

Site Ref: 310	Site Name: Land north of Moat Rd		Parish: Headcorn (100%)	
Address	Land north of Moat Rd, Headcorn		AVAILABILITY	
Landowner	University of Cambridge		Landowner Consent?	Yes
Agent	Catesby Estates		Developer interest?	No
Current Use	Agricultural		Availability Date	now
Promoted Use(s)	Residential		Legal Constraints?	No
Site Area (Ha)	7.19	Brownfield/Greenfield	Nominated Capacity	150 units
Site Description	Site is a wooded area with various treelines throughout the site, as well as at the edges of the site. There is a collection of buildings in the southeastern corner of the site.			
Surrounding Uses	There is residential use to the east of the site. There are grassland fields across Moat Rd to the south, and to the west of the site. A new housing development is under construction to the north of the site. There is a detached residential property to the northwest of the site.			
Planning History	<p>1986 – Refused conversion of oast to single dwelling. 1988 – Refused outline application for two detached dwellings. Approved pool house.</p> <p>1989 – Approved outline application for erection of dwelling and garage. 1990 – Approved vehicular access.</p> <p>1991 – Approved conversion of oast to B1 office, demolition of existing buildings and refurb of granary. 1993 – Approved listed building consent to demolish and re-build unstable farmhouse. 1995 – Refused demolition of existing dwelling and erection of three detached houses.</p> <p>1996 – Approved renewal to convert oast to B1 office use and demolition of existing building. Approved single storey extension. 2001 – Approved demolition of existing garages and erection of extension. Approved renewal of permission to convert oast to B1 office use, demolition of existing buildings and refurbishment of granary. 2004 – Approved enlargement of garage.</p>			

2006 – Approved front and side extension. Approved certificate of lawfulness for existing development being the use of site for C3. 2007 – Approved erection of single storey extension. Approved demolition of existing outbuilding and erection of stables. Change of use of land for keeping of horses. Approved erection of one detached dwelling. 2008 – Approved demolition of barn and erection of replacement barn style garage and workshop. Approved erection of conservatory. 2012 – Approved conversion of storage building into 2 holiday lets. 2013 – Approved certificate of lawful development for erection of extension and front porch. 2016 – Approved lawful development certificate for extension. Approved outline application for residential development of up to 62 dwellings. Approved erection of first floor extension. 2017 – Approved reserved matters for 62 dwellings.

SUITABILITY			
Issue/ Constraint		Mitigation Required	Impact on developable land area/capacity/site suitability
Access to Highway Network	Access achievable onto Moat Road, however there is a pinch point to the west of the site which causes the road to have insufficient width for requirements.	Widening of the pinch point on Moat Road, requiring 3rd party land.	Site recommended as unsuitable on access grounds due to the requirement for 3rd party land in order to achieve suitable access to the primary highways network.
Access to Public Transportation & Services	No bus stops within 400m walking distance. There is a bus route running close to the site, but it has very low service frequency. A shop and a Primary School within 800m, but no GP. More than 30 minutes public transport time to town centre and over an hour to Hospital.	Provision of bus stops and safe pedestrian access to them (likely a new crossing) as well as increased service regularity.	Site is recommended unsuitable on access grounds due to being of insufficient scale to support the necessary bus service enhancements.
Utilities Access	-	-	-
Area of Outstanding Natural Beauty	-	-	-
Ancient Woodland	-	-	-
Sites of Special Scientific Interest	-	-	-
Green Belt	-	-	-

MBLP Landscapes of Local Value	The Low Weald (100%)	The design of any future development should be reflective of, and minimise impact on, the designated landscape.	-
Landscape Character	The Landscape Character Assessment identifies that the site is within the Headcorn Pasturelands landscape character area, which forms a part of the Low Weald landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.		-
Local Nature Reserves	Ecology Score:3 KCC Ecology comments - Two large grassland fields with mature boundaries, pond within the NW and SE corner and buildings and rough grassland in the SE corner. Surveys carried out as part of planning application 15/507424 confirmed GCN and foraging/commuting GCN were recorded and are likely to be present within this site.	Mitigation requirements will be dependent on the results of any surveys. Likely that mitigation can be implemented onsite if presence of protected species considered at design stage. Retention and enhancement of site boundaries will retain and enhance connectivity to the wider area.	-
Local Wildlife Sites			
Special Area of Conservation			
Ecology (including ponds)			
Hedgerows			
TPO/ Veteran Trees	5 TPOs across the site	Protected trees should be incorporated into any design.	5% deduction from the developable site area.
Heritage	-	-	-
Archaeology	This site contains structural, archaeological and archaeological landscape features and remains associated with The Moat/Moat Farm, a 16th century or earlier moated farm complex. There may also be remains of an underground ROC Observation structure towards the northeast side of the site, and there have been several metal artefacts located on the site. There is also potential for prehistoric remains especially Iron Age.	Archaeological DBA and an Archaeological Landscape Assessment is needed to inform development details. Preservation in situ of remains associated with The Moat, especially landscape features would be preferable and may be a constraint on development in SE corner. Clarification of the survival of the ROC post is needed too. Preliminary archaeological fieldwork is likely to be requested following deskbased assessment predetermination.	20% deduction from developable site area.
AQMA	-	-	-
Flood Risk	Flood Zone 2 (2.23%) / Flood Zone 3 (2.24%)	Development should be directed to the areas of lowest flood risk. On this site the open space	No deduction from the site's developable area.

		should be directed to the most flood-prone section.	
Drainage	Attenuation on site with discharge to MR; development area significantly reduced.		-
Contamination/ Pollution	-	-	-
Land stability	-	-	-
Utilities (underground)	-	-	-
Public Rights of Way	Yes	PROW should be retained and enhanced through any development.	Included within density assumption.
Pylons on site	-	-	-
Neighbour/ Residential amenity	-	-	-
Neighbouring resi use?	Yes, adjacent residences.	Development will need to protect neighbouring residential amenity.	Included within density assumption.
Other (add to list)	-	-	-
CONCLUSION: Is the Site Suitable?	Yes		
ACHIEVABILITY			
Conditions required to make site Suitable	Widening of the pinch point on Moat Road, requiring 3rd party land. Provision of bus stops and safe pedestrian access to them (likely a new crossing) as well as increased service regularity. Protected trees should be incorporated into any design. Development should be directed to the areas of lowest flood risk. On this site the open space should be directed to the most flood-prone section. PROW should be retained and enhanced through any development. Development will need to protect neighbouring residential amenity.		
Exceptional Circumstances?	-		
Is site considered to be viable?	Site is assumed to be viable for a policy-compliant scheme.		
CONCLUSION: Is the Site Achievable?	Yes		

