

Site ref	Address	Settlement	Reason for rejection
003	Land at Hurstwood Road, nr Bredhurst	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology. The methodology also excludes sites within the AONB which are not within a SHLAA settlement.
004	Land adjacent to Bensted Close	Hunton	The site is located within land which has extensive views from the north east and development in this location would pretrude into the open countryside. The site is designated in the current Local Plan as a Special Landscape Area, and is situated opposite protected gardens (ENV20).
005	Millbank, Maidstone Road	Headcorn	<input type="checkbox"/> Whilst this site is adjacent to the village, it is only attached to the village on one flank and not well related to the built up area of the settlement or to facilities.
006	Gleaming Wood Drive, Walderslade	Walderslade	Important landscape and woodland area. Previously rejected by Local Plan Inspector due to landscape impact and loss of important woodland.
007	Land at Bank Farm, Headcorn Rd, nr Headcorn	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
008	Land north of Gravelly Bottom Road	Kingswood	Whilst this site is nominally adjacent to the village, it is only attached to the village by one small property boundary, and would be an illogical extension into the countryside. It is completely out of proportion to the needs of Kingswood.
010	Land at Lower Fant Road	Maidstone	Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because no-one is promoting the site for development.

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011	Land east of Staplehurst	Staplehurst	Whilst this site is adjacent to the village, it is only attached to the village on one flank. Physical integration of the site into the existing built form of the settlement would be difficult to achieve. The access is poor. The land to the west of the village is sensitive in landscape terms, and this area feels part of the wider open countryside.
012	Land at Dean Street, nr Coxheath	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
013	Hunters Moon, Broomfield Road	Kingswood	Site has been built - 4 dwellings.
014	Land at Hurstwood Road	Bredhurst	The majority of the site is outside the development boundary and located within an Area of Outstanding Natural Beauty, and is excluded from the assessment in line with the SHLAA methodology. The element of land inside the development boundary is too small for 5+ dwellings.
018	Land at Eyhorne Manor	Hollingbourne	Site is too small for 5+ dwellings
019	Land off Dean Street, north of Coxheath	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
021	Land at Boughton Monchelsea	Boughton Monchelsea	The site is currently not suitable for residential development, as there is no proposed access from the village. Vehicle access would have to be provided via Heath Road, which is not favoured by the Highway Authority. This site could become suitable if pedestrian/cycle access was provided on a direct route to the village centre, and the Highway Authority was satisfied with any proposed vehicle access. The availability position of the site should be monitored in reviews of the SHLAA.

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022	Lime Farm, Church Lane, nr Boughton Monchelsea	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
024	Unit 1, Hart Street	Maidstone	This site is an identified employment site in the adopted Local Plan (Policy ED1) and is therefore excluded from the assessment in line with the SHLAA methodology.
025	Land north of Sutton Road	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the west side of this housing allocation being available and coming forward for development, because the owner is unknown, and no-one is promoting the site for development.
027	Land at Loder Close	Lenham	Whilst this site is adjacent to the village, it is only attached to the village on one flank, and would be an illogical extension into the countryside.
028	Whipacres, Ashford Road	Harrietsham	Landowner wants to retain existing property and build 1 dwelling - too small for SHLAA study.
037	Land at Hermitage Lane	Maidstone	Detached from main built up area of the settlement.
038	Land to the rear of 27-61 Richmond Way	Maidstone	The site is constrained by having no suitable access, affected by TPOs and effect on adjacent Conservation Area. The Local Plan categorises it as of 'Local Landscape Importance', and overall effect of development on the setting of the Loose Valley Conservation Area would in our view, on balance, be unacceptable.

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039	Land at Millfield	Staplehurst	<input type="checkbox"/> The site offers a suitable location for development however there are current landscape constraints which would restrict the density and therefore the site would be too small for a net of 5+ dwellings.
040	Church Farm, Maidstone Road	Marden	Development in this location would constitute a substantial extension, out of scale with the existing settlement. The site relates poorly to the built up area of Marden and is somewhat detached from it by the railway line.
041	Car park north of railway line, St Peter Street	Maidstone	This site is being promoted as part of the Powerhub (site 277), which is currently rejected as a protected employment site. There is currently no confidence in the site being available and coming forward for development as discussions between owners and the Council are at far too early a stage to be able to conclude what kind of redevelopment might take place. In addition, any consideration of site 041 needs to be considered as part of a comprehensive regeneration of this riverside area, not as piecemeal individual developments.
042	Land at Walderslade	Walderslade	Woodland area.
043	Land adjoining A20, Lenham	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
044	Tovil Quarry, Straw Mill Hill	Maidstone	This site is an identified employment site in the adopted Local Plan (Policy ED2) and is therefore excluded from the assessment in line with the SHLAA methodology.
045	Former Council Depot, Station Road	Harrietsham	This site is an identified employment site in the adopted Local Plan (Policy ED2) and is therefore excluded from the assessment in line with the SHLAA methodology.

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049	Firswood Lodge, Ashford Road, nr Harrietsham	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
050	Jays View, Ashford Road, nr Harrietsham	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
051	Westgate House, Ashford Road, nr Harrietsham	Open Countryside	The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology
052	Land rear of Blind Lane	Bredhurst	This site is within the AoNB, so is not suitable for development, so is rejected in accordance with the methodology. A small part lies within the development boundary, but this area is too small to accommodate 5+ dwellings, so even if the Council were to consider this part acceptable, it cannot be considered within the SHLAA because it falls below the study threshold. If this small part does come forward it would be as a windfall site.
054	Land north of Horseshoes Lane	Langley Heath	Whilst this site is adjacent to the village, it is only attached to the village on one flank, and would be an illogical extension into the countryside.
057	Chatham Road/Tyland Lane, Sandling, Boxley	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
058	Hoppersfield, Tonbridge Road	Maidstone	Unacceptable effect upon the setting of a Listed Building. Planning history of refusals and dismissed appeals, permission unlikely to be granted.

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059	Heath Road/Loddington Lane, nr Boughton Monchelsea	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
060	Shepway Primary School, Oxford Road	Maidstone	Site had consent before base date of SHLAA, now on site.
062	Headcorn Primary School, Kings Road	Headcorn	The site is the subject of a current application for 14 dwellings (08/1578). There is consent for a new school building but the existing building is still in use. The availability of the site for housing is dependant upon confirmation that the residential development will generate sufficient income to provide the school. Only once the new school is provided could the existing school site be declared surplus by the relevant KCC Director/Committee and developed for housing. On this basis the site is not regarded as 'available' for the purposes of this study. The availability of the site will be monitored in future reviews of the SHLAA.
063	Oldborough Manor School, Boughton Lane	Maidstone	This site is a small area falling within the site which has consent for the New Line Learning Academy (MA/07/1007).
065	Bearsted library, The Street	Maidstone	Library in use. The availability position of the site should be monitored in reviews of the SHLAA.
066	Madginford library, Egremont Road	Maidstone	Library in use. The availability position of the site should be monitored in reviews of the SHLAA.
067A	Museum of Kent Life, Forstal Road, Alyesford	Open Countryside	Western section of the site is designated within floodzone 3a. The site is not within or adjacent an existing identified SHLAA settlement, and is too detached from the main urban area of Maidstone.

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067B	Museum of Kent Life, Forstal Road, Alyesford	Open Countryside	Western section of the site is designated within floodzone 3a. The site is not within or adjacent an existing identified SHLAA settlement, and is too detached from the main urban area of Maidstone. The site is located within the open countryside.
068	Boughton Mount, Boughton Lane	Maidstone	The site comprises run down buildings not in use (wider site is in use by KCC social services). The future of the whole site is under review by KCC. The availability of the site will be monitored in future reviews of the SHLAA.
069	Walderslade Woods school site	Walderslade	The site is allocated for the location of a primary school in the Local Plan, and information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development at the present time. The site has not been declared surplus or signed off by the relevant Director/committee. The availability of the site will be monitored in future reviews of the SHLAA.
070	Monchelsea Farm, Heath Rd, Boughton Monchelsea	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
074	Land at Lordswood Close, Walderslade	Walderslade	Woodland area.
075	Land at Cock Street, nr Boughton Monchelsea	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
076	Newhouse Farm, Plough Wents Road, nr Chart Sutton	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.

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077	Land in the village of Laddingford	Laddingford	Greenfield site located within floodzone 3a and is therefore excluded in accordance with the SHLAA methodology. Development of this site would be completely out of scale with the existing settlement, and would be an illogical extension to Laddingford.
078	Land rear of Wolverley	Yalding	The site can not come forward in isolation because there is no identified means of access, otherwise this site is suitable for housing development. It would need to come forward with site 009. This position of the site should be monitored in future reviews of the SHLAA.
081	Land south of Court Lodge Cottages	Harrietsham	Site abuts existing development boundary in only one small part. The site is totally detached from the main built up area of the settlement and physically separated by the railway to the south and a strong wooded boundary to the east, with a lake beyond. The site is a field in open countryside, and any development here would have a detrimental effect on the adjacent AONB.
082	Land at Cripple Street	Maidstone	The site is constrained by having a substandard access, affected by TPOs and effect on adjacent Conservation Area. The Local Plan categorises it as of 'Local Landscape Importance', and overall effect of development on the setting of the Loose Valley Conservation Area would in our view, on balance, be unacceptable.
083	Manor Farm	Sutton Valence	Poor Access.
084	Former Lenham Hospital picnic site, Nr Lenham	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
085A	Maidstone southern relief road	Maidstone	Maidstone Southern Relief Road (KCC) - how this group of sites may come forward is complex and further work need to be undertaken to be included within the SHLAA. The availability position of the site should be monitored in reviews of the SHLAA.

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085B	Maidstone southern relief road	Maidstone	Maidstone Southern Relief Road (KCC) - how this group of sites may come forward is complex and further work need to be undertaken to be included within the SHLAA. The availability position of the site should be monitored in reviews of the SHLAA.
085C	Maidstone southern relief road	Maidstone	Maidstone Southern Relief Road (KCC) - how this group of sites may come forward is complex and further work need to be undertaken to be included within the SHLAA. The availability position of the site should be monitored in reviews of the SHLAA.
085D	Maidstone southern relief road	Maidstone	Maidstone Southern Relief Road (KCC) - how this group of sites may come forward is complex and further work need to be undertaken to be included within the SHLAA. The availability position of the site should be monitored in reviews of the SHLAA.
085E	Maidstone southern relief road	Maidstone	Maidstone Southern Relief Road (KCC) - how this group of sites may come forward is complex and further work need to be undertaken to be included within the SHLAA. The availability position of the site should be monitored in reviews of the SHLAA.
085F	Maidstone southern relief road	Maidstone	Maidstone Southern Relief Road (KCC) - how this group of sites may come forward is complex and further work need to be undertaken to be included within the SHLAA. The availability position of the site should be monitored in reviews of the SHLAA.
087	Shepway Junior School, Oxford Road	Maidstone	Site is owned by KCC and currently occupied by Education Information Systems (EIS). The availability of the site will be monitored in future reviews of the SHLAA.
088	Council depot, Upper Barn Hill, Hunton	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.

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089	Wickham Field, Pattenden Lane, nr Marden	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
091	Land to the west of Ham Lane	Lenham	Whilst this site is adjacent to the village, it is only attached to the village on one flank and not well related to the main built up area of the settlement or to local facilities.
092	Boughton Mount Farm	Boughton Monchelsea	<input type="checkbox"/> This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.
093	Land adjacent to Horseshoe Lane	Langley Heath	<input type="checkbox"/> The site is currently in an alternative use as village hall and play area, and is therefore not currently available for development.
095	Land adjacent to The Nook	Yalding	Although the site was promoted on behalf of Maidstone Housing Trust, the Trust have confirmed that they have no interest in this site. Therefore the site is not currently available for housing development. This availability position of the site should be monitored in future reviews of the SHLAA.
096	Land at Tyland Lane, north of Maidstone.	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
097	Land at Heath Road	Langley Heath	Although the site was promoted on behalf of Maidstone Housing Trust, the Trust have confirmed that they have no interest in this site. Therefore the site is not currently available for housing development. This availability position of the site should be monitored in future reviews of the SHLAA.

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098	Land adjacent to Gallants Lane, nr Coxheath	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
099	Land at Heath Road and Upper Hunton Hill	Coxheath	Site abuts the village development boundary in only a small part. Development of this site would create an unacceptable ribbon of development along Heath Road. Development would relate poorly to the facilities in the village.
100	Land at Eyhorne Street	Hollingbourne	Landscaped open space created incorporating pond area - Hollingbourne Millenium Green.
101	Land at Gallants Lane, Coxheath	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
102	Land adjacent to Lower Road, Farleigh Green	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
103	Land at Charlton Lane & Lower Road, Farleigh Green	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
105	Cowbeck Woods, Westfield Sole Rd, Walderslade	Walderslade	Important landscape and woodland area. Previously rejected by Local Plan Inspector due to landscape impact and loss of important woodland.

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106	Rosemead Nursey, Maidstone Road, Headcorn	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
107	Grove Mill Cottage, Eyhorne Street	Hollingbourne	The site contains a number of mature and semi-mature trees and is traversed by a stream. Access to the site is currently via a narrow private road and it has not been demonstrated how a suitable access could be achieved.
108	Abbotsleigh Residential Home, George Street	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
110	Old Goods Yard, Station Road	Lenham	The site is not suitable for housing since it is south of the railway and divorced from the village.
113	Land north of Unicumes Lane	Maidstone	Too detached from existing built up area of Maidstone.
114	Land rear of Parapet House, London Road	Lenham	The issues of impact on the Conservation Area and impact on the setting of Grade 2 listed Parapet House as confirmed in the most recent appeal (06/0023, 4 dwellings, dismissed at appeal on 8/8/06) are such that this site is not currently judged suitable for 5+ dwellings.
117	Land at Maplesden Noakes school	Maidstone	The site is currently school recreational land. The loss of recreational space would be subject to the tests of Policy ENV23, namely that there is no local deficiency of recreational space and alternative equivalent provision can be made. The identification of this constraint makes the achievability of the site uncertain.

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119	Land rear of Gandys Lane	Boughton Monchelsea	<input type="checkbox"/> Whilst this site is adjacent to the villag, it is only attached to the village on one flank. Physical integration of the site into the existing built form of the settlement would be difficult to achieve. It is not well related to facilities. The access is poor.
121	Land at Hockers Lane, NE of Maidstone	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
122	Land at Thurnham Lane, NE of Maidstone	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
123	Land rear of Sutton Road	Maidstone	The site is currently recreational land (football pitches). The loss of recreational space would be subject to the tests of Policy ENV23, namely that there is no local deficiency of recreational space and alternative equivalent provision can be made. The identification of this constraint makes the achievability of the site uncertain.
125	Land south of Langley Heath	Langley Heath	The site as presented would constitute a substantial extension to the village. The southern part of the site in particular relates more to the surrounding countryside than to the settlement itself.
128	Land rear of The Limes, nr Boughton Monchelsea	Open Countryside	Land is too detached from the main built up area of Boughton Monchelsea and Loose.
131	Land at Vicarage Field	Linton	This site is poorly related to facilities, and is therefore not in a sustainable location for housing development.

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136	Land at Iden Park, Cranbrook Road	Staplehurst	Whilst the site is adjacent the settlement boundary, it is not well related to the main built up area of Staplehurst.
137	Nortons Industrial Estate, Collier Street	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
140	Barradale Farm, Maidstone Road, nr Headcorn	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
141	Land at Lower Street	Leeds	Development on this site would adversely affect views of and the setting of the Parish Church. In addition, the site comprising rising ground and development here would be prominent in longer distance views.
142	Land rear of Tower Cottage, Upper Street	Leeds	Substandard access, and inappropriate to develop in isolation. The site could only be considered in conjunction with Ledian Farm to the south, but together they would create a development out of scale with the character of the village.
143	Land to rear of Manor House, Lower Street	Leeds	Scheduled Ancient Monument.
149	9 Sittingbourne Road	Maidstone	This site is considered suitable in principle for housing development as it is located within a residential area, however, the site is within employment allocation ED2 (xix).

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150	Marden Cricket and Hockey Club, Albion Road	Marden	The site is currently used for cricket and hockey. The loss of recreational space would be subject to the tests of Policy ENV23, namely that there is no local deficiency of recreational space and alternative equivalent provision can be made. The identification of this constraint makes the achievability of the site uncertain; it is beyond the remit of this SHLAA to assess the suitability of the alternative site put forward for the cricket and hockey club and to assess deficiencies in local provision.
155	Land at Gandys Lane, nr Boughton Monchelsea	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
157	Linden Farm, Stockett Lane	Coxheath	This site could only come forward in conjunction with the development of site 156, in the same ownership. However, this would result in the undesirable coalescence with the sporadic development at Workhouse Lane.
158	Land at Chart Sutton	Chart Sutton	Development on this site would be unduly prominent in views from the south.
160	Land at Tyland Corner, Sandling, nr Maidstone	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
164	Land at Water Lane	Maidstone	Whilst site may have potential, it is currently too constrained in particular with regard to access. Two small parts of the site are within an application for Kent International Gateway proposal. Noise levels generated by the KIG proposal, if permitted, would constrain residential development on this site. This availability position of the site should be monitored in future reviews of the SHLAA.
166	Former walled garden, Barham Court	Teston	Site is within a Conservation Area. Densely wooded area acting as a buffer between Teston village and Barham Court. An appropriate extension to village with inadequate access.

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167	The Grange, George Street, nr Staplehurst	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
169	Land at Heath Road	Coxheath	Whilst this site is adjacent to the village, it would result in the undesirable coalescence with the sporadic development off Dean Street.
170	Land at Burial Ground Lane	Maidstone	This site is an identified employment site in the adopted Local Plan (Policy ED2) and is therefore excluded from the assessment in line with the SHLAA methodology.
171	Darlyn Farm, Forge Lane, East Farleigh	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
173	The Stumps, Lenham Road	Kingswood	Part of site is too detached from the built up area of the settlement. Remaining northern part of site too small for 5+ dwellings.
175	Land at Hubbards Lane and Haste Hill Road	Loose	<input type="checkbox"/> Whilst this site is adjacent to the village, it is detached from the main built up area of the settlement, and not well related to existing local facilities. Its development would result in the undesirable merging of Loose with Boughton Monchelsea.
176	Land east of Woodcut Hse, Ashford Rd, nr Maidstone	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.

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177	Rectory Farm	Langley Heath	Development in the location would constitute a substantial extension, out of scale with the existing settlement. The site relates poorly to the village. The Highway Authority's view is that Green Lane, on to which the site would access, is of poor standard.
179	The Howlands, Albion Road	Marden	Whilst this site is adjacent to the village, it is only attached to the village on one flank, and would be an illogical extension into the countryside, particularly since it is considered that the sports club to the north should be retained. Therefore any development on this site would be detached from the main built up area of the settlement.
180	Land at Bearsted	Maidstone	Woodland - site is detached from the main built up area of Maidstone.
181	Southfield Stables, South Lane, Sutton Valance	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
182	Land at Sandling, north Maidstone	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
183	Land south of Tumblers Hill	Sutton Valance	Site is designated Historic Parks and Gardens.
184	Campus at Oakwood Park	Maidstone	There is currently insufficient certainty as to the relocation process to demonstrate that this site is developable, which depends on the confirmation of the future development of a new campus for the new University for the Creative Arts on a location yet to be disclosed.

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185	4 Vale Road	Loose	Too small for 5+ dwellings.
186	Land south of Plough Wents Road	Chart Sutton	Site not suitable for development. Access would be from Plough Wents Road, some distance from the village, so any development would not in practical terms be adjacent to Chart Sutton. There are few facilities in the village, and no primary school.
187	Barn Meadow, Ulcombe Hill	Ulcombe	Whilst this site is adjacent to the village, it is only attached to the village on one flank, and would be an illogical extension into the countryside, and its development would be out of scale and character with a settlement the size of Ulcombe.
188	Garages off Westway	Coxheath	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is in multiple ownership. This availability position of the site should be monitored in future reviews of the SHLAA.
189	Gardens rear of 48-52 Amsbury Road	Coxheath	Too small for 5+ dwellings.
190	Garages off Pippin Close	Coxheath	Too small for 5+ dwellings.
191	Wheeler Street	Headcorn	Too small for 5+ dwellings.

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192	North Street	Headcorn	Too small for 5+ units within a Conservation Area and poor access.
193	Garages off Grasslands	Langley Heath	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is in multiple ownership. This availability position of the site should be monitored in future reviews of the SHLAA.
194	Corner of Knightrider Street and Wrens Cross	Maidstone	Same site as site 085F. Maidstone Southern Relief Road (KCC) - how this group of sites may come forward is complex and further work need to be undertaken to be included within the SHLAA. The availability position of the site should be monitored in reviews of the SHLAA.
196	Albert Street	Maidstone	<input type="checkbox"/> From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because it is currently being used as a car park and not currently available for residential development.
197	Maundy House, North Street	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development.
198	Fern Hill Road	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, as the site is in multiple ownership and is not currently being promoted for residential development. The availability position of the site should be monitored in reviews of the SHLAA.
199	Glebe Lane allotments	Maidstone	The site is not considered suitable for housing development, due to its current use as allotments, which needs to be retained.

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201	Granville Road	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, as the site is in multiple ownership and is not currently being promoted for residential development. This availability position of the site should be monitored in future reviews of the SHLAA.
202	Canning Street	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, as the site is in multiple ownership and is not currently being promoted for residential development. This availability position of the site should be monitored in future reviews of the SHLAA.
203	Buckland Road	Maidstone	The site is in existing employment use and the information gathered suggests that there is no confidence in the site being available and coming forward for development. The availability position of the site should be monitored in reviews of the SHLAA.
204	Lower Fant Road	Maidstone	The existing employment uses are well established and have no plans in making the site available for residential development in the short or long term. The availability position of the site should be monitored in reviews of the SHLAA.
205	Upper Stone Street	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development. The availability position of the site should be monitored in reviews of the SHLAA.
206	Granada cinema, Lower Stone Street	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development. The availability position of the site should be monitored in reviews of the SHLAA.
207	32-36 Union Street	Maidstone	The site is not available for residential development.

Site ref	Address	Settlement	Reason for rejection
208	33-49 Bower Mount Road	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, as the site is in multiple ownership and is not currently being promoted for residential development.
209	Land adjacent to 27 Church Street	Maidstone	Too small for 5+ dwellings.
210	Bower Mount Road/Cornwallis Road	Maidstone	The site is not considered suitable or available for housing development, due to its current use as allotments.
213	Hart Street	Maidstone	Site has no access over railway or river, and is within flood zone 3a.
214	Victoria Court, Ashford Road	Maidstone	This site is an identified employment site in the adopted Local Plan (Policy ED2) and is therefore excluded from the assessment in line with the SHLAA methodology.
215	St Peter Street	Maidstone	Site has consent for hotel and retail which is expected to be implemented.
216	Greenwich Close	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development.

Site ref	Address	Settlement	Reason for rejection
218	Land east of Linton Road	Loose	Whilst this site is adjacent to the village, it is not well related to facilities, and integration into the community would be difficult to achieve. Development here would be out of scale in the context of Loose, and it would result in the merging of Loose and Boughton Monchelsea.
219	Land north of Fire Service HQ, Cave Hill	Maidstone	Not an appropriate site for an residential development. Loss of trees and fundamental access concern - site is well above the road to the west (Straw Mill or Stockett Lane), about 3m, and a long way above Cave Hill to the east. Development here would need the landscape completely remodelled. Site is currently not available for residential development.
220	Land off Penshurst Close, Grove Green	Maidstone	Local Plan policy ENV24 (vii) - public open space allocation, and has outline permission (MA/04/0440) for mixed use development of leisure purposes (D2) and for library facilities (D1).
221	12-40 Lower Fant Road	Maidstone	Gardens in multiple ownership which are currently not being promoted and therefore it is unrealistic to assume this site is available or deliverable for residential development.
222	The Courtyard, Pudding Lane	Maidstone	In community use for NHS special unit. This site is an identified employment site in the adopted Local Plan (Policy ED2) and is therefore excluded from the assessment in line with the SHLAA methodology.
223	Cornwallis Road	Maidstone	The site is not considered suitable for housing development, due to its current use as allotments, which needs to be retained.
224	Rock Road (south)	Maidstone	Majority of site given permission for care home (05/1217), and remainder of site not available and too small for study threshold.

Site ref	Address	Settlement	Reason for rejection
226	Rear of 91-94 High Street	Maidstone	This site is an identified employment site in the adopted Local Plan (Policy ED2) and is therefore excluded from the assessment in line with the SHLAA methodology.
228	46-56 Gabriels Hill and 2 Granada Street	Maidstone	The site is not considered suitable for housing development, as it is a existing car park which is well used. There is no evidence to suggest it might be available.
229	Rear of 91 and 94 High Street	Maidstone	Car park well used.
230	Howland Road	Marden	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development. This availability position of the site should be monitored in future reviews of the SHLAA.
231	Sovereigns Way	Marden	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is in multiple ownership. This availability position of the site should be monitored in future reviews of the SHLAA.
232	Marden station car park	Marden	Railway station car park.
233	Sandling Lane	Maidstone	Garages in use and within multiple ownership, and as the site is currently not being promoted it is viewed that the site is currently not available for housing development. The employment is currently in use and also not being promoted for residential development, therefore this element of the site is also not available for development. However the site is suitable for housing and should be monitored for change in availability.

Site ref	Address	Settlement	Reason for rejection
234	Camp Way/Grove Road	Maidstone	This site is too small for 5+ dwellings.
235	Car showroom, 423 Sutton Road	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development.
236	Wallis Avenue	Maidstone	This area is owned by Maidstone Housing Trust, and was considered for redevelopment about a year ago and it was decided not to proceed on viability grounds
237	Echo Close/Betsham Raod	Maidstone	The site is currently used as amenity space which provides important landscaping for existing residential area.
238	Wallis Avenue	Maidstone	Maidstone Housing Trust has recently carried out a development adjacent to the area defined, and have stated are unlikely to pursue any further development within this area. Part of site is used for servicing the shops to Park Wood Parade.
239	Gibraltar Lane	Maidstone	Too small for 5+ dwellings.
240	Runnymede Gardens	Maidstone	There is no proper access via Runnymede Gardens (eventually Loose Rd). It is a private cul-de-sac with tight corners and would be unsuitable for more traffic.

Site ref	Address	Settlement	Reason for rejection
241	Claygate	Maidstone	The site is not considered suitable for housing development, as it is a existing car park which is well used, and there is no evidence to suggest the site may be available for development
242	Hampshire Drive/Norfolk Road	Maidstone	No access.
243	Hampshire Drive/Norfolk Road	Maidstone	No access.
244	Butcher Close	Staplehurst	Too small for 5+ dwellings.
245	Butcher Close	Staplehurst	Too small for 5+ dwellings.
246	Winchs Garth	Staplehurst	The site does not currently offer a suitable location for development because the site is currently used for allotments.
248	Land between Hook Lane and West Street	Harrietsham	This site had consent at base base date of study for 10 dwellings.

Site ref	Address	Settlement	Reason for rejection
251	Buckland Hill	Maidstone	The site consists of allotments that are well used.
252	South of Hart Street, Lockmeadow	Maidstone	The majority of the site has been developed recently. The only remaining element of the land suitable for residential development is the Laguna Motorcycles site, which is covered in site 278.
253	Land at Wharf Road	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, and the site is currently in use for employment.
254	Land at Beaconsfield Road	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development. The site is not in active use. This availability position of the site should be monitored in future reviews of the SHLAA.
256	Westwood, Ham Lane	Lenham	Planning permission granted before SHLAA base date.
257	Land at Bearsted station	Maidstone	Railway station, car park and associated land where landowner intention is unclear.
258	Land adjacent to Rose Cottage, Lees Road	Yalding	This site had permission before the study base date, for 5 dwellings (03/0101).

Site ref	Address	Settlement	Reason for rejection
259	Hartnup Street	Maidstone	Part of site has been developed and remaining part (with road access) was given consent before the base date for this study.
260	483-523 Tonbridge Road	Maidstone	The gardens are well kept, in multiple ownership and not being promoted by the owners for potential residential development. <input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development. The availability position of the site should be monitored in reviews of the SHLAA.
261	Station Road	Headcorn	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is in use for other uses and is not currently being promoted for residential development. This availability position of the site should be monitored in future reviews of the SHLAA.
262	Hart Street	Maidstone	This site is currently not available for residential development.
263	Rock Road	Maidstone	Tree preservation order, Rock Road is a private road. Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development.
264	34-62 Buckland Road	Maidstone	Gardens elements of site had planning permission before the study base date. Station car park area of site is still in use.
265	Florence Road	Maidstone	<input type="checkbox"/> Gardens in multiple ownership which are currently not being promoted and therefore it is unrealistic to assume this site is available or deliverable for residential development.

Site ref	Address	Settlement	Reason for rejection
266	Wallis Avenue	Maidstone	Amenity space and garages in multiple ownership. Maidstone Housing Trust recently carried out a development adjacent to the area defined, and would be unlikely to pursue any further development within this area, part of which is used for servicing the shops to Park Wood Parade
267	Cambridge Crescent	Maidstone	This area is owned by Maidstone Housing Trust. The Trust is currently considering several areas for potential regeneration schemes, and this is one of the areas under consideration. When MHT has confirmed whether or not this area will be redeveloped, the site can be re-assessed in future reviews of the SHLAA.
268	Hartley Dene, Ashford Road, Harrietsham	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.
269	Land at Westfield Sole Road, Walderslade	Walderslade	Important landscape and woodland area. Previously rejected by Local Plan Inspector due to landscape impact and loss of important woodland.
270	Land adjacent to Allington Castle	Maidstone	Open space / recreational facilities.
271	Land south of Bridge Mill Way	Maidstone	Public open space associated with the adjacent development
272	Farleigh Trading Estate	Maidstone	This site is an identified employment site in the adopted Local Plan (Policy ED1) and is therefore excluded from the assessment in line with the SHLAA methodology.

Site ref	Address	Settlement	Reason for rejection
273	Mount Ararat	Maidstone	No access.
275	Land to North of Heath Road	Coxheath	The site is too far from the built up area of the settlement. It is poorly related to facilities.
276	George Street, car park	Maidstone	<input type="checkbox"/> Information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development. Because although the site is deemed suitable and was identified in the last UCS, the site has not been promoted for residential development and is currently in use as a car park. No evidence has been provided to suggest that the car park is no longer required, and the owner has not come forward to suggest that residential development is deliverable.
277	Powerhub Centre, St Peter Street	Maidstone	This site is an identified employment site in the adopted Local Plan (Policy ED2) and is therefore excluded from the assessment in line with the SHLAA methodology.
279	Oakdene Farm, Leeds Road, Langley	Open Countryside	<input type="checkbox"/> The site is not within or adjacent to the development boundary of an identified SHLAA settlement and as such does not meet the terms of the SHLAA methodology.