashford Road	1.94	30	Available	Suitable	Not Achievable	Not Deliverable or Developable	This site adjoins built development and is in a sustainable location, it is available and should be taken forward for further consideration through the SA process to identify the impacts of development in this location.
WE10	Site Submission 2014 & Employment Land Review	MERSHAM	Land at south Stour Apiary/Munday Farm House, Cheesemans green	3.2	75	Available	Suitable	Not Achievable	Not Deliverable or Developable	This site has no environmental constraints. At present the site is in a rural location and removed from built development. However, this site may have future development potential as an additional area to the Cheesmans Green development. This requires a detailed assessment with sites WE2 and WE3.
WE4	Site Submission 2013	KINGSNORTH	Land at Finn Farm	17.4	435	Available	Suitable	Unknown	Deliverable	The site is detached from the main built up area of park farm south and east. Full assessment undertaken as part of broad location

WE48	Local Plan Reg 19 Omission Site	KINGSNORTH	Cheesemans Green Lane (South)	13.4		Available	Suitable	Not Achievable	Not deliverable	At present this site is disconnected from the main urban edge of Ashford. Development here would therefore result in an isolated development with little visual or service connectivity to nearby urban areas.
WE49	Local Plan Reg 19 Omission Site	KINGSNORTH	Cheesemans Green Lane (North)	32.3		Available	Suitable	Not Achievable	Not deliverable	At present this site is disconnected from the main urban edge of Ashford. Development here would therefore result in an isolated development with little visual or service connectivity to nearby urban areas.
WE50	Local Plan Reg 19 Omission Site	MERSHAM	Swanton (3 sites)	29.25		Available	Not suitable	Not Achievable	Not deliverable	At present this site is disconnected from the main urban edge of Ashford. Development here would therefore result in an isolated development with little visual or service connectivity to nearby urban areas.
WS27	Site Submisison 2013	WOODCHURCH	Land south of Rectory Close, Woodchurch	2.04	40	Available	Suitable	Not Achievable	Developpable	Site does not have access - which is currently in a different ownership - not achievable

WS38	Informal submission & 2007 submission	ORLESTONE (HAMSTREET)	Development site off Ashford Road - Rear of Orlestone Villa's	2.1	52	Available	Suitable	Not achievable	Not deliverable or Developable	The access to the site is only a single track road, up a hill, which serves as a rear parking access to housing in Ashford Road and this needs assessment. Development here would be 'backland' development, and would sit behind the linear development along the main road through the village. The landscape open outs from this site in a western direction with views from the A2070 and beyond. Development here could have a negative impact on this setting and the overall character of the area and this requires full assessment. The site is also in close proximity to the wastewater treatment works and this also needs to be investigated.
WS69	Site Submisison 2013 (Inf)	WOODCHURCH	Bournes Field (Land to the north of Bournes Place)	1.62	40	Available	Suitable	Not Achievable	Not Deliverable or Developable	Private Access road to the site creates achievability issues. The site alos extends into the countryside beyond the current built form.

WS70	Site Submisison 2013 (Inf)	SHADOXHURST	Land adjacent to Park Farm Close	1.2	30	Available	Suitable	Not Achievable	Not Deliverable or Developable	This site is located within the confines of a village, although it does spead north into the open countryside and would impact on the countryside. The site has no constraints with the exception of the access, that would require the demolition of the property. This site requires a more detailed assessment.
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