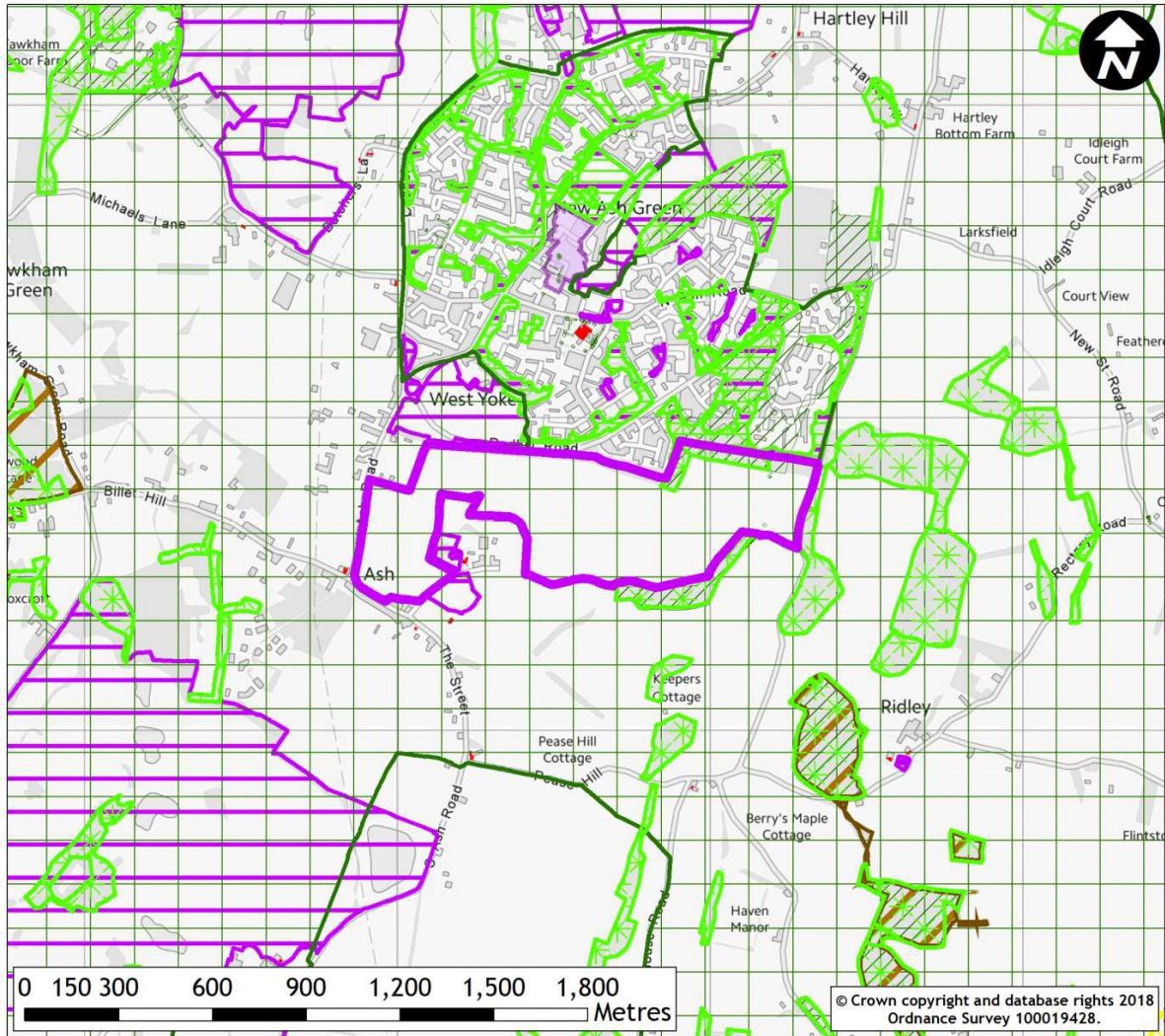


**MX61 - LAND SOUTH OF REDHILL ROAD, NEW ASH GREEN**



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	MX61
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural fields for arable crop production
Access requirements	A new access onto Redhill Road and/or Ash Road would be required.
Green Belt strength & boundary issues	Strength: Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	560 units, primary school, community building and extension to cemetery.
Input from technical specialists	<b>KCC Highways</b> <b>Natural England</b>
Other considerations	Woodland (including ancient woodland) around the periphery of the site provides an important habitat for wildlife and should be protected.
Deliverability summary	Yellow – provision of social/community infrastructure benefits and moderate/strongly performing Green Belt.

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Yellow – provision of social/community infrastructure benefits and moderate/strongly performing Green Belt.
Key messages from SA	BAP Priority Habitat High biodiversity Listed building Landscape sensitivity Intersects with Ancient Woodland Groundwater SPZs Green Belt Schools Doctor/Health Centre
Land Use	Mixed use - residential, school, community building and cemetery extension
Developable area (ha)	47.07
Density	40 DPH
Site capacity	560

Phasing	1-5 years, 6-10 years
Overall conclusion	<b>Progress to consultation</b>