

Strategic Housing Land Availability Assessment (SHLAA)

Initial Assessment

January 2010

Strategic Housing Land Availability Assessment (SHLAA) Initial Assessment January 2010

1. Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is an important study that underpins the Core Strategy. The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to undertake a comprehensive review of housing land availability within the District, and to identify sufficient sites to provide a 5, 10 and 15 year supply of housing. The SHLAA provides a methodical assessment of sites but is only a tool to aid the Council in reaching decisions on which sites are the most suitable for residential development, which could potentially be allocated. Therefore the SHLAA does not make policy decisions it only informs them.
- 1.2 The City Council began this process with a call for sites in the summer/autumn of 2008. The assessment of the potential and suitability of the sites received has begun based on the national guidance contained in the SHLAA Practice Guidance (2007) and also the Kent Protocol on SHLAA's as agreed by all the Kent Districts and Kent County Council.
- 1.3 The City Council consulted the East Kent Strategic Housing Market Partnership¹ on the methodology during June 2009. The methodology to be employed was also advertised on the Council's website from June 2009. No comments were received on the methodology.

2. Policy background

- 2.1 Although the SHLAA is a key study for the evidence base to inform the Core Strategy, both have to take into account the provisions of the South East Plan (2009). The South East Plan (SEP) identifies Canterbury as a regional hub (policy SP2). The regional hubs will be a focus for
- investment for multi-modal transport infrastructure;
 - other new infrastructure;
 - new investment in economic activity and regeneration;
 - new market and affordable housing
 - new major retail and employment development.
- (paragraph 4.8 of SEP)*
- 2.2 The spatial strategy in the SEP is to promote further growth at Canterbury in order to support its development as a centre for learning and commerce (paragraph 18.7 SEP).
- 2.3 The SEP sets the housing figures for the period 2006-2026 for the Canterbury District at 10,200 units (policy H1 Table H1b). This gives an annual average of 510 units for the District. The latest Housing Information Audit² (2009) identifies a housing land supply i.e. sites with planning permission and/or housing allocations, of 6,184 giving a residual housing requirement of 4,012 against the SEP figure of 10,200.

¹ The membership of this group consists of the E Kent local authorities of Canterbury, Dover, Shepway, Swale and Thanet; SEEDA; SEERA; GOSE; Housing Corporation; Amicus Horizon; Town and Country Housing Group and the Home Builders Federation.

² Housing Information Audit is an annual survey carried out jointly by KCC and CCC of the status of planning permission and allocations for housing development.

- 2.4 The SEP also stresses the need for an urban focus for development (Policy SP3) and states that development should be concentrated within or adjacent to urban areas.

3.0 Methodology

- 3.1 This report is an initial assessment of the potential of just over 140 sites that were submitted during the period up to 30th September 2008. The methodology permits the exclusion of certain sites early in the process for example, where they are covered by national and international nature conservation designations or where they are unsustainable, for example in the wider countryside, and do not accord with national policy. It is also recommended that those areas that are within flood risk areas Zones 2 and 3 also be avoided in all but exceptional circumstances.

- 3.2 Therefore sites have been discounted at this stage on the following basis:

- contrary to national/international policy e.g. SSSI/SPA/Ramsar
- in the wider countryside and therefore unsustainable
- are not within or adjacent to the well served villages and therefore unsustainable.

- 3.3 A standard proforma has been used to assess each site. The initial assessment team included policy and development control planners. Technical advice has been sought from other professions within the council such as highways engineers, archaeology, countryside officers and environmental services. Every site has been visited by members of the team during the summer /autumn of 2009. The detailed assessment sheets will be available as a technical appendix to the final report later in the summer. Existing local designations have not been taken into account at this early stage as they will form part of the further assessment.

- 3.4 The list of sites received can be found in the accompanying appendices. Those sites being excluded at this stage from further assessment in appendix A and those sites identified for further assessment in Appendix B. In both appendices the sites have been arranged firstly, by area – Canterbury, Herne Bay, Whitstable and Rural (alphabetically by village) and then by SHLAA reference number. Location maps of the sites can be found online at <http://www.cartogold.co.uk/canterbury/Canterbury.htm> . Click on the site reference/address to see the location on the plan. Paper copies of the plans showing all the sites can be inspected at the Council offices.

4.0 Next Steps

- 4.1 The remaining sites have been identified for further assessment before a final decision on their suitability can be reached. The remaining sites have the potential to fall within one of the options in the draft Core Strategy, that are to be tested further at the next stage. Therefore these sites will be assessed in more detail at the next stage where some will be carried forward and others will be rejected. Further assessment **does not** necessarily mean that these sites will be allocated or that planning permission for residential development will be granted. At the next stage the sites will be assessed against other local plan policy, if applicable, together with viability and deliverability. The Council will consider the contribution each site can make to the emerging spatial strategy.

- 4.2 If at the end of the process the SHLAA reveals that there are insufficient sites for housing to meet the SEP requirement then the City Council will review the sites that have been excluded at the earlier stage.
- 4.3 It is also likely that when the core strategy options document is available for public consultation (January – March), that additional sites will be proposed as part of this process. These will then be added to the current list and assessed in the same way.
- 4.4 The next stage will also include an assessment of other potential sources of sites suitable for housing development as set out in figure 4 of the CLG guidance. These include sites within the planning process for example, sites that are either allocated or benefit from planning permission but are unimplemented. Sites not currently in the planning process for example surplus public sector land and other land in non-residential use, which may be suitable.
- 4.5 A viability assessment of the potential sites will be carried out to ensure sites can be delivered. The City Council may appoint a consultant for this work. It is anticipated that the full SHLAA report will be published in the summer.

Sites not being carried forward for further assessment, arranged by SHLAA reference

Appendix A

Canterbury Sites

SHLAA Reference	Company Agent	Site name	Street	Town/Village	Further assessment required	Initial Assessment
SHLAA 19	DHA Planning	Nackington Police Complex	Nackington Rd	Canterbury	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 80	Lee Evans Planning	Land between 274-288	Wincheap	Canterbury	No	Site has existing planning permission and is already included in the supply. Site is also an existing allocation. No further assessment required.
SHLAA 89	c/o Mr. G.Oates	land between the Bury & Amoric	Littlebourne Rd	Canterbury	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 95	Wilks Head & Eve LLP	St Edmund's School	St Thomas' Hill	Canterbury	No	Site is outside the existing urban boundary.

Herne Bay Sites

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 23	Space Shuffle	Red House Farm	Molehill Rd	Herne Bay	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 30	N/A	Land at Roman Galley	Thanet Way	Herne Bay	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 118	KCC		Kings Rd	Herne Bay	No	Site is within the urban area and has the benefit of planning permission and is therefore already included in the supply. No further action.

Whitstable Sites

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further Assessment Required	Initial Assessment
SHLAA 15	DHA Planning	Land Adjacent Springfield Farm	Clapham Hill	Whitstable	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 28	N/A	Padgate & Land to	Thanet Way	Whitstable	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 39	N/A	Waterham Park	High Street Waterham	Whitstable	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 125		East of	Golden Hill	Whitstable	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable

Rural Sites (Arranged alphabetically by village).

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 103	Strutt & Parker	Land at	Bossington Rd	Adisham	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 33	N/A	Land at The Piggery	Valley Road	Barham	No	Majority of site is within flood zone 3.
SHLAA 104	Strutt & Parker	Land at paddocks	School Lane	Bekesbourne	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 58		Site to the north of	Tyler Hill Rd	Blean	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 124	A Anderson & Son	East of A290 at	Pean Hill	Blean	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 144	Hobbs Parker Property Consultants LLP	Land at	Bossingham Rd	Bossingham	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 5		No.4 Duckpitts Bungalow		Bramling	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 82	Lee Evans Planning	Land west of	Shalloak Rd	Broad Oak	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 45	Future Look of the Workspace Ltd	Land at Milborough	Herne Bay Rd	Broad Oak	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 141	Hobbs Parker Property Consultants LLP	Land rear of 81-85	Sweechgate	Broad Oak	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 54	George Webb Finn	Land at	Chapel Lane	Broad Oak	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 55	George Webb Finn	Land at	Mayton Lane	Broad Oak	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 34	George Webb Finn	Land & Buildings Chartham View	Cockering Road	Chartham	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 26	N/A	1 Nicklegate Cottages	Ashford Rd	Chartham	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 47	N/A	Matunda	Howfield Lane	Chartham	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 48	N/A	Rose Garden	Ashford Road	Chartham	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 17	N/A	Tipper Cottage	Chitty Lane	Chislet	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 81	Lee Evans Planning	Land at Westbere Lakes	Fordwich	Fordwich	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable. Site covered by national and international designations so contrary to policy, and at risk from flooding.
SHLAA 41	MHP Partnership	Former colliery land	south of A28, Island Road	Hersden	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 148	Hillreed Developments	Land North of Hersden		Hersden	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 98	Space Shuffle	The Triangle	Highstead Lane	Highstead	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 97	Space Shuffle	The Stables Holly Cottage	Highstead Lane	Highstead	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 99	Space Shuffle	Little Acre	Highstead Lane	Highstead	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 31	N/A	Maypole Village Farm	Maypole	Hoath	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 146	Hobbs Parker Property Consultants LLP	Site opposite Hoath Court	Church Rd	Hoath	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 102	Strutt & Parker	Land at	Drill Lane	Ickham	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 22	N/A	14b	The Street	Kingston	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 14	N/A	Little Swarling	Watery Lane	Petham	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 126	Angela Hirst Surveyors & Valuers	Land Adj to Sunnysdene	The Street	Petham	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems.
SHLAA 78	Lee Evans Planning	Land at 51	Rough Common Rd	Rough Common	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems. A small part of the site is an existing local plan allocation and this part of the site will be reassessed as part of the SHLAA methodology.
SHLAA 88		8	Lovell Rd	Rough Common	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems.
SHLAA 85	Lee Evans Planning	Hoades Wood and land at West	Babs Oak Hill	Sturry	No	Contrary to national policy as the majority of the site is ancient woodland.
SHLAA 29	N/A	Oastglen	Calcott Hill	Sturry	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 76	Lee Evans Planning	Land at	Bredlands Lane	Sturry	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 96	DHA Planning	Spires Academy	Bredlands Lane	Sturry	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 27	N/A	Land East of	Bredlands Lane	Sturry	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 101	Goddard Planning Consultancy	Land East of	St Stephen's Hill	Tyler Hill	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 59		Alcroft Grange		Tyler Hill	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
SHLAA 2		Land to rear and including 63	Island Road	Upstreet	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 3	Amicus Horizon Group Ltd	land to rear and including 63	Island Road	Upstreet	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 6	CSDP Ltd	Land adj to Port Farm	Island Road	Upstreet	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 64	GDM Architects	Land at Adjacent Port Farm	Island Rd	Upstreet	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 7		Golden Hills Farm	Bushy Hill Road	Westbere	No	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable.
SHLAA 72	Lee Evans Planning	Land at	Westbere Lane	Westbere	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 127	Ian Barber & Associates Ltd	Land to rear of 75	Dargate Rd	Yorkletts	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 49	George Webb Finn	Land Rear of Willowdene & Sedge	Herne Hill	Yorkletts	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 43	N/A	The Orklands	Coombe Walk	Yorkletts	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 24	N/A	Kinderscout	Coombe Walk	Yorkletts	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
SHLAA 25	N/A	Kinderscout	Coombe Walk	Yorkletts	No	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems

Sites to be carried forward for further assessment, arranged by SHLAA reference

Appendix B

Canterbury Sites

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 4	Strategic Land Kent	Land at	Cockering Road Thanington	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 8		7A	Windmill Road	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 18	DHA Planning	Canterbury Police Station	Old Dover Rd	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 37	Goddard Planning Consultancy	Becket House	New Dover Road	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 38	Tribal MJP	St Martin's Hospital	Littlebourne Rd	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 40	Goddard Planning Consultancy	Land North of Stour Prom	Glenside Ave	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 56	N/A	Shillings Yard	Parham Rd	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 57		Site to the East of Chaucer Co		Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 61	Goddard Hester Planning Cons	Canterbury TEC	Littlebourne Road	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration. Existing Local Plan allocation which will be assessed as part of the SHLAA methodology.
SHLAA 65	Goddard Planning Consultancy	Barton Business Park	Applesdown Way	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 70	Lee Evans Planning	Land at Cockerling Farm	Cockerling Lane	Thanington canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 74	Lee Evans Planning	Land East of	Hollow Lane	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 75	Lee Evans Planning	Land South of	New Dover Rd	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 79	Lee Evans Planning	Folly Farm & Land Adjacent	Headcorn Drive	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. Existing Local Plan allocation which will be reassessed as part of the SHLAA methodology.
SHLAA 83	Lee Evans Planning	Land South of Little Hall Farm	St Stephens Hill	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 84	Lee Evans Planning	Land east of Milton Manor & so	Ashford rd	Thanington Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 86	Rogate Holdings	Part of Nackington Farm	Nackington Rd	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 87	Wilks Head & Eve LLP	St Edmunds School	St Thomas's Hill	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 92	Lee Evans Planning	Lee Evans Offices	St John's Lane	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. Existing local plan allocation which will be reassessed as part of the SHLAA methodology.
SHLAA 100	DHA Planning	Hadlow College	Spring Lane	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. Existing local plan allocation for education which will be reassessed as part of the SHLAA methodology.
SHLAA 105	Gerald Eve Surveyors	6/7	Rhodaus Town	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 106		Land adjacent to	Ashford Rd	Thanington	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 107	CCC	Parkside County Primary School	Tennyson Ave	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 108	CCC		Notley Street	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 112	CCC	Westgate Gardens	St Peter's Place	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. Existing local plan allocation which will need to be reassessed as part of the SHLAA methodology. Flooding is an issue.
SHLAA 113	CCC	16	St Radigunds Street	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 117	KCC	Adult social services	Cow Lane	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 119	KCC	Kingsmead Primary School		Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. The site is within the regeneration zone. Flooding is an issue as the site falls within flood zone 2 and 3.
SHLAA 121	KCC		Spring Lane	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 123	KCC	Land at	Langton Lane	Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 137	John Bishop & Associates	Cockering Farm	Cockering Rd	Thanington Canterbury	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 142	Hobbs Parker Property Consultants LLP	East Kent Gospel Hall	1 Nunnery Rd	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 147	Kent County Council	Simon Langton School for Girls	Old Dover Rd	Canterbury	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.

Herne Bay Sites

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 10	VLH Associates	Land at	Greenhill Road/Junction Road	Greenhill	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration. Existing local plan allocation for community use which will be reassessed as part of the SHLAA methodology
SHLAA 11	VLH Associates	Strode Farm	Lower Herne Road	Herne Bay	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 12	VLH Associates	Herne Bay golf driving range B	Bullockstone Road	Herne Bay	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 13	VLH Associates	Land west of	Bullockstone Rd	Herne Bay	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 16	Lakehurst Developments Ltd	Land North of The Links Development.	Eddington	Herne Bay	Yes	Carry forward for further assessment as site is within the urban area and falls within one of the option under consideration.
SHLAA 20	DHA Planning	Herne Bay Police Station	Gordon Road	Herne Bay	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 32	N/A	Cedar House Blacksole Bridge	Margate Rd	Herne Bay	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 51	Howard Hutton & Assoc.	Land at	Whitstable Rd	Studd Hill	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 63	Laurence Wilbraham	Herne Bay Court	Canterbury Rd	Herne Bay	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 66	Lee Evans Planning	Hillborough Business Park	Sweechbridge Rd	Herne Bay	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 68	Lee Evans Planning	Land at Beltinge		Herne Bay	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 69	Lee Evans Planning	Land at Underdown House	Underdown Lane	Herne Bay	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 71	Lee Evans Planning	Land at Greenhill	adjacent Thornden Close	Herne Bay	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.

SHLAA Reference	Company Agent	Site name	Street	Town / Village	Further assessment required	Initial Assessment
SHLAA 77	Lee Evans Planning	53	Sea View Road	Herne Bay	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 110	CCC Housing		Sea Street	Herne Bay	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. Existing local plan allocation which will be reassessed as part of the SHLAA methodology
SHLAA 114	CCC Housing		Sea Street	Herne Bay	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 128	Angela Hirst	Land between 41 & 73	Ridgeway Rd	Herne	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 129	Kitewood Estates	Land North of the	Thanet Way	Herne Bay	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 131	Kitewood Estates	land south of	Richmond Drive	Herne Bay	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. Existing local plan reserve allocation which will be reassessed as part of the SHLAA methodology.
SHLAA 132	Kitewood Estates	Land adjoining May Street & Elms		Herne Bay	Yes	Carry forward for further assessment as site is within Urban area and falls within one of the option under consideration.
SHLAA 134	Kitewood Estates	Altira Business Park & Adjoini		Herne Bay	Yes	Carry forward for further assessment as site is partly within and partly adjacent to Urban area and falls within one of the option under consideration.

Whitstable Sites

SHLAA Reference	Company Agent	Site name	Street	Village	Further Assessment Required	Initial Assessment
SHLAA 1	Courtley Consultants Ltd	Land North of	Thanet Way	Whitstable	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 9	Ian Barber & Associates Ltd	Land W of Bodkin Farm	Maydowns Road	Chestfield	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 21	N/A	Land North of	Thanet Way	Whitstable	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 42	The London Planning Practice	Land West of	Thanet Way	Whitstable	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 60	APRW	Land South of 84-86	Church Street	Whitstable	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 62	VLH Associates	Former Huyck Factory	Millstrood Rd	Whitstable	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. Planning permission granted on appeal
SHLAA 94	Goddard Planning Consultancy	Land on west side of North	Thanet Way/ Millstrood Rd	Whitstable	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 109	CCC Housing	land between	St Andrews & St Davids Close	Whitstable	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.

SHLAA Reference	Company Agent	Site name	Street	Village	Further Assessment Required	Initial Assessment
SHLAA 115	KCC	Whit.Youth Cent	Tower Parade	Whitstable	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 116	KCC	Whit Library 31-33	Oxford St	Whitstable	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 120	KCC		Chestfield Rd	Whitstable	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 130	Kitewood Estates	Land south of	Ridgeway	Chestfield	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 135	Mr Little	42	Golden Hill	Whitstable	Yes	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.
SHLAA 136	Goddard Planning Consultancy	Land at	Grasmere Rd	Whitstable	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.
SHLAA 145	Hobbs Parker Property Consultant LLP	Land at	Belmont Rd	Whitstable	Yes	Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.

Rural Sites

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 138	Hobbs Parker	Barham Court Farm	The Street	Barham	Yes	Carry forward for further assessment as Barham is listed as a well served village.
SHLAA 53	George Webb Finn	Yew Tree Farm	Blean Common	Blean	Yes	Carry forward for further assessment as Blean is listed as a well served village.
SHLAA 139	Hobbs Parker Property Consultants LLP	Land at	Bourne Park Rd Brewery Lane	Bridge	Yes	Carry forward for further assessment as Bridge is listed as a well served village. However, flooding is an issue as part of the site is within the zone 3 flood risk.
SHLAA 143	Hobbs Parker Property Consultants LLP	Land at Broad Oak Farm	Sturry Hill Sweechgate	Broad Oak	Yes	Site is adjacent to Sturry and Broad Oak. Sturry is identified as a well served village. Previous LPI inspector suggested this site should be allocated for housing in 2005. Carry site forward for further assessment.
SHLAA 73	Lee Evans Planning	Land at	Shalmsford Street	Chartham	Yes	Site benefits from outline planning permission Sept 2006 with reserved matters recently submitted. Approved Development brief Oct 2005. However, a greater capacity is now sought.
SHLAA 36	George Webb Finn	Land Adjoining	Bakers Lane	Chartham	Yes	Carry forward for further assessment as Chartham is listed as a well served village.
SHLAA 35	George Webb Finn	Land west of	Rentain Rd	Chartham	Yes	Carry forward for further assessment as Chartham is listed as a well served village.

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 140	Hobbs Parker Property Consultants LLP	Land East of	Rattington Street	Chartham	Yes	Carry forward for further assessment as Chartham is listed as a well served village.
SHLAA 52	George Webb Finn	Burnt House Farm		Chartham	Yes	Carry forward for further assessment as Chartham is listed as a well served village.
SHLAA 67	Lee Evans Planning	Former Salvation Army Hall	Shalmsford Street	Chartham	Yes	Carry forward for further assessment as Chartham is listed as a well served village.
SHLAA 90	Rydon Homes	Land rear of 32	Jubilee Rd	Littlebourne	Yes	Carry forward for further assessment as Littlebourne is listed as a well served village.
SHLAA 91	Rydon Homes	Land rear of	The Hill	Littlebourne	Yes	Carry forward for further assessment as Littlebourne is listed as a well served village.
SHLAA 122	KCC	Littlebourne Primary School		Littlebourne	Yes	Carry forward for further assessment as Littlebourne is listed as a well served village.
SHLAA 93	Cardy Constructions Ltd	Court Hill	Court Hill	Littlebourne	Yes	Carry forward for further assessment as Littlebourne is listed as a well served village.

SHLAA Reference	Company Agent	Site name	Street	Village	Further assessment required	Initial Assessment
SHLAA 44	N/A	84	Bekesbourne Lane	Littlebourne	Yes	Carry forward for further assessment as Littlebourne is listed as a well served village.
SHLAA 50	Howard Hutton & Assoc.	Land at	Staines Hill	Sturry	Yes	Carry forward for further assessment as Sturry is listed as a well served village.