

Plaxtol

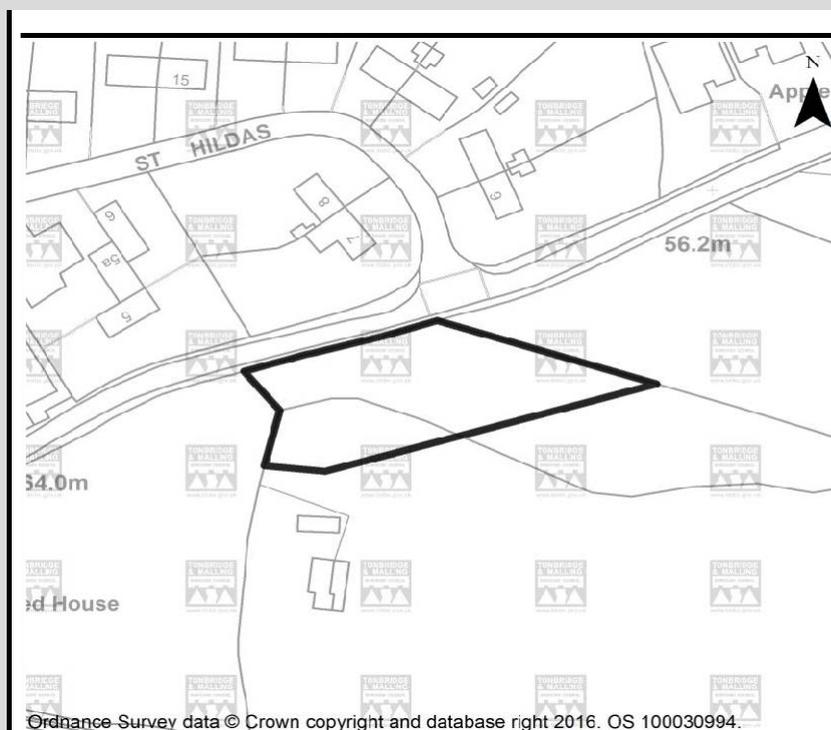
261 Reed House Paddock
284 Roughway Mill
329 South Hurst Wood
330 Roughways Barn
331 Yopps Green
333 Plaxtol Allotments
336 Broadfield
338 West of Dunks Green (part)
405 Rear of Long Mill Lane

SCROLL DOWN FOR INDIVIDUAL SITE MAPS

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
261	Reed House Paddock, Plaxtol	Plaxtol



Site Description

An area of grassland and trees with a high hedgerow and fence on top of a bank alongside The Street but with no other obvious defined boundaries.

Surrounding Uses

Residential to the west and on the opposite side of the road. Agricultural land on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.12

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Plaxtol Village. The site lies within the AONB and is not subject to any high level constraints. The site has difficult topography in part, making the frontage only likely to be suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.

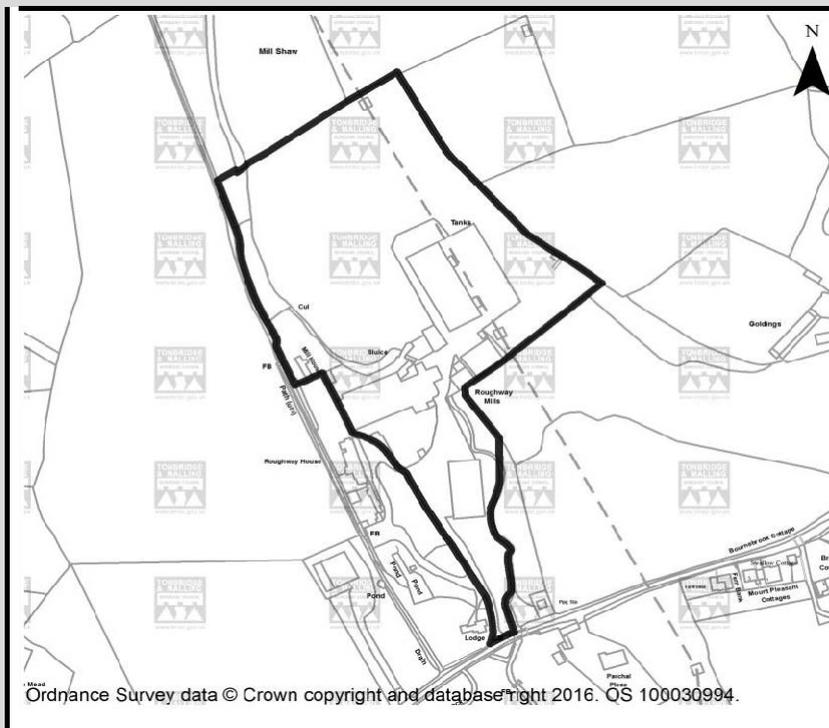
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: Below SLAA threshold

INTERIM SITE ASSESSMENT: CALL FOR SITES

SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
284	Roughway Mill, Dunks Green	Plaxtol



Site Description

A heavily wooded former mill site which includes the old mill building which are now derelict and in a state of near collapse, and a series of other more recent utilitarian industrial buildings of various sizes. A stream runs through the site with ponds and sluices.

Surrounding Uses

A couple of isolated dwellings to the west and to the south along Roughway Lane where there is some sporadic development. Otherwise, surrounded by agricultural land with woodland to the north.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	3.27

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from the built-up area. Part of the site is at high risk of flooding, there is a large piece of Ancient Woodland in the north and there is a SAM adjacent to the entrance. The site is also adjacent to the Kent Downs AONB. It is also crossed by an overhead power line. Major improvements to the water course and hydraulic structures would be required if development is to take place. Existing access is narrow and improving this and the visibility is likely to require land outside of the submitted site area. There is some potential for contamination on site. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available (possibly post 2020 due to the current lease on site).

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs may be associated with demolition/earthworks.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

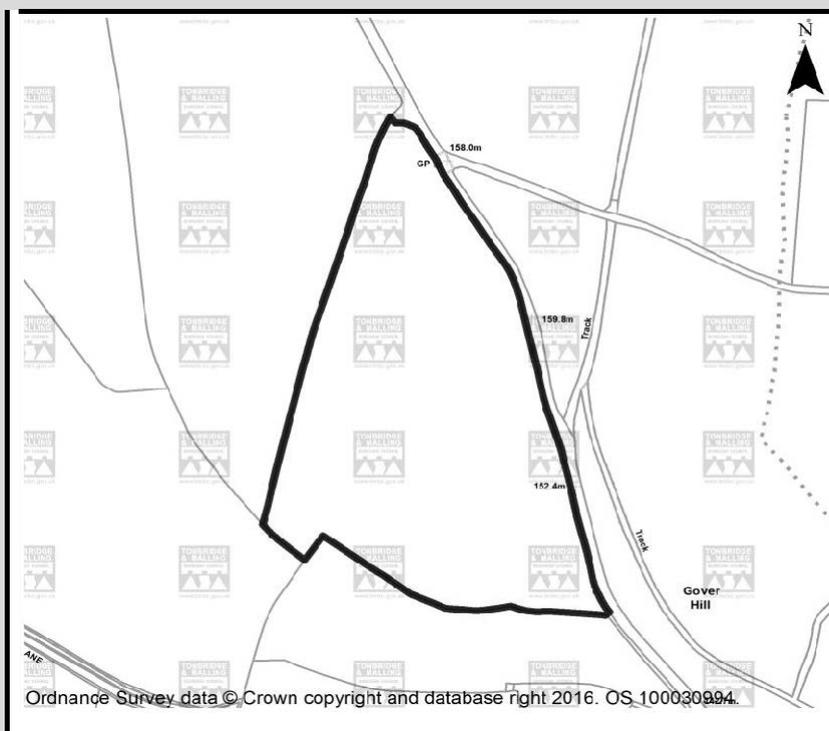
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome:	Unsuitable
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INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
329	South Hurst Wood	Plaxtol



Site Description

This triangular shaped site with a boundary facing Hurst Lane is entirely covered by Ancient Woodland.

Surrounding Uses

The site is completely surrounded by Ancient Woodland and open countryside.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.13

SUITABILITY

In terms of access to services, this site is in a unsustainable location, and is remote from any built-up confines. Ancient Woodland covers the entire site and the site also wholly falls within a Local Wildlife Site. There is currently no access to the public highway but this could be provided from The Hurst. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

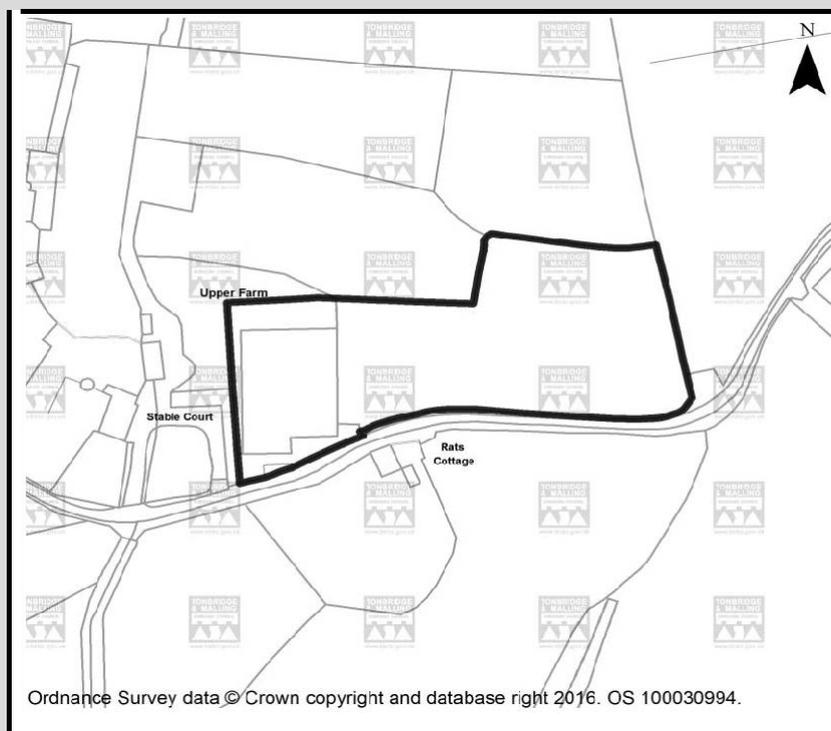
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
330	Roughways Barn	Plaxtol



Site Description

This site, north of Roughway Lane includes a substantial agricultural building and field. It slopes gently from east to west.

Surrounding Uses

The site is surrounded by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.95

SUITABILITY

In terms of access to services, this site is in a unsustainable location, and is remote from any built-up confines. This site has no high level constraints, but partly falls within the Roughway Plaxtol Conservation Area. The site has access to the public highway. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

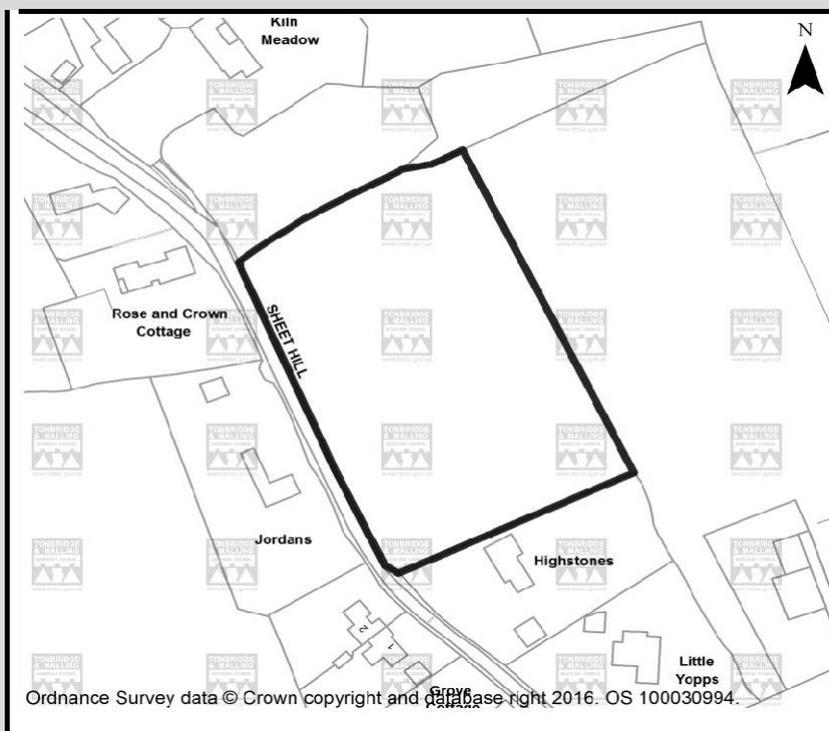
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
331	Yopps Green	Plaxtol



Site Description

This rectangular shaped field fronts on to Sheet Hill on its western boundary and is currently in agricultural use.

Surrounding Uses

The site is surrounded by open countryside and low density, largely historic residential properties facing the road.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	0.73

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, however it is remote from the built-up confines of Plaxtol. The site has no high level constraints but falls wholly within the Kent Downs AONB. There is no existing access, although access could be provided onto Sheet Hill. This assessment concludes that this site is not suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

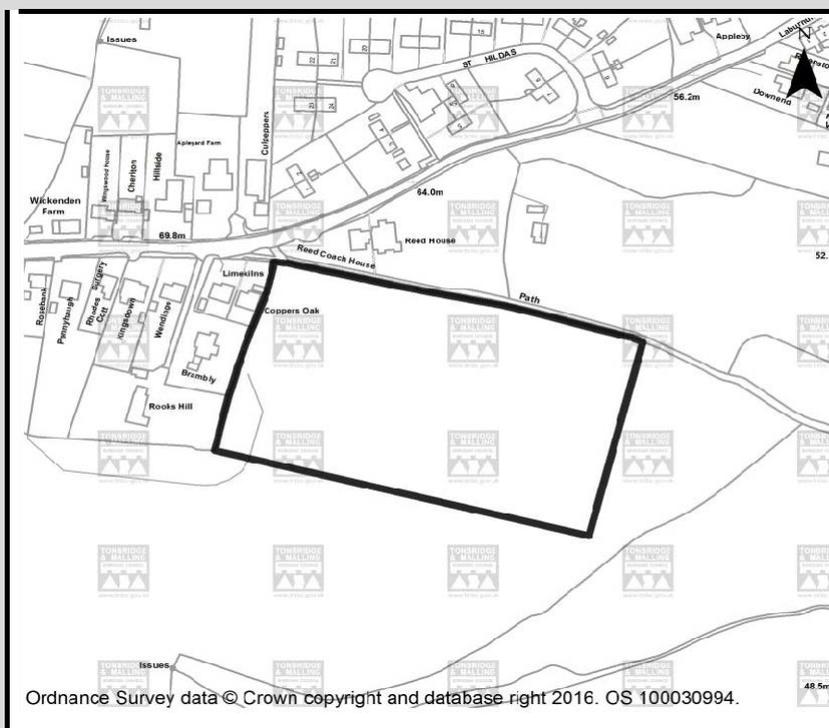
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES

SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
333	Plaxtol Allotments	Plaxtol



Site Description

This site lies within a much larger triangular field. The site is bounded to the north by a strong hedgerow and to the west by a weaker one. There are currently no other boundaries though the field itself has a strong woodland boundary to the south. The site includes an area of relatively recently established allotments.

Surrounding Uses

Residential to the north and west. Agricultural land on all other boundaries.

Current/Previous Use: Mixed: Allotments and agriculture

Type of Site: Greenfield

Gross Site Area (ha): 1.67

SUITABILITY

In terms of access to services, this site is in a relatively sustainable location, and is adjacent to the built-up confines of Plaxtol. The site has no high level constraints but falls wholly within the Kent Downs AONB. There is a narrow gated existing access onto The Street, but this would require improvement. However the necessary improvements may require land outside of the submitted site boundary and the surrounding road network is narrow with on-street parking. Access and highway concerns may impact on the development potential of this site. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. However there may be leases associated with allotment use. Therefore there is uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Costs could be associated with relocation of the electricity pylon if considered necessary.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

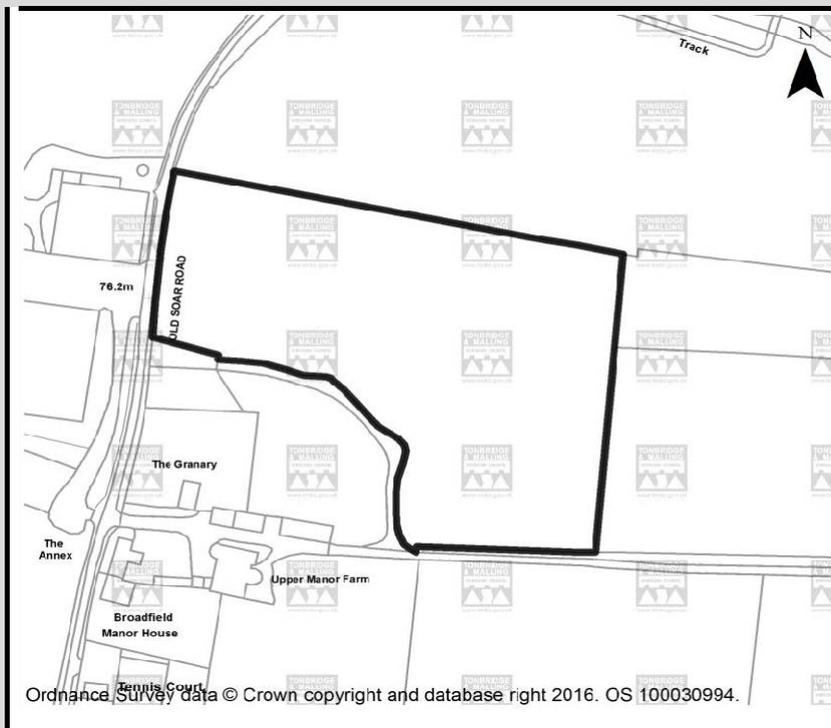
Potential Residential Yield (units):	50
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
336	Broadfield	Plaxtol



Site Description

This site fronts on to Old Soar Road on its western boundary. It is in agricultural use, with a thick and mature band of trees and hedgerow along the northern boundary.

Surrounding Uses

It is surrounded on all sides by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.53

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from the built-up confines. The site has no high level constraints. There is no existing access, however new access could be provided onto Old Soar Road. This assessment concludes that this site is not suitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

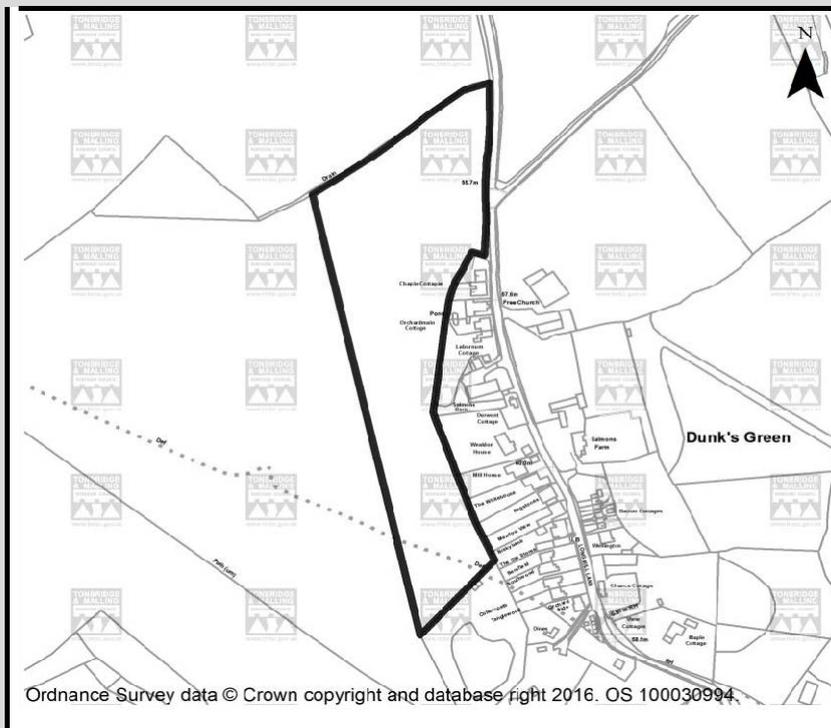
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES

SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
338	West of Dunks Green	Plaxtol/Shipbourne



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Site Description

This long site wraps round the back of a low density string of residences facing on to Long Mill Lane. It is in agricultural use.

Surrounding Uses

Surrounded by open countryside and some residential properties to the east.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.77

SUITABILITY

In terms of access to services, this site is in an unsustainable location, however it lies adjacent to the built-up confines of Dunks Green. The site has no high level constraints but it lies wholly within the Kent Downs AONB. There is existing access onto Long Mill Lane. This assessment concludes that this site is unsuitable.

AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

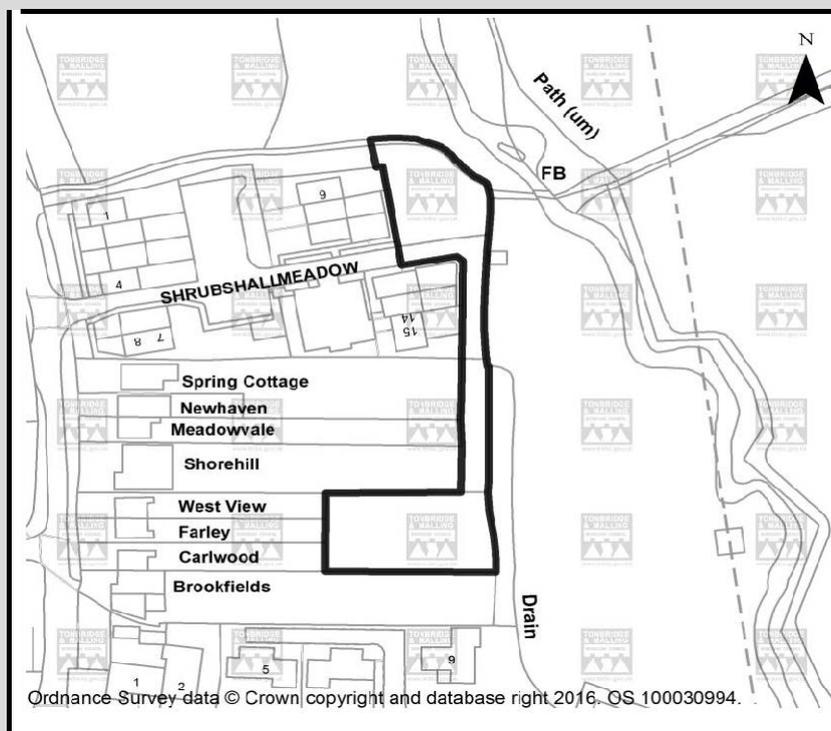
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES

SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
405	Rear of Long Mill Lane, Plaxtol	Plaxtol



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Site Description

Two separate small backland sites; one within the confines being a wooded plot at the end of back gardens, the other being a disused area to the rear of new Housing Association development in Shrubshall Meadow and accessed through it with trees on the margin.

Surrounding Uses

Residential to the west. Agricultural land to the east.

Current/Previous Use: Vacant/Derelict

Type of Site: Greenfield

Gross Site Area (ha): 0.16

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, the southern half of which lies within the confines of Plaxtol. The site lies within the Kent Downs AONB and the eastern boundary is on the edge of an area at high risk of flooding. Access is possible from Shrubshall Meadow, which has been constructed to modern design standards for small-scale residential development. The narrow strip of land between the two larger areas could potentially provide access to the southern site element. This assessment concludes that this site is suitable.

AVAILABILITY

The site has been promoted by the landowner. However access to the site appears to be via third party land. There is therefore uncertainty in respect of the availability of the site.

ACHIEVABILITY

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	5
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

