

Shipbourne

338 West of Dunks Green (part)
340 Puttenden Road, Dunks Green
341 Point Corner
342 East Upper Green Lane
343 Five Acre Field
344 South Ambleside
347 School Field, Back Lane
348 Callis Wood
352 Tinley Farm Buildings
361 Tinley Cottage – south and east paddock

SCROLL DOWN FOR INDIVIDUAL SITE MAPS

Please note that this is not an assessment of whether sites will be allocated for future uses in the new Local Plan or developed either in whole or in part. It is a technical exercise that the Local Planning Authority is required to do as part of the Local Plan evidence base.

Please also note that these yields are a simple, overall estimation at an indicative density of 30 dwellings per hectare. In the event of a site being allocated in the Local Plan, the actual developable area and density of development will have to take local policy considerations, character and the need for supporting infrastructure into account and as a result yields may be lower.

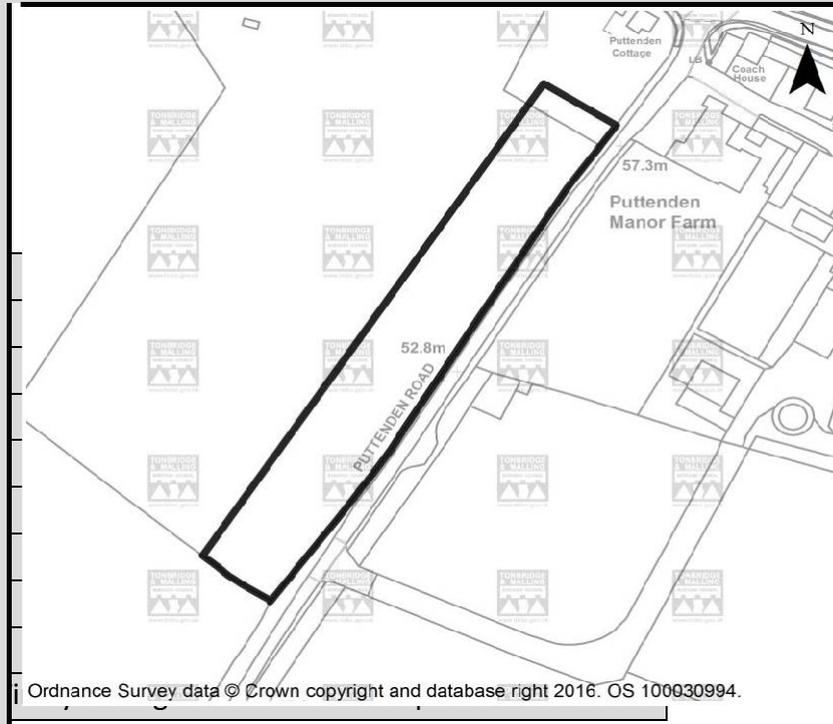
The first opportunity for public consultation into the Local Plan Issues and Options will take place in Autumn 2016. Please see our website for further information and updates.

Thank you for taking the time to read this explanatory text for the Interim Site Assessments of the Call for Sites exercise.

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
340	Puttenden Road, Dunks Green	Shipbourne



Site Description

This long, thin rectangular site is completely covered in woodland and fronts on to Puttenden Road.

Surrounding Uses

Surrounded by woodland to the west, and open countryside on all other sides and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.39

SUITABILITY

In terms of access to services this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints however it lies entirely within the Kent Downs AONB and a Local Wildlife Site. There is access to the 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.

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.

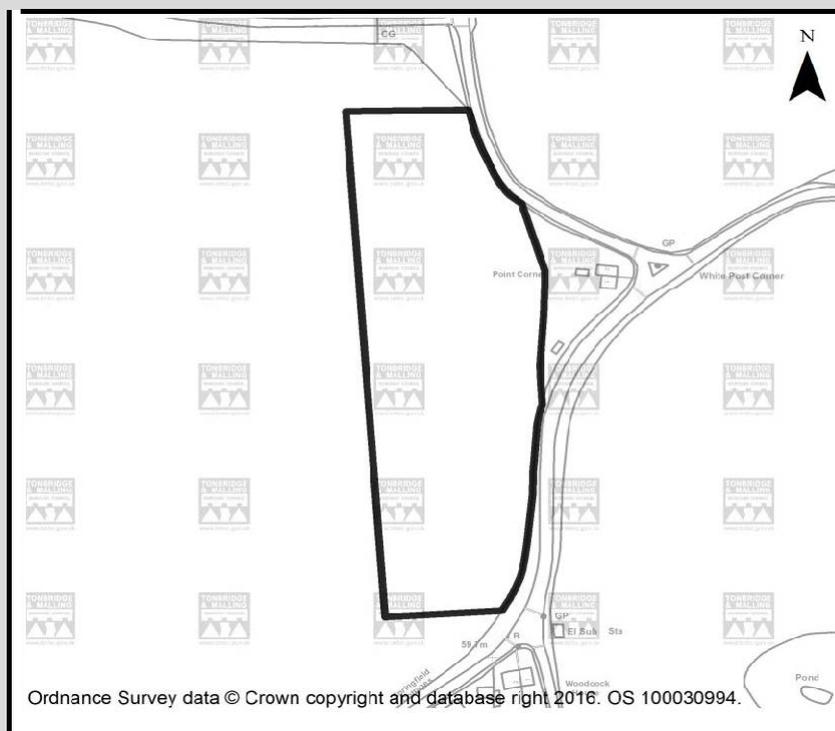
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
341	Point Corner	Shipbourne



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Site Description

This long, rectangular site bounds School Lane and Reeds Lane on its eastern boundary. It is agricultural land.

Surrounding Uses

Surrounded by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.74

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, remote from any built-up confines. The site has no high level constraints but sits wholly within the Kent Downs AONB. There is currently no access, however access could be provided. 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.

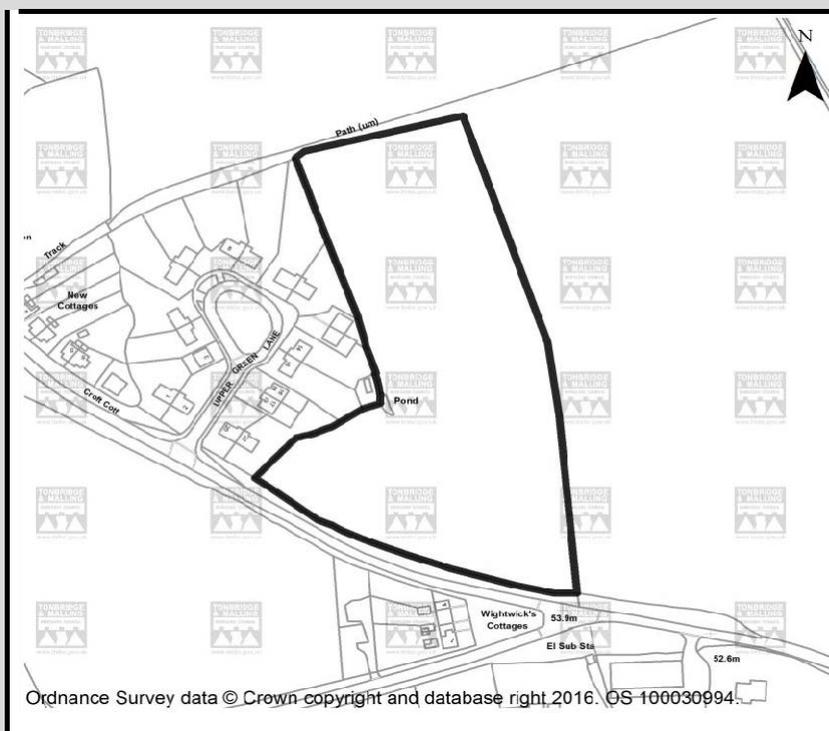
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

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
342	East Upper Green Lane	Shipbourne



Site Description

The eastern part of an open grassed field bounded by low hedgerows with a few mature trees along Upper Green Road. This is a prominent sloping site on the edge of the village with views from the site to the south and into the site from Upper Green Road.

Surrounding Uses

Housing to the west and south. Agricultural land on all other boundaries.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.97

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB. The site has access. 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.

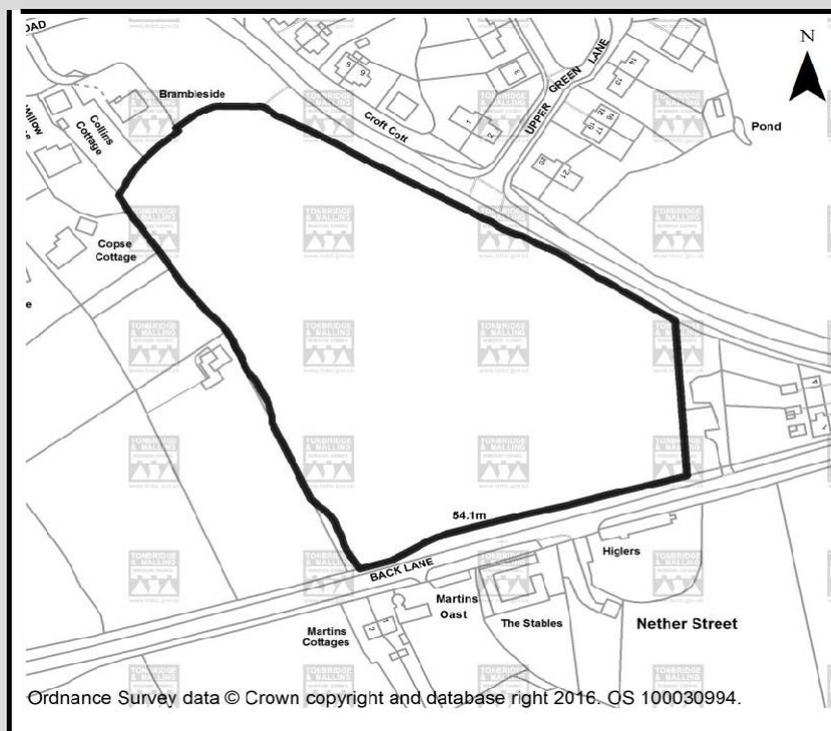
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
343	Five Acre Field	Shipbourne



Site Description

A roughly triangular grassed field, bounded by low hedgerows and occasional trees, sloping down to the south offering extensive views of open countryside across and between properties in Back Lane.

Surrounding Uses

Residential on virtually all boundaries with a small section to the north bounding agricultural land.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.06

SUITABILITY

In terms of access to services this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB. It also lies adjacent to the Shipbourne Conservation Area and a Local Wildlife Site. The site has access. 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.

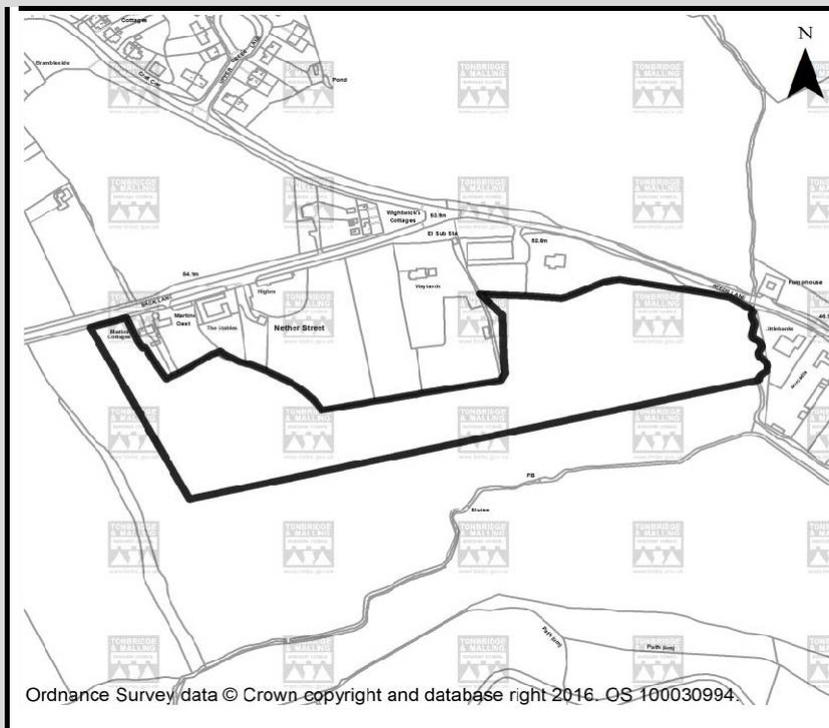
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
344	South Ambleside	Shipbourne



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Site Description

The northern part of a large flat grassed field on the southern side of the village. Whilst the field itself is bounded by trees and hedgerows the identified site currently has no defined boundary on its southern and western side.

Surrounding Uses

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

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 3.43

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB. The site has access. 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.

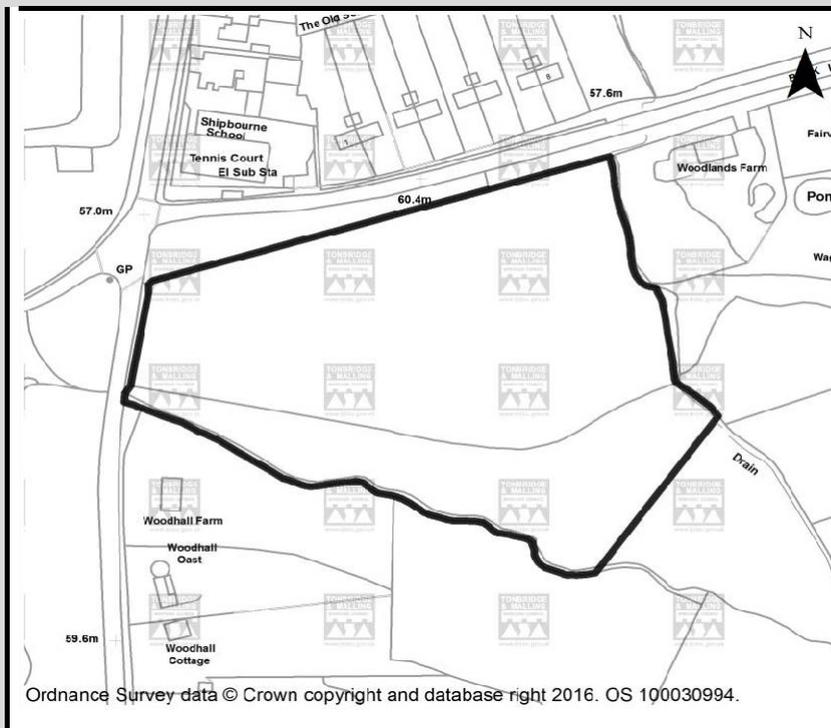
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
347	School Field, Back Lane	Shipbourne



Site Description

A predominantly grassed field with some woodland to the south. It is entirely surrounded by high hedgerows and trees. It lies slightly below the level of Back Lane.

Surrounding Uses

Housing and a school to the north, some housing to the south and east, with agricultural land on all other boundaries.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	2.05

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB and opposite the Shipbourne Conservation Area. The site has access. 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.

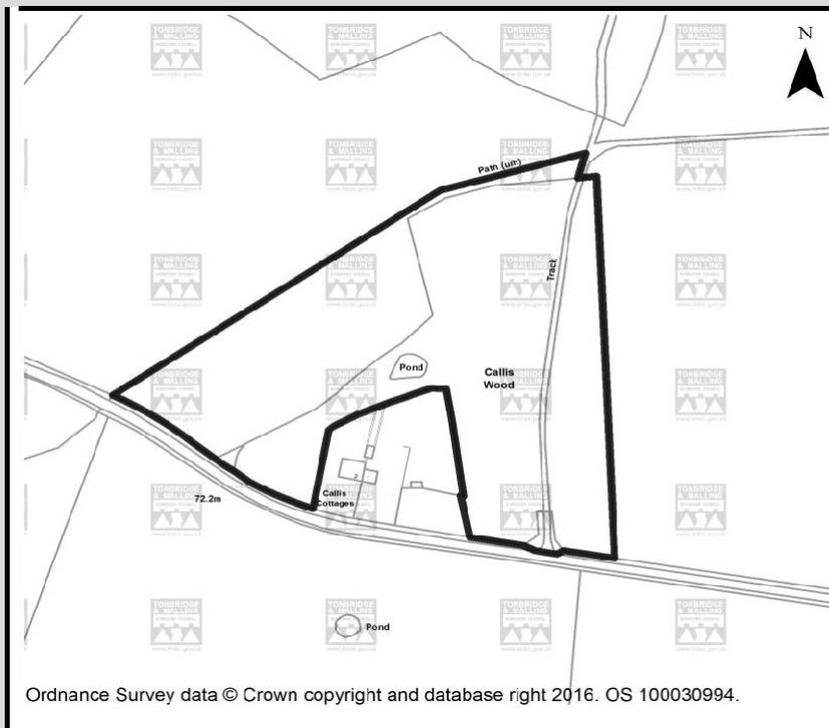
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
348	Callis Wood	Shipbourne



Site Description

This triangular shaped site wraps around Callis Cottages on Hildenborough Road. The majority of the site is covered by woodland.

Surrounding Uses

Surrounded on all sides by open countryside.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 2.32

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, and is remote from any built-up confines. The site has no high level constraints but lies wholly in the Kent Downs AONB. The site has access. 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.

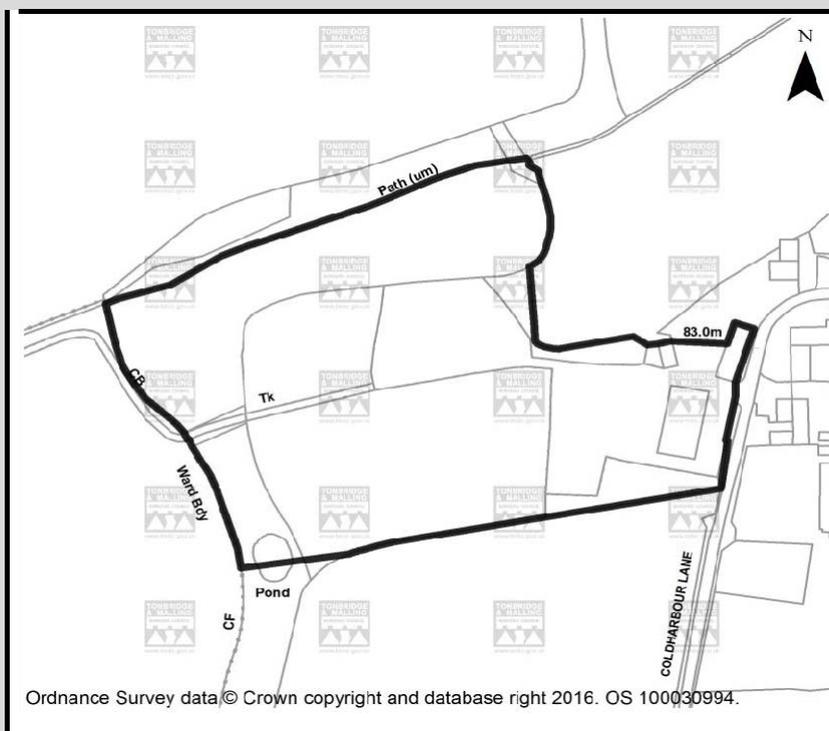
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
352	Tinley Farm Buildings	Shipbourne



Site Description

This large open field site is situated to the west of Tinley Lodge Farm on Coldharbour Lane. The site is relatively level and contains some farm buildings on the eastern side and a thick belt of mature trees along the north and western boundaries that is Ancient Woodland.

Surrounding Uses

This site is surrounded by open countryside and farm buildings.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.63

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from any built-up confines. There are significant parcels of Ancient Woodland in the north and west of the site but no other high level constraints. There is existing access. 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.

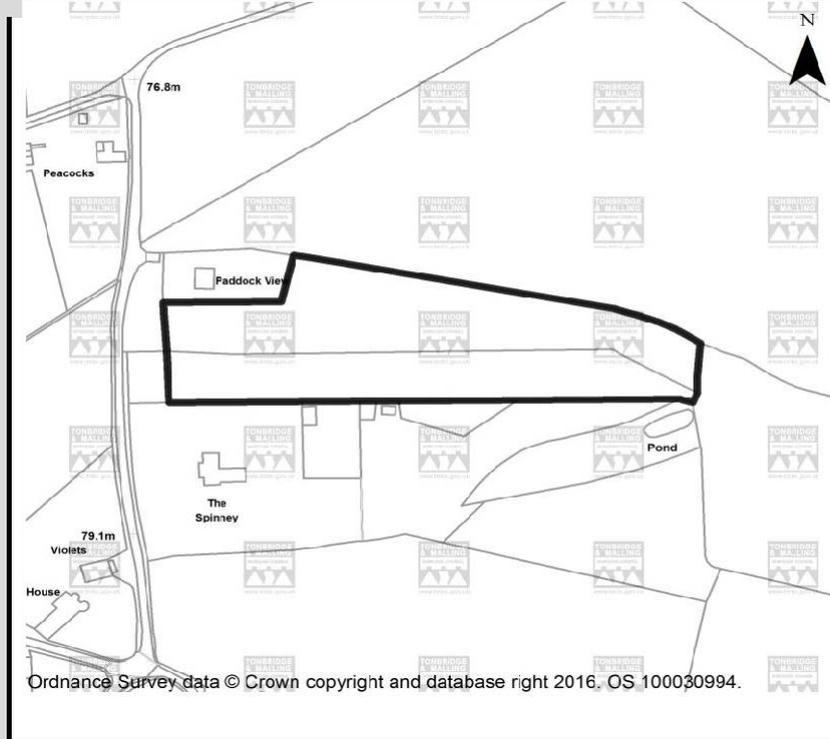
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
361	Tinley Cottage - south and east paddock	Shipbourne



Site Description

This site is a relatively flat field with woodland along its western and northern boundaries.

Surrounding Uses

The site is surrounded by open countryside and farm buildings to the west, south and east. To the north is Peacock Wood, which is protected.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 0.8

SUITABILITY

In terms of access to services, this site is in an unsustainable location and is remote from any built-up confines. There are no high level constraints on site. There is no existing access. Access could be provided to but this would require land outside of the submitted site boundary. 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.

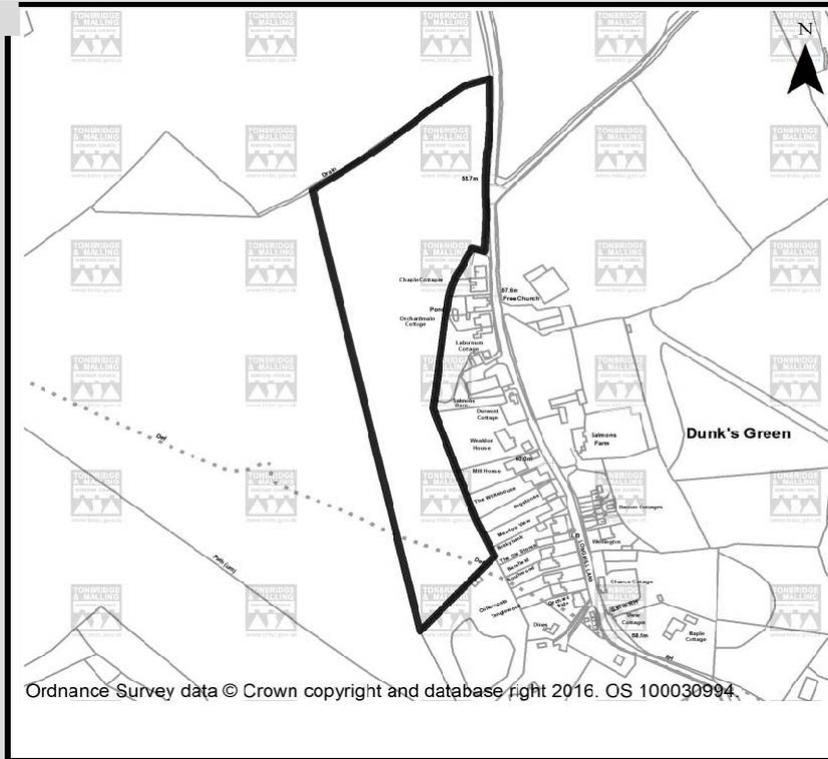
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

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
338	West of Dunks Green	Plaxtol/Shipbourne



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**

