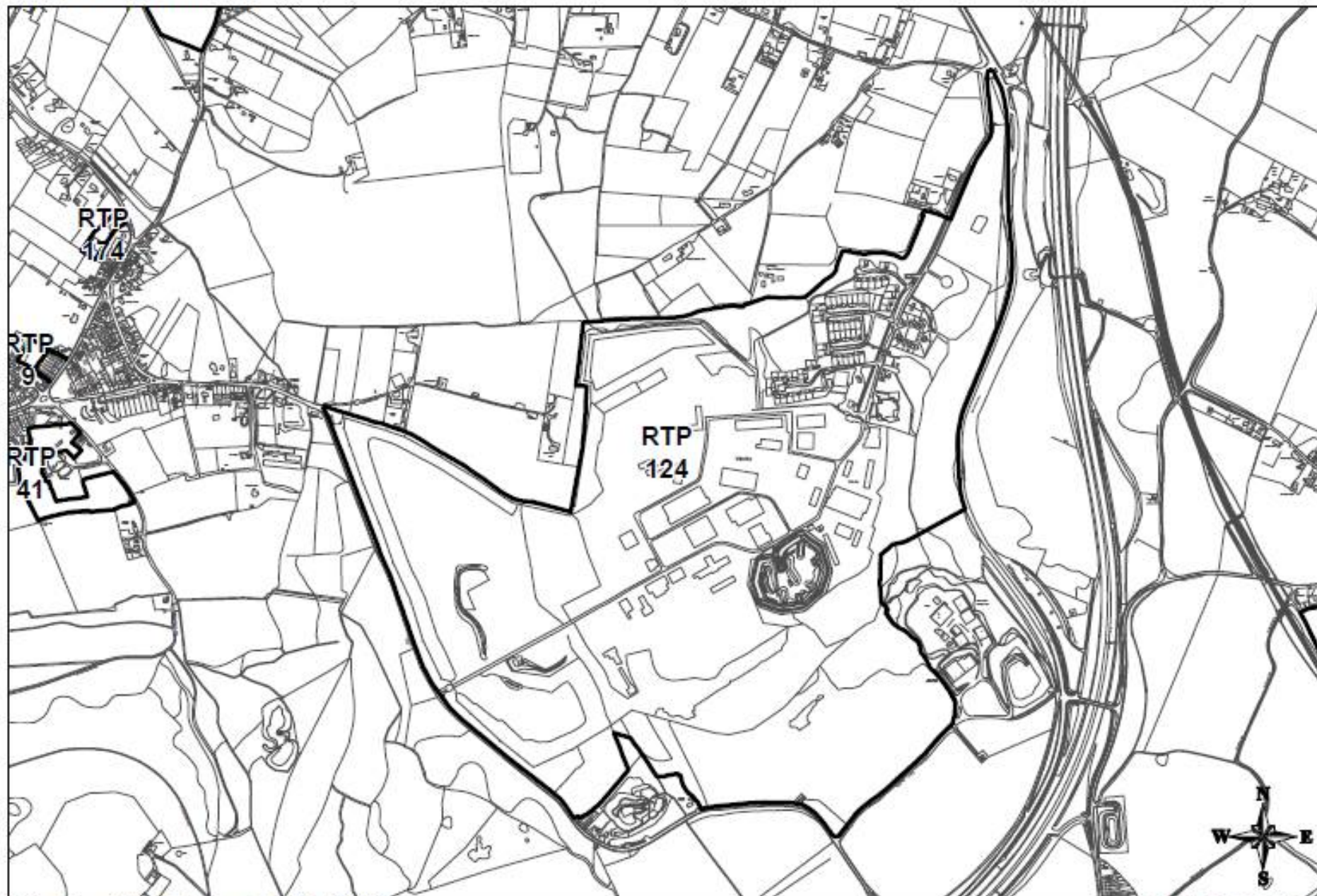


RTP 124, Fort Halstead



RTP ID: 124

Address: Fort Halstead

Town: Halstead

Postcode: TN14 7BS

Easting: 549610

Northing: 159433

Ward: Halstead, Knockholt and Badgers Mount

Site Source: Proposed Sites

Source Reference Number: 118

Notes: Residential or Mixed Use. Opportunity for mixed use scheme. Poor access for such a large site, no direct railway network or bus routes throughout the site. Capacity of 1000 dwgs is notional and dependent on detailed assessment of the quantum of existing built form and the need to retain employment

LP Non Res Allocation:

Gross Area (ha): 138.35

Site Constraints (%): 0.00%

Unconstrained Area (ha): 138.35

Net Area (ha): 69.62

Site Type for Density: PDL/GF (village/Village edge)

Density (Dwellings per ha): 25

Gross Capacity: 1000

Net Capacity: 1000

PDL / GF: PDL

Type of Potential: Redevelopment of other use

Housing Source: 1

Mixed Use Potential: high

Site Occupancy: Occupied buildings

Surrounding Use: Dispersed housing and agricultural

Local Plan Dwelling Capacity (Net): 0

Permitted Dwellings (Gross): 0

Permitted Dwellings (Net): 0

Dwellings Not Started at Base Date: 0

Dwellings Under Construction at Base Date: 0

Distance from Site to Existing Bus Stop (Straight Line, m): 0

Distance from Site's nearest Bus Stop's to the nearest Centre (Road Network, m): 4.34

Site's nearest Bus Stop's nearest Centre's Name: Sevenoaks

Distance from Site to nearest Centre (Road Network, m): 8307

Name of nearest Centre to Site: Sevenoaks

Category: 3

Within London Fringe: Yes

Included In Analysis: Yes - but dealt with as a broad location

% of Site within Green Belt: 100.00

% of Site within Area of Local Landscape Importance: 0.00

% of Site Within Local Nature Reserve: 0.00

% of Site Within SSSI: 0.00

% of Site within Countryside Wildlife Site: 0.00

% of Site containing a Tree Preservation Order: 0.95

% of Site within AONB: 99.99

% of site in a Heritage Constraint: 2.09

% of Site within a SNCI: 0.00

% of Site within an Important Area of Green Space: 0.00

% of Site within Other Constraint: 0.00

% of Site within a Level 2 Flood Zone: 0.00

% of Site within a Level 3 Flood Zone: 0.00

Ownership:

Local Infrastructure (access/drainage): Access - Poor

Character Area:

Green Belt: Yes - but Major Developed Site

AONB: Yes

Employment Site: Yes - ELR retention

Multiple Ownership:

Access: Yes

Flood Risk:

Other Constraint:

Time Period (years): 16-20 years

Priority: 4th - GB & AONB