

Suitable and Deliverable Sites that remain Under Developed

1.0 Bushey Wood 199 - Not Green Belt

Bushey Wood - Site Ref:199 in SHLAA - Site Ref: a in LP

In the LPA's current Sustainability Analysis site assessment the figures were as follows.

4,451 Suitable and deliverable dwellings

Only 900 included in the Local Plan

600 safeguarded again for another plan

Leaving 2937 dwellings suitable and unused

Appendix C: Call for Sites Submissions – Suitable and Deliverable Housing Sites in Parish Order

Please note: This assessment is a snap-shot of the position as at 31 March 2017

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date
199	Bushey Wood	Aylesford/Burham	4451	6-10 years

Reference: SLAA 2018

Summary	<p>This site is located in a sustainable location, with good access to services. The site is a mixture of greenfield and previously developed land, and any development should seek to maximise PDL opportunities. The majority of the site is identified as an Area of Opportunity in the adopted development plan for residential development post 2021, and therefore the principle of development in this location is already established. The scale of the site would enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives over the medium to long term, as well as potential for further development beyond this plan period. There are a number of significant constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts. Regard should also be had to minimising any impact on the setting of the Kent Downs AONB.</p>
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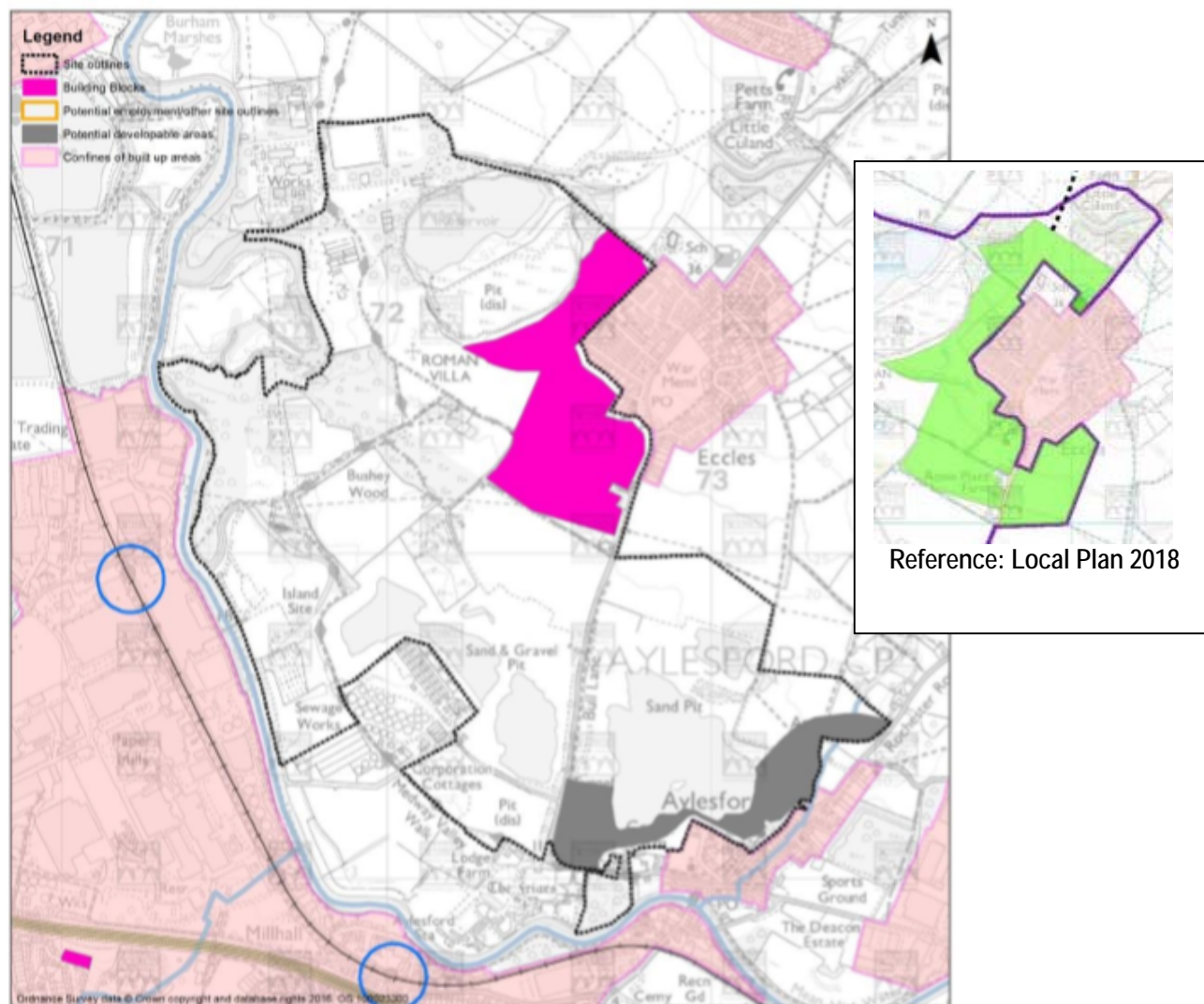
Reference: Sustainability Analysis Jun 18

The following are excerpts from 'The Way Forward 2016

- 5.9.3. **The East Bank of the Medway:** This area of the borough has seen significant change in the shape of the planned community at Peter's Village and the related transport improvements including the construction of a new Medway bridge. In the current development plan an area known as **Bushey Wood** is earmarked as an Area of Opportunity for future development that could, in part, take advantage of some of those infrastructure improvements. A refinement of the wider Area of Opportunity, taking into account local constraints, could provide a way forward for development in the general vicinity of Eccles village. It would be of a scale to support investment in a new primary school and other community facilities.
- 5.9.4. **At Aylesford Quarry,** an opportunity arises to consider some housing development to the north of Aylesford Village together with the provision of leisure and community uses. Accessibility needs to be tested here as does the general impact on the village. It is an opportunity to scope a development that could bring forward some currently despoiled land but, if it proceeds, the scale would need to be determined by further investigations of land conditions and other practical matters.

Reference: The Way Forward 2016

Figure 5: Local Plan Strategy: The East Bank of the Medway and Aylesford Quarry



Reference: The Way Forward 2016

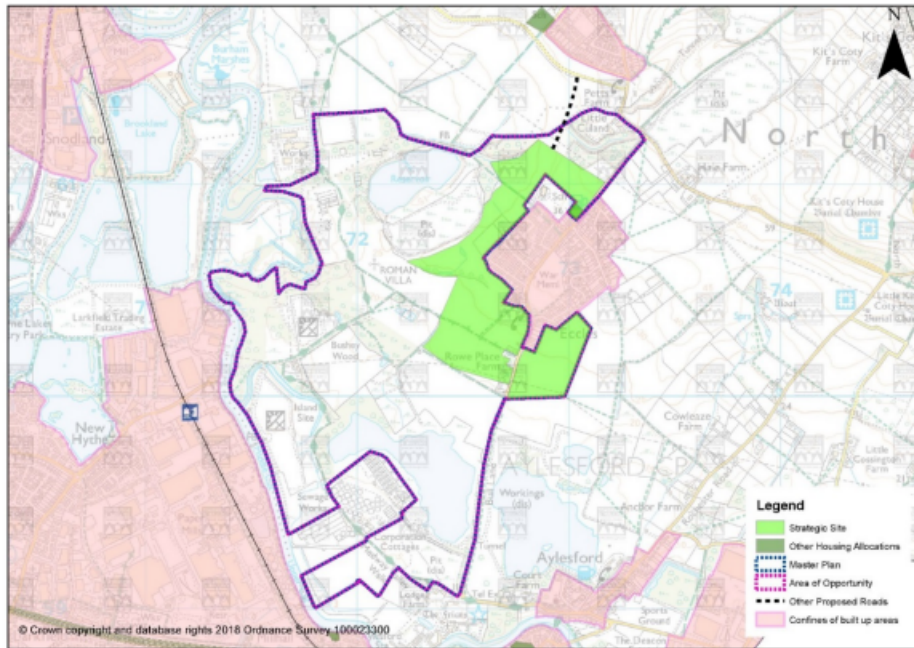
Strategic Housing Sites – Bushey Wood

- 5.1.8. This strategic site was identified in the LDF as an area of opportunity to meet the longer term housing needs of the borough. The Council has taken the decision that now is an appropriate time to bring forward some of this area of opportunity for development.
- 5.1.9. The masterplan area identified on the proposals map will deliver homes during and beyond the plan period. A Transport Assessment of the potential impacts on the wider area would form part of this process Phase 1 will deliver approximately 900 dwellings and these are expected to be completed by 2031. Phase 2 is anticipated to deliver approximately 614 dwellings in the post-plan period. In order to effectively plan for this strategic site, Phases 1 and 2 are included in a masterplan area, as defined on the proposals map, which is subject to Policy LP27. Phase 2 has been identified as an Area of Opportunity to meet the longer-term development needs of the borough (see Policy LP 33).

Reference: Local Plan 2018

Only 900 of a possible 4,451 units are being brought forward at this time.

Figure 4: Bushey Wood, Eccles Masterplan Area



Reference: Local Plan 2018

The 614 units for next plan have not been shown? The potential development area north of Aylesford appears to have been excluded in its entirety.

2.0 Aylesford Quarry 278 - Not Green Belt

Aylesford Quarry, Aylesford Site Ref:278 in SHLAA. No reference in Local Plan

In the LPA's current SLAA the figures were as follows.

1,877 Suitable and deliverable dwellings

Unable to find any reference to this potentially deliverable site in the Local Plan.

Appendix C: Call for Sites Submissions – Suitable and Deliverable Housing Sites in Parish Order

Please note: This assessment is a snap-shot of the position as at 31 March 2017

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date
278	Aylesford Quarry, Aylesford	Aylesford	1877	6-10 years

At **Aylesford Quarry**, an opportunity arises to consider some housing development to the north of Aylesford Village together with the provision of leisure and community uses. Accessibility needs to be tested here as does the general impact on the village. It is an opportunity to scope a development that could bring forward some currently despoiled land but, if it proceeds, the scale would need to be determined by further investigations of land conditions and other practical matters.

Reference: The Way Forward, Sep 2016



Appendix C: Call for Sites Submissions – Suitable and Deliverable Housing Sites in Parish Order

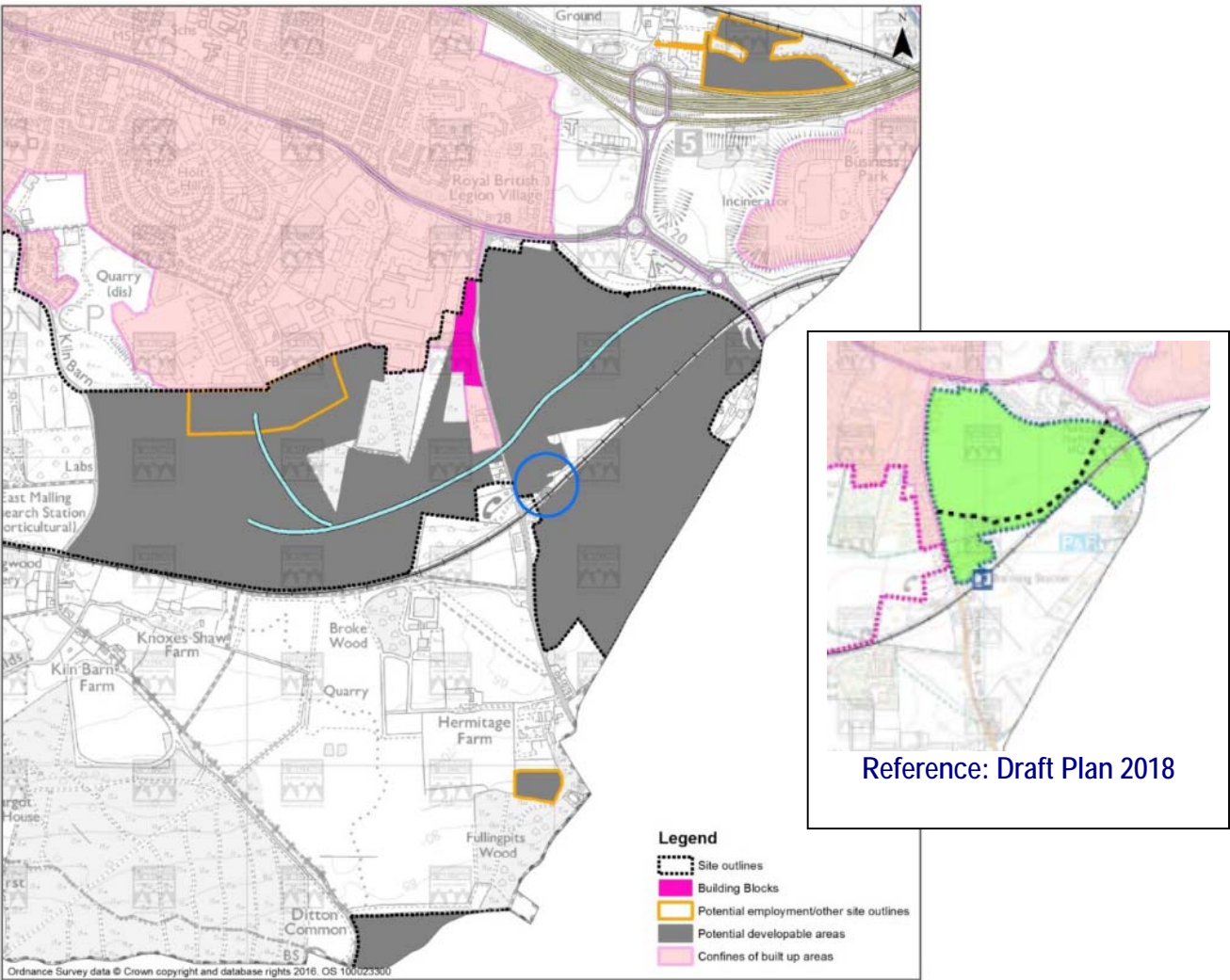
Please note: This assessment is a snap-shot of the position as at 31 March 2017

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date
188	Whitepost Field, Aylesford	Aylesford	1025	0-5 years

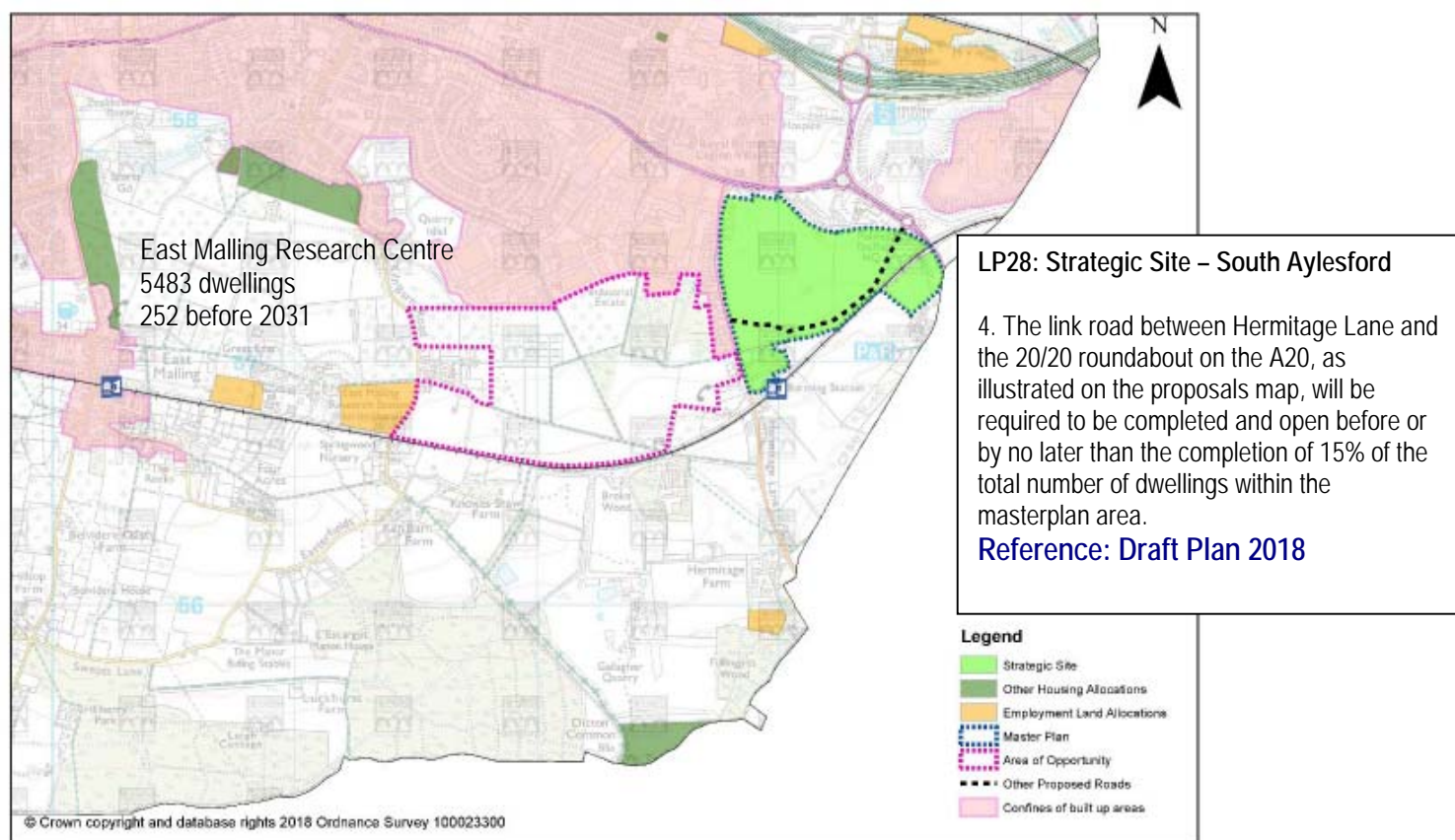
Reference: SLAA 2018

South Aylesford and Ditton: The area, broadly from the A20, south and eastwards across Hermitage Lane to Kiln Barn Lane, is worthy of further consideration as a strategic development opportunity. It includes land currently farmed and part of the East Malling Trust land. This is an area that has historically provided some open separation between communities in the borough and Maidstone, but is otherwise relatively free of land use planning constraints. Development in Maidstone Borough has continued in a piecemeal form up to the borough boundary and along Hermitage Lane.

Reference: The Way Forward 2016



Reference: The Way Forward 2016



Reference: Draft Plan 2018

The extent of development identified in this strategic site was informed by the evidence, in particular the A20 VISUM Study, and consultation responses. **Reference Local Plan 5.1.11**

Paragraph 5.1.11 indicates that the LPA decided not to proceed with the development of East Malling Research Centre, which was part of the strategy of the Amey A20 Visum Study and to move development to the Green Belt north of Borough Green.

This undermines Amey's A20 strategy that was to use strategic road links to provide alternative routes to the A20 that has the effect of relieving several of the A20's busiest junctions, Hermitage Lane for example.

The reasons for this is unclear because the conclusions of the A20 Visum Study were overall quite positive, given the significant increase in vehicle trips that would be generated by the additional 5,778 dwellings being modelled.

3.0 East Malling Research Centre 304

East Malling Research Station Site Ref:304 in SHLAA, not in Green Belt

Appendix C: Call for Sites Submissions – Suitable and Deliverable Housing Sites in Parish Order

Please note: This assessment is a snap-shot of the position as at 31 March 2017

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date
304	East Malling Research Station	East Malling and Larkfield/Aylesford/Ditton	5483	6-10 years

Reference: SLAA 2018

LP25: Housing Allocations - Overview

The following sites, as defined on the proposals map, are allocated for residential development during the plan period up to 2031:

n	East Malling Research Station (Small Parcel)	23
o	East Malling Research Station (Ditton edge)	216
p	East Malling Research Station (Parkside)	205

5.2.2 The Council has adopted two approaches to addressing longer-term development needs:

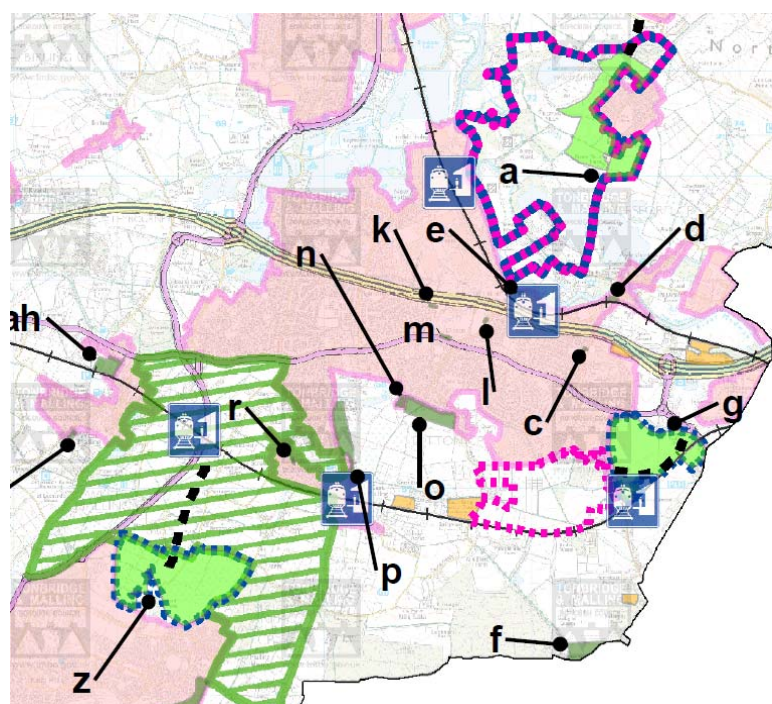
1. Identifying land between the confines of a settlement and the Green Belt and safeguarding it to address longer-term development needs.
2. Identifying areas of opportunity in parts of the borough outside of the Green Belt to address longer-term development needs. [Reference: Draft Plan 2018](#)

LP33: Areas of Opportunity

1. The following areas, as defined on the proposals map, are identified as areas of opportunity to help address the future longer-term development needs of the borough beyond 2031:

- a. Bushey Wood, Eccles
- b. East Malling Research Station, south Aylesford & Ditton

2. Land at East Malling Research Station can only be released for development in the post plan period once significant improvements to the A20/Mills Road/Hall Road junction have been implemented to the satisfaction of Kent County Council and the link between Hermitage Lane and the A20 at the 20/20 roundabout as required by Policy LP28 is complete and open and improvements to Junction 5 of the M20 motorway have been implemented..



Ref	Site Name	Yield / Total
a/199	Bushey Wood	900 / 3537
/278	Aylesford Quarry	0 / 1877
g/188	Sth Aylesford, E Hermtge	1000 / 1025
n/304	East Malling Resrch	23 / 5483
o/304	East Malling Resrch	216 / "
p/304	East Malling Resrch	205 / "

The East Malling Research Centre has been set aside in preference to Borough Green Gardens. However the building of the road in advance of development could have been achieved by appropriate phasing of development

The reasoning behind LP33-2 is further considered in the discussion on the Amey A20 Highways Visum Study.