

**CANTERBURY CITY COUNCIL**

**Strategic Housing Land  
Availability Assessment  
(SHLAA)**

**Proposed Amendments and Rejected Sites**

Nov 2015



# Contents

## Proposed Amendments

SHLAA/130: Land South of Ridgeway, Chestfield, Whitstable

SHLAA/148: Land North of Hersden

SHLAA/210: Land at and Adjacent to Cockerling Farm, Thanington, Canterbury

SHLAA 220: Ridlands Farm and Langton Fields, Canterbury

SHLAA/012: Herne Bay Golf Driving Range, Bullockstone Road, Herne Bay

SHLAA/078: Land at 51 Rough Common Road, Rough Common

SHLAA/171: Land adjoining Cranmer Close and Aspinall Close, Bekesbourne

SHLAA/186: Brickfield Farm, Bridge

SHLAA/199: Land adjacent to Herne Bay Golf Driving Range, Bullockstone Road, Herne Bay

## Rejected Sites

SHLAA/041: Former Colliery Site, Hersden

SHLAA/135: Land adjacent to 42 Golden Hill, Whitstable

SHLAA/231: Stuppington Lane, Canterbury

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>   |  |
|-----------------------|--|
| Site Reference Number | SHLAA130   |
| Site Name             | Land south of Ridgeway (Grasmere Pasture)  |
| Location/Address      | Land south of Ridgeway, Chestfield   |
| Greenfield/PDL/Mixed  | Greenfield   |
| Proposed Use          | Housing as part of mixed use development – employment and public open space uses |
| Site Area             | 16.88ha  |

**Site Plan**

SHLAA/130



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**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial view of the site**



**Photograph**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
| <p><b>Description of Site:</b></p>  | <p>The site is located within the Whitstable urban area.</p> <p>It is 17 hectares of open grassland area, which is bordered to the east by Swalecliffe Brook and has other drains to the south and west. It is crossed by a number of Public Rights of Way (PROW) and provides a visual/amenity break in the urban fabric.</p>   |
| <p><b>Current Use:</b></p>  | <p>Protected Existing Open Space.</p>  |
| <p><b>Surrounding Uses:</b></p>   | <p>To the north of the site is the John Wilson Business Park. The site is surrounded on the remaining three sides by low density housing. Also, to the south is the Chestfield Cricket Club with open countryside beyond; and to the west is a large agricultural field but is identified as Protected Existing Open Space.</p>  |
| <p><b>Character of Surrounding Area:</b></p>  | <p>Despite the site being a large open space, the character of this area is distinctly urban. The site is surrounded on one side by industrial units and low density suburban housing on the remaining three sides; of which all is highly visible and generates noise.</p>  |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p>At the Local Plan Inquiry 1995 the Inspector recommended amending the urban boundary which had previously run around the outside of this site, to include the site within the urban area and then protecting it as protected open space.</p> <p>At the Local Plan Inquiry 2006 the Inspector recommended the site for inclusion primarily to meet perceived employment land need. However, it was rejected by Council as it was not required at the time.</p> <p>There have been two previous attempts by the local community to register this site as a village green.</p> |
| <p><b>Potential site Capacity:</b><br/>as proposed</p>  | <p>350 dwellings and 40,000 sq ft of office space</p>  |
| <p>Calculated by CCC<br/>at x units / ha</p>  |  |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |   |
|---|---|
| <b>A - Is the site within any of the following Areas?</b>   |   |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No<br><br>Thanet Coast and Sandwich Bay SSSI, SPA, Ramsar to the NE and The Swale SSSI, SPA and Ramsar to the west. |
| <u>Category 2: Local</u><br><br>Area of High Landscape Value  | No  |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | Yes. Protected open space   |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes. (Whitstable / Chestfield).   |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | No  |
| <b>CONCLUSION:</b>  |   |
| Site not suitable for housing at this stage<br>existing policy objections   |   |
| Site may be suitable - continue to Stage 2  | Yes   |

**IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |  |
|--|--|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>  |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>   | <p>The site is within 800m walking distance of a bus stop.</p> <p>Chestfield and Swalecliffe Station approximately 950m.</p>   |
| <ul style="list-style-type: none"> <li>• Within 800m walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>  | <p>The site is within 800m walking distance of a convenience store and Chestfield Medical Centre.</p> <p>New primary school may need to be delivered on site.</p>                |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Within 30 minutes of a health centre, secondary school, employment area, town or district centre. Further to a hospital.</p>  |
| <b>TECHNICAL CONSULTATIONS</b>   |  |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>Access across The Ridgeway from Reeves Way. It may be possible to link the site to Richmond Drive (to the west)</p>   |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>The Ridgeway is not a public highway - part of the Public Right of Way network.</p> <p>If the majority of the site is accessed from Harvey Drive / Reeves Way the western</p> |

**Strategic Housing Land Availability Assessment  
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|   |   |
|---|---|
|   | Chestfield roundabout will need to be assessed.   |
| <ul style="list-style-type: none"> <li>• Infrastructure –<br/>Water Supply<br/>Sewerage/Drainage<br/>Electricity supply/Gas Supply</li> </ul> | Infrastructure will be available from the adjacent residential area.  |
| Electricity Pylons  | No  |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>   | A traffic noise assessment may be required. Potential land contamination issues from neighbouring industrial units.   |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>   | None Known  |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>  | None Known.   |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>  | Level, sloping gently sloping east towards the Swalecliffe Brook.   |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>  | The eastern part of the site is a Flood Risk Zone 2 & 3.  |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>   | Thanet and Sandwich Bay SSSI and SPA on the north coast.<br><br>Within 1km of an AHLV<br><br>Adjacent to the Chestfield Conservation Area; therefore an archaeological evaluation may be required.<br><br>Agricultural Land Classification: Grade 3 |
| If yes, how and when can the constraint be overcome?  | The flood risk impact could be mitigated by setting aside the eastern side for open space provision.  |

**IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |  |
|--|--|
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Local Wildlife Sites / Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> Development of this site would involve the loss of large area of protected open space and would have an impact on the townscape</p> <p><b>Landscape:</b> No</p> <p><b>Trees:</b> Yes (east)</p> <p><b>Conservation Area:</b> Adjacent to Chestfield Conservation Area</p> <p><b>Historic Parks and Gardens:</b> No</p> <p><b>Listed Buildings:</b> No</p> <p><b>SAM's:</b> No</p> <p><b>LWS / Protected Species:</b> Potentially sensitive site. Ecological scoping surveys will be required to assess the presence of protected species.</p> |
| <p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>   |  |
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>  | <p><b>No</b></p>   |

**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>   |                       |
|-----------------------|-----------------------|
| Site Reference Number | SHLAA 148             |
| Site Name             | Land North of Hersden |
| Location/Address      | Hersden               |
| Greenfield/PDL/Mixed  | Greenfield            |
| Proposed Use          | Housing               |
| Site Area             | 60.5ha                |

**Site Plan**



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# Strategic Housing Land Availability Assessment Site Assessment Form

## Aerial view of site

SHLAA/148



## Photograph

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |   |
|---|---|
| <p><b>Description of Site:</b></p>  | <p>The site is located approximately 5 miles east of Canterbury.</p> <p>The site is 60 hectares of agricultural land, wrapped around the existing settlement of Hersden and sloping down to the Sarre Penn to the north. Power lines demarcate the northern edge of site.</p> <p>Some trees, pockets of woodland, hedgerows and other landscape features.</p>   |
| <p><b>Current Use:</b></p>  | <p>Agricultural</p>   |
| <p><b>Surrounding Uses:</b></p>   | <p>To the north and the east of the site is open countryside largely in agricultural use. Chislet Business Park is to the north east. To the south is the village of Hersden and Lakesview Business Park across the A28. To the west is Bredlands Farm, woodland and the village of Sturry.</p>   |
| <p><b>Character of Surrounding Area:</b></p>  | <p>The character of the area is predominately rural, except for existing settlement of Hersden.</p>   |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p><u>Local Plan Inquiry 2004</u></p> <p>At last Local Plan Inquiry (LPI), the Inspector concluded that the site should not be allocated for development:</p> <p>“Hersden is no more than a large village, 7 km east of Canterbury city centre, which is now receiving a considerable increment of housing and employment growth. It does not occupy a high position within the PPG3 search sequence, and I fail to see how its present socio-economic problems would be most efficiently addressed by the addition of very large amounts of new development. I found no good planning reasons to allocate any of the previously developed colliery land south of the A28 for further large-scale mixed development; consequently, it is not hard to guess that I see no strong or convincing planning arguments to suggest that a large area of visually pleasing agricultural land north of the village should be given over to development in this Plan period.”</p> |
| <p><b>Potential site Capacity:</b><br/>as proposed</p>  | <p>800 units</p>  |
| <p>Calculated by CCC<br/>at x units / ha</p>  |   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |   |
|---|---|
| <b>A - Is the site within any of the following Areas?</b>   |   |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No, although international designations within 1km apply at Stodmarsh SPA, SAC, NNR and Ramsar site.<br><br>Almost certainly requires Appropriate Assessment under the Habitat Regulations. |
| <u>Category 2: Local</u><br><br>Special Landscape Area  | No (AHLV short distance to the east).   |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No  |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Hersden)   |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | Hersden identified as a larger well-served village in the Settlement Hierarchy Study 2011   |
| <b>CONCLUSION:</b>  | <b>Initial Assessment Conclusion:</b>   |
| Site not suitable for housing at this stage existing policy objections  |   |
| Site may be suitable - continue to Stage 2  | Yes   |

**IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |   |
|--|---|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>   |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>  | <p>Yes. The site is within 800m walking distance of a bus stop.</p>   |
| <ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>   | <p>Yes. The site is within 800m of a convenience store, GP surgery and primary school all of which are in Hersden.</p>  |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Within 30 minutes of a health centre, secondary school, employment area, town or district centre. Further to a hospital.</p>   |
| <b>TECHNICAL CONSULTATIONS</b>   |   |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |   |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>Access could be achieved onto the A28; however this is likely to require the creation of a r/a or new controlled junction.</p>   |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>There is some spare capacity on the A28 although it becomes increasingly congested further west towards Canterbury and the junction with A291 is at over capacity exacerbated by the</p> |

**Strategic Housing Land Availability Assessment  
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|  |   |
|--|---|
|  | Sturry level crossing. Any development would be dependent on the proposed Sturry Crossing being completed.  |
| <ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply<br/>Sewerage/Drainage<br/>Electricity supply<br/>Gas Supply</p> <p>Electricity Pylons</p> | <p>Some infrastructure provision in area to serve existing housing and business sites. Would require additional infrastructure.</p> <p>High Voltage Electricity Pylons run along the northern boundary of the site.</p>   |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>  | Part of land previous landfill. Site part in Landfill Buffer Zone. Contamination issues from previous usage. Landfill gas measures may be needed  |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>  | See above   |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>   | See above   |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>   | Part of the Stour Valley ridge falling away to the valley of the Sarre Penn.  |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>   | N/A   |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>  | <p>Local Wildlife site adjacent to the north east of the site at park Rough. SSSI to the north of the site at Clangate Wood.</p> <p>Tile Lodge Conservation Area to the north.</p> <p>Archaeological evaluation would be required. Evidence of Iron Age &amp; Roman settlement therefore of local/regional importance. A28 Roman Road</p> <p>Green gap identified to the west of the site to separate Hersden from Westbere and Sturry.</p> <p>Wantsum Channel AHLV to the East in the valley.</p> <p>Agricultural Land Classification: to the west and east of the site- Grade 2.<br/>Centre of the site- Grade 3.</p> |



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
| <p>If yes, how and when can the constraint be overcome?</p> |  |
|---|--|

**IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.**

|   |  |
|---|--|
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> Recent housing development forming an extension to the west of the village connects poorly to the existing village. The suburban style development is out of keeping with its rural surroundings</p> <p><b>Landscape:</b> Development here would have an adverse impact on the landscape as it would spill down the valley sides towards the Sarre Penn.</p> <p><b>Trees:</b> There could be an impact on adjacent Ancient Woodlands of Park Rough; Clangate Wood; Little Joiner's Wood.</p> <p><b>Conservation Area:</b> No</p> <p><b>Historic Parks and Gardens:</b> No</p> <p><b>Listed Buildings:</b> Adjacent to Bredlands Farmhouse (Grade 2)</p> <p><b>SAM's:</b> No</p> <p><b>LWS / Protected Species:</b> Potential for protected species to be present. Scoping surveys would be necessary.</p> |
|---|--|

**IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |   |
|---|---|
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p> | <p>Development of this size would more than double the size of the existing settlement which would have an impact on the surrounding environment. It would have a detrimental impact on the highway network on an already congested A28 particularly at Sturry.</p> |
|---|---|

**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

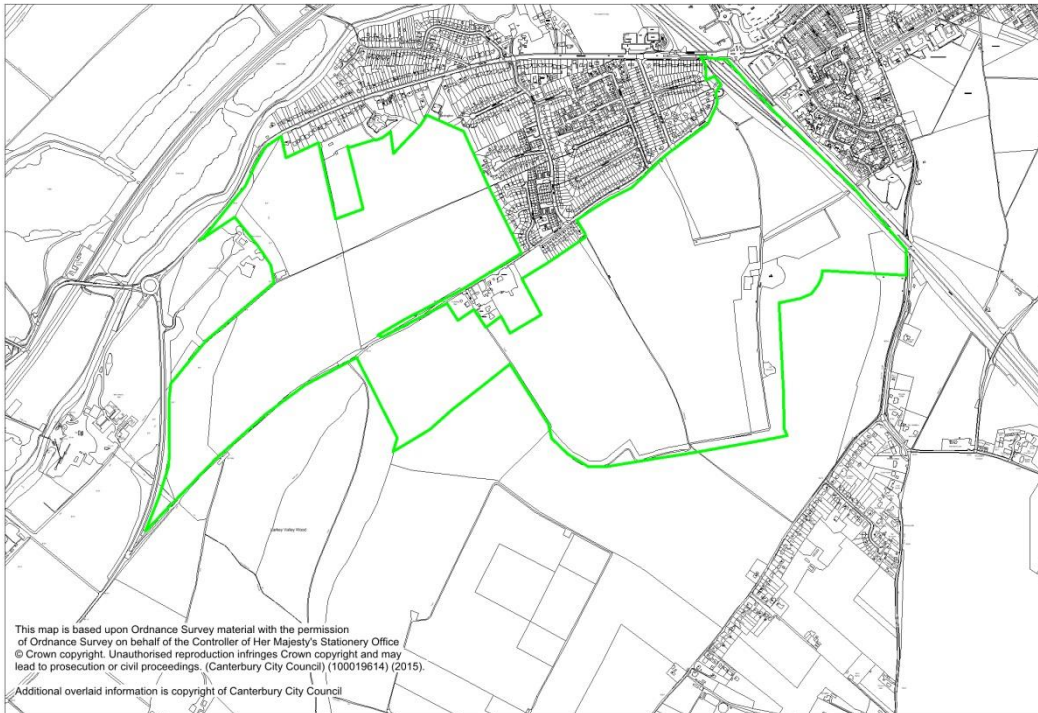
**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>   |   |
|-----------------------|---|
| Site Reference Number | SHLAA/210                               |
| Site Name             | Land at and adjacent to Cockerling Farm |
| Greenfield/PDL/Mixed  | Greenfield                              |
| Proposed Use          | Housing                                 |
| Site Area             | 117 ha                                  |

**This SHLAA submission includes the land the subject of SHLAA sites 70 (Cockerling Farm), 84 (Land east of Milton Manor), 137 (Cockerling Road)**

**Site Plan**

SHLAA/210



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial view of the site**

SHLAA/210



**Photograph**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
| <p><b>Description of Site:</b></p>  | <p>The site is located approximately 3 miles South West of Canterbury.</p> <p>The site 117 hectares of predominately agricultural land located broadly between the A28, the A2, and New House Lane, bounded at the south-west side by Larkey Valley Woods.</p> <p>The land is quite steeply undulating in the southern “block”, with a valley running SW to NE, where the site abuts the A2. There are long views towards the City and Cathedral.</p>  |
| <p><b>Current Use:</b></p>  | <p>Agricultural</p>  |
| <p><b>Surrounding Uses:</b></p>   | <p>To the north of the site is the existing urban area of Canterbury (Thanington); and to the East is the A2 with the urban area of Canterbury (Wincheap) beyond. The site to the South is bounded by the small settlement at New House Lane; and to the West is open countryside primarily in agricultural use, but also includes Larkey Valley Woods.</p>  |
| <p><b>Character of Surrounding Area:</b></p>  | <p>The character of the area is urban / rural. This is an urban fringe site with the adjacent residential area of highly visible bit with large rural areas to the South and West.</p>   |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p><u>Local Plan Inquiry 2004:</u></p> <p>Part of site (Land at Ashford Road) was the subject of representations. However these were rejected by the Inspector.</p> <p><u>Planning Applications:</u></p> <p>CA//15/01479: Outline application for a comprehensive mixed use development comprising: up to 750 residential units, in a mix of sizes, types and tenures; 4,000 m2 of B1 floorspace; 1,000 m2 of A1 to A5 uses; primary school; residential institutions (including Pilgrims Hospices and a 60 bed nursing home; community and leisure uses; provision of areas of formal and informal open space.</p> <p>CA//03/00701: Planning consent was been granted for a golf course and club house on part of the site. This was not implemented.</p> |



**Strategic Housing Land Availability Assessment  
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|  |                 |
|--|-----------------|
| <b>Potential site Capacity:</b><br>as proposed | 1,150 dwellings |
| Calculated by<br>CCC at x units / ha           |                 |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |  |
|---|--|
| <b>A - Is the site within any of the following Areas?</b>   |  |
| <u>Category 1: National and Regional</u><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No. However adjacent to SSSI (Larkey Valley Woods) |
| <u>Category 2: Local</u><br>Area of High Landscape Value  | Yes  |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No   |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Canterbury)                                   |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | No   |
| <b>CONCLUSION:</b>  |  |
| Site not suitable for housing at this stage existing policy objections  |  |
| Site may be suitable - continue to Stage 2  | Yes.   |

**IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |  |
|--|--|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No.</p>   |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>  | <p>The site is within 800m walking distance of a bus stop.</p>   |
| <ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>  | <p>The site is within 800m walking distance of a convenience store only.</p> <p>A new primary school would be provided as part of the development.</p>   |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Within 30 minutes of a health centre, secondary school, employment area, town or district centre. Further to a hospital.</p>  |
| <b>TECHNICAL CONSULTATIONS</b>   |  |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>A2 slip road improvements</p>   |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>A new junction and access to the site would be provided from Cocking Road as part of the development.</p> <p>Improvements to bus, cycle links and footpaths.</p> <p>This is a major development which has the potential to provide a significant amount of new infrastructure on the strategic road network and in the city</p> |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
|   | provided that the issues of trip generation and congestion can be addressed. Addressing all highway concerns will be challenging.  |
| <ul style="list-style-type: none"> <li>• Infrastructure –<br/>Water Supply<br/>Sewerage/Drainage<br/>Electricity supply<br/>Gas Supply</li> </ul> | Infrastructure will be available from the adjacent residential area.   |
| <ul style="list-style-type: none"> <li>• Electricity Pylons</li> </ul>  | No   |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>   | Part of the site is in a Radon Affected Area.<br><br>Air Quality Assessment would be required to monitor effects on Wincheap   |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>   | None Known.  |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>  | None Known.  |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>  | Significantly sloping and undulating in parts of the site. However, this is likely to be a detailed design issue, rather than an issue of whether development can take place. The new part of the site added (at Milton Manor) is particularly sensitive to views from west. |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>  | No.  |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>   | In an AHLV. Setting of Cathedral important; parts of this site within view cones identified within Canterbury Conservation Area Appraisal 2010.<br><br>An archaeological evaluation would be required.<br><br>Agricultural Land Classification: Grade 1-3                    |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |   |
|---|---|
| <p>If yes, how and when can the constraint be overcome?</p> | <p>Concerns about impact on townscape / landscape may be able to be mitigated through the master planning of the proposals.</p> |
|---|---|

**IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.**

|  |  |
|--|--|
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Local Wildlife Sites / Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> Proposals would need to consider the setting of the City and the Cathedral.</p> <p><b>Landscape:</b> In an AHLV</p> <p><b>Trees:</b> Yes</p> <p><b>Conservation Areas:</b> No</p> <p><b>Historic Parks and Gardens:</b> No</p> <p><b>Listed Buildings:</b> The Old Manor (Grade 2 Listed)</p> <p><b>SAM's:</b> No</p> <p><b>LWS / Protected Species:</b> Sensitive site. Ecological scoping surveys will be required to assess the presence of protected species.</p> |
|--|--|

**IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

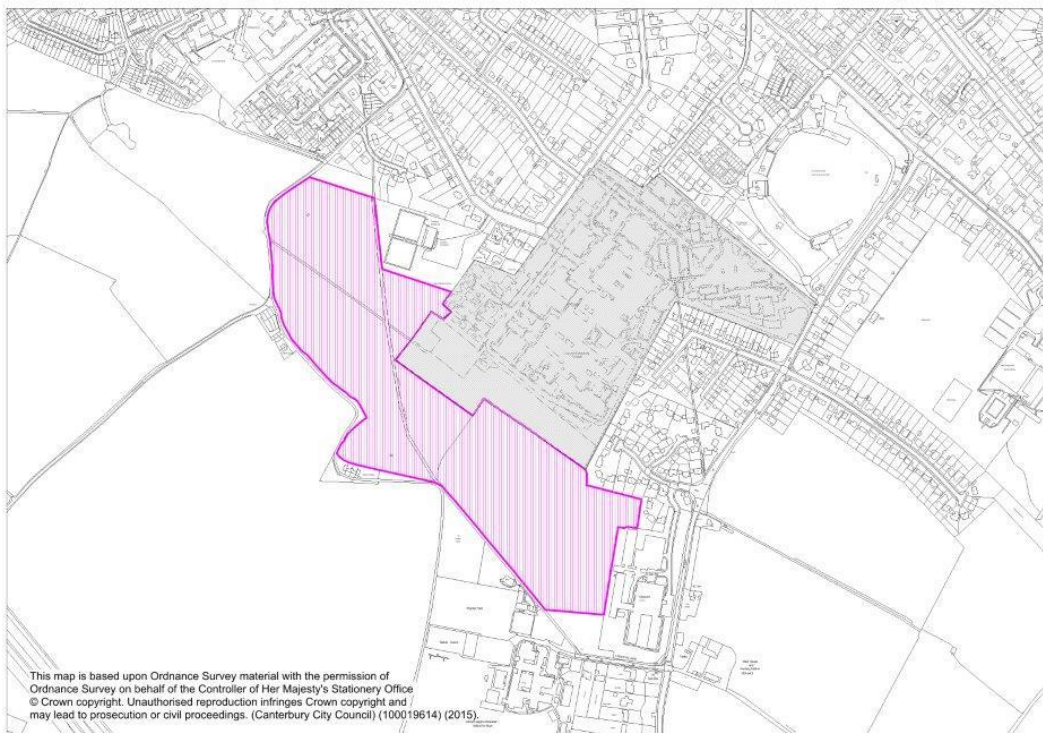
|   |           |
|---|-----------|
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p> | <p>No</p> |
|---|-----------|

**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>          |                                  |
|------------------------------|----------------------------------|
| <b>Site Reference Number</b> | SHLAA/220                        |
| <b>Site Name</b>             | Ridlands Farm and Langton Fields |
| <b>Location/Address</b>      | Ethelbert Road, Canterbury       |
| <b>Greenfield/PDL/Mixed</b>  | Greenfield                       |
| <b>Proposed Use</b>          | Residential                      |
| <b>Site Area</b>             | 11 hectares (approx.)            |

**Site Plan**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial view of the site**

**Photograph**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
| <p><b>Description of Site:</b></p>  | <p>Ridlands Farm and Langton Fields are located on the southern urban edge of Canterbury.</p> <p>It is approximately 11 hectares of greenfield land. Ridlands Farm and Langton Fields are currently in agricultural use. The site has an open, semi-rural character with hedgerows running around the majority of perimeter. A footpath runs through the site between Juniper Close and Nackington Road.</p>   |
| <p><b>Current Use:</b></p>  | <p>Agricultural</p>  |
| <p><b>Surrounding Uses:</b></p>   | <p>To the North of the site is the Kent and Canterbury Hospital. There is some residential development to the East. Open agricultural land lies to the south to the south-west with a few cottage dwellings and the A2 running beyond. The Canterbury Bowls Club is situated to the North West. Further afield to the south are the Chaucer Hospital and Simon Langton Boys School.</p>  |
| <p><b>Character of Surrounding Area:</b></p>  | <p>The character of the surrounding area is both a mixture of urban and rural as a result of its urban-fringe location.</p> <p>The neighbouring area is dominated by the adjacent Kent and Canterbury Hospital. Residential areas are distinguished by large detached properties with private gardens; there is also a strong sporting/leisure element with the presence of the County Cricket Ground and Canterbury Bowls Club. This lies in stark contrast to the adjacent farmland and open countryside, designated as an Area of High Landscape Value with long view towards Larkey Valley Wood.</p> |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p>None Known</p>  |
| <p><b>Potential site Capacity:</b><br/>as proposed</p>  |  |
| <p>Calculated by CCC<br/>at 35 units / ha</p>   | <p>310 dwellings</p>   |



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |                  |
|---|------------------|
| <b>A - Is the site within any of the following Areas?</b>   |                  |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No               |
| <u>Category 2: Local</u><br><br>Area of High Landscape Value  | Yes              |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No.              |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Canterbury) |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | No               |
| <b>CONCLUSION:</b>  |                  |
| Site not suitable for housing at this stage<br>existing policy objections   |                  |
| Site may be suitable - continue to Stage 2  | Yes              |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |  |
|--|--|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>  |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>   | <p>The site is within 800m walking distance of a bus stop. A train station is slightly further approximately 1.5km.</p>  |
| <ul style="list-style-type: none"> <li>• Within 800 m walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>   | <p>No. Convenience store 950m.</p>   |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>The site is within 20 minutes public transport time of a hospital / health centre, secondary school, employment area, town or district centre.</p>  |
| <b>TECHNICAL CONSULTATIONS</b>   |  |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>A junction could be created on South Canterbury Road next to Canterbury Bowls Club.</p> <p>Developer would be required to help deliver south Canterbury rapid bus service in addition to existing accesses.</p> |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>Site is served by South Canterbury Road, Ethelbert Road and Nackington Road at present. Depending on size</p>   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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|  | <p>of development it is unlikely that this would generate more traffic than the current use. However, the site is very large and developer should use the Canterbury model to assess cumulative impact.</p>           |
| <ul style="list-style-type: none"> <li>• Infrastructure –<br/>Water Supply</li> <br/> <li>Sewerage/Drainage</li> <br/> <li>Electricity supply</li> <li>Gas Supply</li> <br/> <li>Electricity Pylons</li> </ul> | <p>Infrastructure existing within the hospital part of the site and in the adjacent residential areas. There are no electricity pylons passing through the site.</p>  |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>  | <p>The former Canterbury to Folkestone Railway line that ran east to west adjacent to the development site. A land contamination survey will be required.</p>   |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>  | <p>None Known</p>   |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>   | <p>A contaminated land assessment will be required.</p>   |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>   | <p>The site is significantly sloping, to the south-west</p>   |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>   | <p>No</p>   |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>  | <p>Archaeological evaluation would be required.</p> <p>There is potential on the south-western edge of the site where investigations have demonstrated the presence of late Bronze Age/early Iron Age settlement.</p> |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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| <p>If yes, how and when can the constraint be overcome?</p>   |  |
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <br/> <li>• Trees</li> <br/> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <br/> <li>• Local Wildlife Site/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> Extension of the urban boundary.</p> <p><b>Landscape:</b> Ridlands Farm and Langton Fields are within an AHLV. Ridlands Farm holds a prominent position overlooking the Larkey Valley.</p> <p><b>Trees:</b> Yes</p> <p><b>Conservation Area:</b> The north-eastern part of the site is within a Conservation Area.</p> <p><b>Historic Parks and Gardens:</b> No</p> <p><b>Listed Buildings:</b> No</p> <p><b>SAMs:</b> No</p> <p><b>LWS / Protected Species:</b> Not considered to be a sensitive site. Ecological scoping surveys may be required.</p> |
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>   | <p>No, although a contaminated land assessment will be required and any remediation undertaken as necessary.</p>   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>   |  |
|-----------------------|--|
| Site Reference Number | SHLAA/012  |
| Site Name             | Herne Bay Golf Driving Range                           |
| Location/Address      | Bullockstone Road, Herne Bay                           |
| Greenfield/PDL/Mixed  | PDL, but much of the site is green / open in character |
| Proposed Use          | Housing  |
| Site Area             | 1.7 ha   |

**Site Plan**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial view of the site**



**Photograph**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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| <p><b>Description of Site:</b></p>  | <p>The site is approximately 1.5 miles south of Herne Bay of the urban rural fringe.</p> <p>It comprises the Herne Bay Golf Driving Range, a two-storey building incorporating a club-house with residential flat; and a car park to the front of the site. There are a number of golf driving bays and a floodlit range surrounded by ball catch fencing to the rear. Much of the site is an open grassed area.</p> <p>The northern most part of the site is made up of a fifteen metre wide buffer strip located between the golf driving range and housing estate. This has been left uncultivated.</p> |
| <p><b>Current Use:</b></p>  | <p>The driving range is no longer in use; although the former club house is currently let as office space.</p>   |
| <p><b>Surrounding Uses:</b></p>   | <p>To the north of the site is Stillwater Park residential development. Immediately to the east and south of the site is the former Herne Bay Golf Course (Strategic Site 4 - which has recently received planning permission for 572 dwellings). On the opposite side of Bullockstone Road to the West are the playing fields of the Herne Bay High School.</p>   |
| <p><b>Character of Surrounding Area:</b></p>  | <p>The character of the area is somewhat mixed between urban and rural. The urban edge has been softened by tree planting; however the adjacent residential areas are still highly prominent on the landscape. The Herne Bay Golf Course to the south offer a sense of openness with long views across and is dotted with mature trees. However once the planning consent on the Golf Course has been implemented, the character of the site is likely become distinctly urbanised.</p>  |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p>CA/89/1286/HBA: Planning permission was granted in 1990 for change of use from agricultural land to driving range, with access, bar, parking and office. Since then there have been various permissions for extending these facilities and the first-floor living accommodation in the main building.</p> <p>CA/01/0254/HBA: Planning permission was refused for the erection of 24 dwellings with garaging on the entire golf driving range site on the grounds that the site was</p>  |



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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|  | <p>outside of the urban area and would result in encroachment of built form into the countryside.</p> <p>Two outline applications for the golf driving range were made in 2004.</p> <p>Application CA/04/0491/HBA proposed to retain the existing club-house building and convert this to residential use (no numbers were given) and erect a new leisure building against the southern boundary of the site which would house an eight lane bowling alley.</p> <p>Application CA/04/0490/HBA proposed residential development on the land behind the club-house buildings. An indicative layout showed 36 dwellings served off a single access road with a landscaped buffer zone along the southern boundary with the golf course.</p> <p>CA/06/0769/HBA: Planning appeal dismissed for the erection of 66 dwellings on the basis that it would be a release of land outside the settlement boundary, in a situation where there is adequate land available within existing settlements would be contrary to Local Plan Policy H3 and that the proposal would be harmful to the character and appearance of the locality.</p> <p>CA/11/00584 single storey extension to side of building on the golf driving range clubhouse site was granted permission on 18 May 2011</p> |
| <p><b>Potential site Capacity:</b><br/>as proposed</p> | <p>70 – 90 (in conjunction with SHLAA/199)</p>  |
| <p>Calculated by CCC<br/>at x units / ha</p>           |   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |   |
|---|---|
| <b>A - Is the site within any of the following Areas?</b>   |   |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No  |
| <u>Category 2: Local</u><br><br>Area of High Landscape Value  | No  |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | Former club house is use as office accommodation. |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Herne Bay)                                   |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | Yes   |
| <b>CONCLUSION:</b>  |   |
| Site not suitable for housing at this stage existing policy objections  |   |
| Site may be suitable - continue to Stage 2  | Yes   |
|   |   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |  |
|--|--|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>  |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>  | <p>The site is within 800m walking distance of a bus stop.</p>   |
| <ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>  | <p>The site is within 800m walking distance of a convenience store only; although the Golf Course developed is providing a new GP Surgery as part of their scheme, which could also serve this site.</p>   |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Within 30 minutes of a health centre, secondary school, employment area, town or district centre. Further to a hospital.</p>  |
| <b>TECHNICAL CONSULTATIONS</b>   |  |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>Access can be gained using the existing Golf Driving Range entrance .</p>   |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>The roundabout at the junction of Greenhill Road/ A2990 Thanet Way will need to be assessed together with development traffic from other strategic sites to ensure that there is sufficient capacity.</p> <p>This site will need to contribute to the</p> |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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|  | <p>Herne relief road as it will generate traffic which will use Bullockstone Road. A footpath link to Herne Bay Secondary School on the western side of Bullockstone Road will be required.</p>   |
| <ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply<br/>Sewerage/Drainage<br/>Electricity supply<br/>Gas Supply</p> <p>Electricity Pylons</p> | <p>.</p> <p>Further information is required to prove that the previously installed surface water systems at Stillwater Park have adequate capacity.</p> <p>No</p>   |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>  | <p>None known</p>   |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>  | <p>None known</p>   |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>   | <p>None known</p>   |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>   | <p>Level</p>  |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>   | <p>The site is not in a flood zone</p> <p>The site drains via the existing Stillwater Park development into Southern Water's holding reservoir which itself feeds directly into the Plenty Brook just upstream of where serious flooding has occurred in recent years. Lagoons have also been completed to alleviate flooding at Eddington from Plenty Brook.</p> <p>A similar drainage strategy is proposed for the redevelopment of Herne Bay Golf Course. Need to confirm drainage capacity is sufficient.</p> |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>  | <p>The area to the north of the proposed development site has previously been subject to a detailed programme of sample archaeological excavation. This revealed evidence for Early Bronze Age occupation. The full extent of the site was not determined and clearly extends into the site. Therefore, an archaeological</p>   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |  |
|--|--|
|  | evaluation would be required.<br>Agricultural Land Classification: Grade 3 |
| If yes, how and when can the constraint be overcome? |  |

**IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.**

|  |   |
|--|---|
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Local Wildlife Sites / Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> No</p> <p><b>Landscape:</b> No (taking account of the planning permission on the neighbouring Golf Course.</p> <p><b>Trees:</b> Yes</p> <p><b>Conservation Area:</b> No</p> <p><b>Historic Parks and Gardens:</b> No</p> <p><b>Listed Buildings:</b> No</p> <p><b>SAM's:</b> No</p> <p><b>LWS / Protected Species:</b> The site is not considered to be particularly sensitive regarding biodiversity.</p> |
|--|---|

**IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

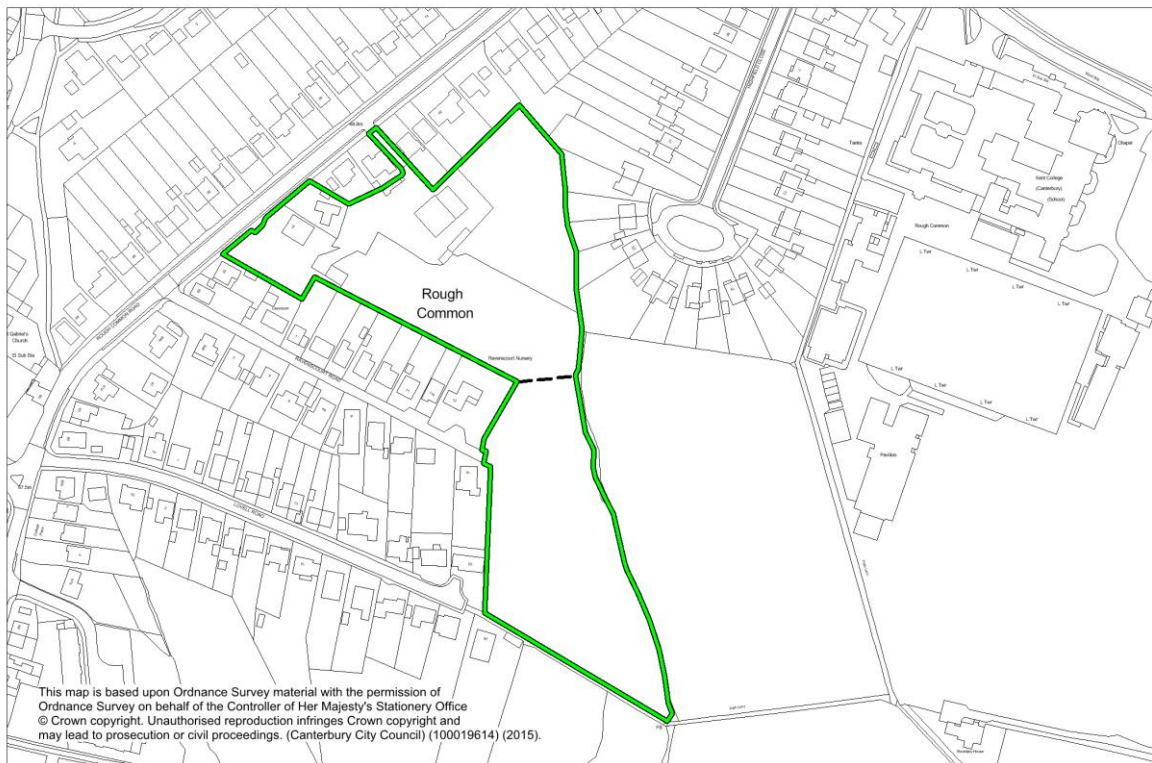
|   |    |
|---|----|
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p> | No |
|---|----|

**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>   |  |
|-----------------------|--|
| Site Reference Number | SHLAA/078  |
| Site Name             | Land to the rear of 51 Rough Common Road with access from Ravenscourt Road and Lovell Road |
| Location/Address      | Land at 51 Rough Common Rd, Canterbury.  |
| Greenfield/PDL/Mixed  | Greenfield   |
| Proposed Use          | Housing  |
| Site Area             | 1.9 hectares   |

**Site Plan**





**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial view of the site**



**Photograph**



View from Ravenscroft Road

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
| <p><b>Description of Site:</b></p>  | <p>The site is approximately 2.5 miles north west of Canterbury.</p> <p>The site is 1.9 hectares and includes some agricultural buildings to the north and grazing land to the south. Its boundary is a mixture of close-boarded fences to residential properties and other open, post and rail fences, a brook running along the eastern edge of the site as well as some scattered trees and hedgerows.</p>  |
| <p><b>Current Use:</b></p>  | <p>Agricultural</p>  |
| <p><b>Surrounding Uses:</b></p>   | <p>Residential properties are located to the north and west of the site within Rough Common. To the east are a single agricultural field and the schools of Kent College Canterbury and St. Edmunds. Neal's Place Farm and undeveloped land is situated to the South.</p>  |
| <p><b>Character of Surrounding Area:</b></p>  | <p>The character of the area is somewhat mixed between urban and rural. There are detached residential properties to the north and the west, many set back from the road and with substantial gardens. However the openness and agricultural land which lies to the south and to the east also brings a semi-rural feel to the locality.</p>   |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p>The front of the site in Rough Common Road is was allocated for housing in the Canterbury Local Plan (2006) and has been carried forward to the 2014 Draft Local Plan.</p> <p>Part of the site was included in the 2004 Local Plan Inquiry with a proposal for a Green Gap. The Inspector concluded that this did not represent a pinch point between settlements where one or two further developments could obliterate the distinction between two settlements.</p> <p>A number of planning applications have been submitted for this site.</p> <p>CA/78/222: Planning consent was given for a garage and garden store to the rear of 51 Rough Common Road.</p> <p>CA/82/715: Planning permission was refused for the erection of an agricultural dwelling on the land.</p> |



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |   |
|--|---|
|  | CA/87/1201: Planning permission was refused for an agricultural dwelling and farm office. |
| <b>Potential site Capacity:</b><br>as proposed | 28 (16 as existing allocation and 12 additional)  |
| Calculated by CCC<br>at x units / ha           |   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |                    |
|---|--------------------|
| <b>A - Is the site within any of the following Areas?</b>   |                    |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No                 |
| <u>Category 2: Local</u><br><br>Area of High Landscape Value  | Yes                |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No                 |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Rough Common) |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | No                 |
| <b>CONCLUSION:</b>  |                    |
| Site not suitable for housing at this stage existing policy objections  |                    |
| Site may be suitable - continue to Stage 2  | Yes                |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |  |
|--|--|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>  |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>   | <p>The site is within 800m walking distance of a bus stop.</p>   |
| <ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>  | <p>The site is within 800m walking distance of a convenience store and primary school.</p>   |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Within 20 minutes of health centre, secondary school, employment area and town centre. Hospital slightly further.</p>                               |
| <b>TECHNICAL CONSULTATIONS</b>   |  |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>Access can be gained on to Rough Common Road through existing farm entrance.</p>  |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>No significant highway issues. Rough Common Road has footways on both sides of the road and a bus route. NCR1 is close by, to the east of A290.</p> |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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| <ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply<br/>Sewerage/Drainage<br/>Electricity supply<br/>Gas Supply</p> <p>Electricity Pylons</p> | <p>Infrastructure is unlikely to be on site but will be available in the adjacent residential area.</p> <p>No</p>  |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>  | <p>Contaminated land assessment will be required due to current and past agricultural use.</p>   |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>  | <p>No</p>  |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>   | <p>No</p>  |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>   | <p>Steeply sloping site downwards to the south east.</p>   |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>   | <p>No</p>  |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>  | <p>In an AHLV.</p> <p>International Wildlife Sites and SSSI a short distance to the West.</p> <p>Potential for protected species to be present. Scoping surveys would be necessary.</p> <p>Hoath Court Conservation Area a short distance to the North (archaeological evaluation may be required).</p> <p>Agricultural Land Classification: Grade 3</p> |
| <p>If yes, how and when can the constraint be overcome?</p>  | <p>Scoping surveys would need to be undertaken to establish whether protected species are present on the site.</p>   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.**

|   |  |
|---|--|
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Local Wildlife Site / Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> Must carefully consider the potential impact on the character of the village.</p> <p><b>Landscape:</b> The loss of the undeveloped farmland would impact on the landscape (an AHLV).</p> <p><b>Trees:</b> Yes</p> <p><b>Conservation Area:</b> No</p> <p><b>Historic Parks and Gardens:</b> No</p> <p><b>Listed Buildings:</b> No</p> <p><b>SAM's:</b> No</p> <p><b>LWS / Protected Species:</b> International Wildlife Sites and SSSI a short distance to the west of the site. Ecological scoping survey may be required to assess the presence of protected species.</p> |
| <p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>  |  |
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>   | <p>A design and layout scheme would have to be agreed to ensure that any new development was in keeping with the character of the village.</p> <p>Suggested that only part of the site could be developed.</p>   |

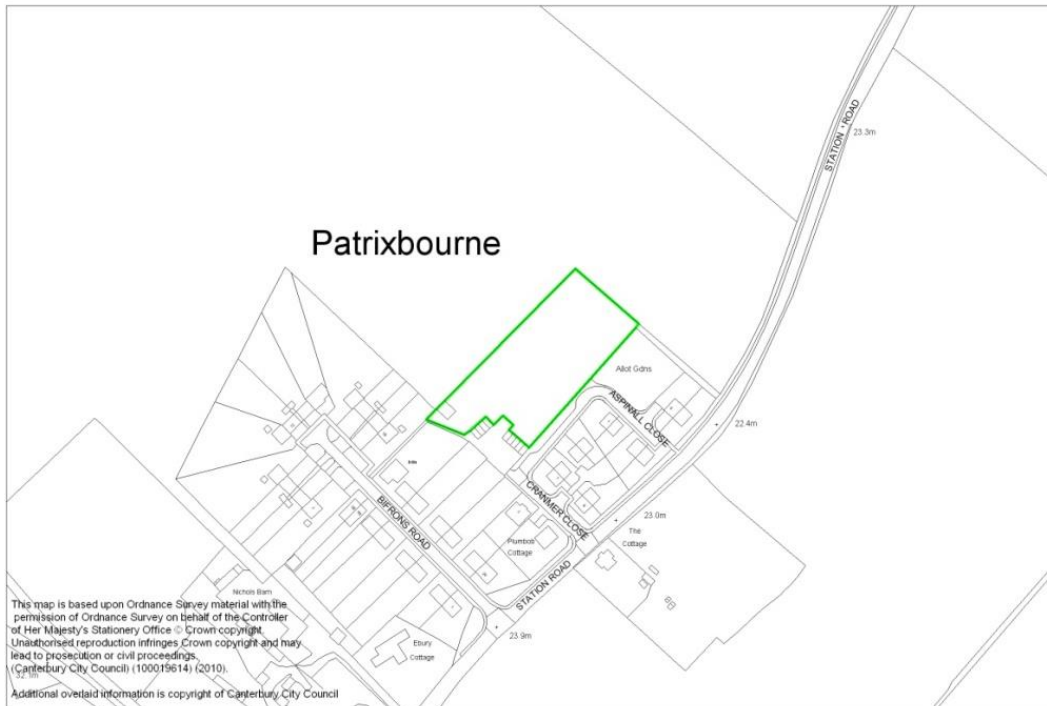
**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>   |  |
|-----------------------|--|
| Site Reference Number | SHLAA/171  |
| Site Name             | Land adjoining Cranmer & Aspinal Close Bokesbourne |
| Location/Address      | Bokesbourne  |
| Greenfield/PDL/Mixed  | Greenfield   |
| Proposed Use          | Housing / Affordable Housing                       |
| Site Area             | 0.4 ha   |

**Site Plan**

SHLAA/171





**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial view of the site**



**Photograph**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
| <p><b>Description of Site:</b></p>  | <p>The site is located approximately 5km south east of Canterbury.</p> <p>It is 0.4 hectares of under-utilised scrub-land that has become a prime spot for flytipping over the years and as such is littered rubbish. The site is surrounded by trees and hedgerows, screening it from the wider countryside.</p>  |
| <p><b>Current Use:</b></p>  | <p>Scrub-land and illegal dumping.</p>   |
| <p><b>Surrounding Uses:</b></p>   | <p>To the north of the site is open farmland and the Dover to Canterbury Railway line beyond, to the east is a small number of allotments for use by local residents; south is the cul-de-sac of Cramner and Aspinal Close; and a garage block lies adjacent to the western end.</p>   |
| <p><b>Character of Surrounding Area:</b></p>  | <p>The character of the surrounding area is predominately rural, set within open countryside and an Area of High Landscape Value.</p> <p>The villages of Patricxbourne / Bekesbourne are small and sporadic in their form running along the surrounding country roads, part of which falls within the Patricxbourne and the Bekesbourne Conservation Areas.</p>  |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p><u>Local plan inquiry June 2005 – Inspectors recommendations RN061</u></p> <p>I have given careful consideration to all these representations, but other than the specific textual amendments made by the Council in the Revised Deposit Draft and the Proposed Change, nothing suggests to me an obvious need for further text or changes. Often the points made are covered more appropriately and in greater detail in a particular subject chapter or, if not, are simply not what the Council itself wants to stress. I consider that some very brief mention of the need and aim to protect the open countryside for its own sake, while pursuing this aim, would be appropriate within the text of Objective (e). Otherwise I find that the Objectives achieve pithy expression without losing meaning or effect.</p> <p>I recommend that the Local Plan be modified to incorporate Proposed Change No. PC1/002, as set out in Core Documents CD1.14, CD1.19 and CD1.21, and the altered wording I suggest in my paragraph 2.17 above, but that no other modification be made to the text of the Revised Deposit Draft of the Local Plan in respect of these objections.</p> |



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |              |
|--|--------------|
| <b>Potential site Capacity:</b><br>as proposed | 14 dwellings |
| Calculated by CCC<br>at x units / ha           |              |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |   |
|---|---|
| <b>A - Is the site within any of the following Areas?</b>   |   |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No<br><br>Adjacent to the proposed Canterbury and Bridge Green Gap. The Kent Downs AONB is located a short distance to the south and west of the site.    |
| <u>Category 2: Local</u><br><br>Area of High Landscape Value  | Yes   |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No.   |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Patricxbourne / Bekesbourne)   |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | Yes.  |
| <b>CONCLUSION:</b><br><br>Site not suitable for housing at this stage existing policy objections  | Development in smaller village would be part of dispersal option which sustainability appraisal identified as having fundamental sustainability problems. |
| Site may be suitable - continue to Stage 2  |   |

**IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |   |
|--|---|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>   |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>  | <p>The site is within 800m walking distance of a train station and bus stop.</p>  |
| <ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>   | <p>The site is not within 800m walking distance of a convenience store, primary school or GP surgery.</p>                               |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Low frequency but within 30 min of, a hospital / health centre, secondary school, town or district centre. 20 min to employment.</p> |
| <b>TECHNICAL CONSULTATIONS</b>   |   |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |   |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>The visibility splays at existing junction may need upgrading.</p>   |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>No capacity issues; however the site is remote from local services.</p>  |
| <ul style="list-style-type: none"> <li>• Infrastructure – Water Supply<br/>Sewerage/Drainage<br/>Electricity supply<br/>Gas Supply<br/><br/>Electricity Pylons</li> </ul>  | <p>Infrastructure unlikely to be existing on site but will be available in the adjacent residential area.</p> <p>No</p>                 |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
|   |  |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>                         | <p>None known; although the site is currently used for some illegal dumping.</p>   |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>                       | <p>None known</p>  |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>                                  | <p>None known; although the site is currently used for some illegal dumping.</p>   |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>                                      | <p>Level</p>   |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>                                      | <p>No</p>  |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul> | <p>The site is within an AHLV.</p> <p>Adjacent to the Bekesbourne Conservation Area. Therefore an archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 1</p>  |
| <p>If yes, how and when can the constraint be overcome?</p>   | <p>A design and layout scheme would have to be agreed to ensure that any new development would be in keeping with the adjacent conservation area and consider the impacts on the landscape within the AHLV, and nearby to the Kent Downs AONB.</p> |

**IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

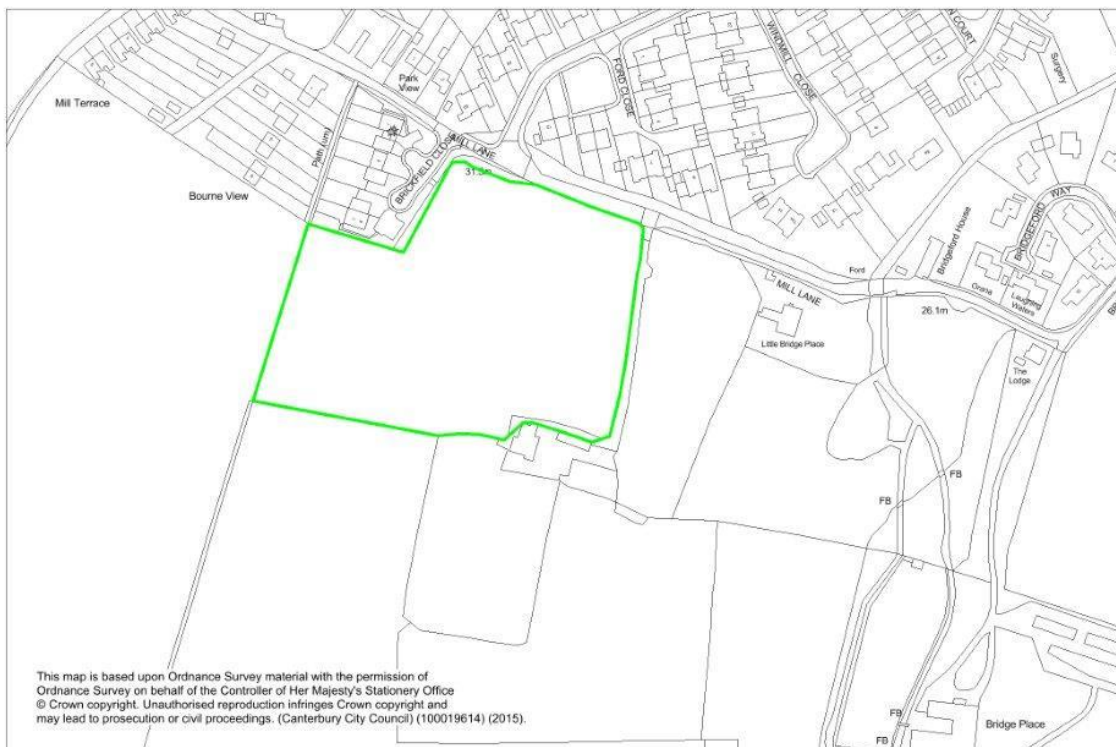
|   |  |
|---|--|
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Local Wildlife Sites /Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> Potential visual impact from additional housing</p> <p><b>Landscape:</b> The site is located within the AHLV and near to the Kent Downs AONB</p> <p><b>Trees:</b> Yes</p> <p><b>Historic Parks:</b> No</p> <p><b>Conservation Area:</b> Near to the Bekesbourne and the Patribourne Conservation Areas</p> <p><b>Listed Buildings:</b> No</p> <p><b>SAM's:</b> No</p> <p><b>LWS/Protected Species:</b> Sensitive site. Ecological scoping surveys will be required to assess presence of protected species.</p> |
| <p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>  |  |
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>   | <p>A design and layout scheme would have to be agreed to ensure that any new development would be in keeping with the adjacent conservation area and consider the impacts on the landscape within the AHLV, and nearby to the Kent Downs AONB.</p>   |

**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>   |                   |
|-----------------------|-------------------|
| Site Reference Number | SHLAA/186         |
| Site Name             | Brickfield Farm   |
|                       | Mill Lane, Bridge |
| Greenfield/PDL/Mixed  | Greenfield        |
| Proposed Use          | Residential       |
| Site Area             | 1.7 ha            |

**Site Plan**





**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial view of the site**



**Photograph**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |   |
|--|---|
| <b>Description of Site:</b>  | <p>The site is located approximately 5km south east of Canterbury.</p> <p>It is 1.7 hectares of grassland on the edge of the village of Bridge, the majority of which is surrounded by a row of tall trees and hedgerows with views across the open countryside.</p>  |
| <b>Current Use:</b>  | <p>The site is currently used for the grazing of horses and provides a visual amenity value in terms of views into the surrounding countryside.</p>   |
| <b>Surrounding Uses:</b>   | <p>To the north of the site are residential properties of the edge of the village. East is a track leading to a single property at the rear of the site and Little Bridge Place; beyond is the River Nailbourne and the Church Meadow. To the south are several large fields and open countryside and to the west is Brickfield Close (a recent successful affordable housing development).</p> |
| <b>Character of Surrounding Area:</b>  | <p>The character of the surrounding area is a rural village with local facilities and amenities surrounded by large areas of fields and landscaped areas, some of which are within an Area of High Landscape Value and the boundary of an Area of Outstanding Natural Beauty (AONB).</p>  |
| <b>Planning History:</b><br>e.g. Housing Allocation or Planning Permission?<br>Previous site proposal at LPI accepted and rejected | <p>Application Ref CA/09/00056: Erection of 8 dwellings, associated parking and access road. Planning Permission Granted 30.4.2010. Land adjacent to site.</p>  |
| <b>Potential site Capacity:</b><br>as proposed   | <p>40 dwelling</p>  |
| <p>Calculated by CCC<br/>at x units / ha</p>   |   |



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |                      |
|---|----------------------|
| <b>A - Is the site within any of the following Areas?</b>   |                      |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | Yes. Kent Downs AONB |
| <u>Category 2: Local</u><br><br>Special Landscape Area  | Yes. In an AHLV      |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No                   |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Bridge)         |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | No                   |
| <b>CONCLUSION:</b>  |                      |
| Site not suitable for housing at this stage existing policy objections  |                      |
| Site may be suitable - continue to Stage 2  | Yes                  |

**IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |   |
|--|---|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>   |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>  | <p>The site is within 800m walking distance of a bus stop.</p>  |
| <ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>  | <p>The site is within 800m walking distance of a convenience store, primary school and GP surgery.</p>  |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Site within 30 min of a hospital/health centre, secondary school, employment area, town or district centre</p>   |
| <b>TECHNICAL CONSULTATIONS</b>   |   |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |   |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>Access could be created from Mill Lane via the Brickfield development.</p>   |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>Capacity of Western Avenue and High Street should be adequate although the junction will need to be checked.</p> <p>The capacity of Mill Lane will need to be improved. It is only one vehicle wide and will need to be widened along the entire frontage of the site.</p> <p>Traffic management will be required to</p> |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |   |
|--|---|
|  | <p>prevent traffic from using Brewery Lane which is significantly narrower and has substandard visibility at the junction with High Street.</p> <p>The site is very close to all the local amenities in Bridge including buses to Canterbury.</p> |
| <ul style="list-style-type: none"> <li>• Infrastructure –<br/>Water Supply</li> <br/> <li>Sewerage/Drainage</li> <li>Electricity supply</li> <li>Gas Supply</li> <br/> <li>Electricity Pylons</li> </ul> | <p>Infrastructure unlikely to be existing on site but will be available in the adjacent residential area.</p><br><br><br><br><br><br><br><br><br><br><p>No</p>  |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>  | <p>This site abuts the old brickworks, so would need a contaminated land investigation.</p>   |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>  | <p>This site abuts the old brickworks, so would need a contaminated land investigation.</p>   |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>   | <p>This site abuts the old brickworks, so would need a contaminated land investigation.</p>   |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>   | <p>Slightly sloping west to east</p>  |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>   | <p>No</p>   |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>  | <p>In the Bourne Park Conservation Area. Therefore an archaeological evaluation would be required.</p><br><p>Agricultural Land Classification: Grade 2</p>  |
| <p>If yes, how and when can the constraint be overcome?</p>  |   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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|   |   |
|---|---|
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Local Wildlife Site/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> The proposed development will impact on the character of the village</p> <p><b>Landscape:</b> The site is within an AHLV and Kent Downs AONB.</p> <p><b>Trees:</b> Yes</p> <p><b>Conservation Area:</b> In the Bourne Park Conservation Area</p> <p><b>Historic Parks &amp; Gardens:</b> No</p> <p><b>Listed Buildings:</b> No. However Little Bridge Place (Grade 2 listed) to the east</p> <p><b>SAMs:</b> No</p> <p><b>LWS / Protected Species:</b> LWS to the east of the site. Sensitive site. Ecological scoping surveys will be required to assess presence of protected species.</p> |
|---|---|

**IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

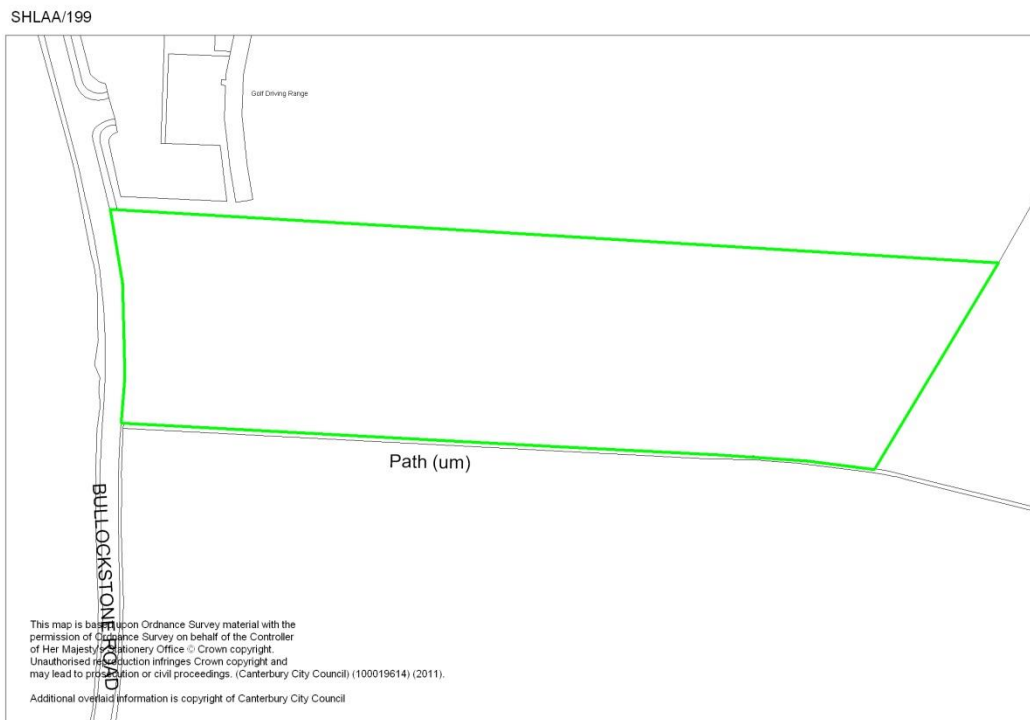
|   |  |
|---|--|
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p> | <p>The site is located within an AHLV and the Kent Downs AONB which provides a visual amenity for local residents, unlikely that this can be mitigated through the design process.</p> |
|---|--|

**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

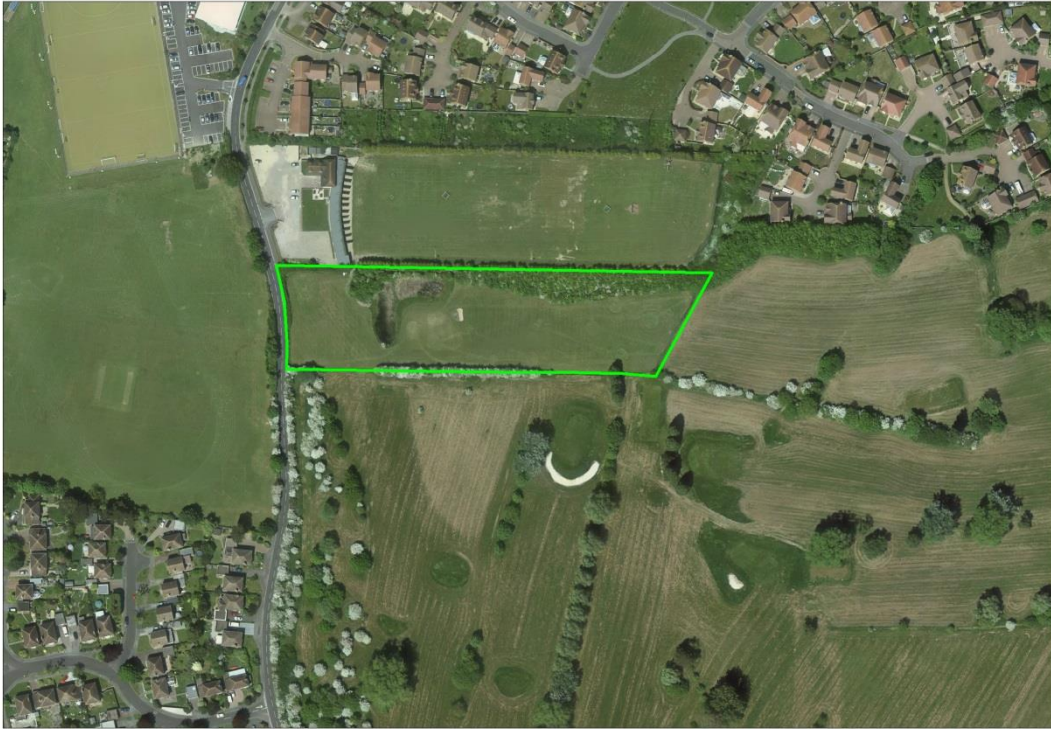
| <b>SITE DETAILS</b>   |   |
|-----------------------|---|
| Site Reference Number | SHLAA/199                                     |
| Site Name             | Land adjacent to Herne Bay Golf driving range |
| Location/Address      | Herne Bay                                     |
| Greenfield/PDL/Mixed  | Greenfield                                    |
| Proposed Use          | Housing                                       |
| Site Area             | 1.2 hectares                                  |

**Site Plan**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial view of the site**



**Photograph**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
| <p><b>Description of Site:</b></p>  | <p>The site is approximately 1.5 miles south of Herne Bay of the urban rural fringe.</p> <p>The site consists of an open grassed area that formed an un-used part of the former Herne Bay Golf Club. There is large ball net that separates the site with the adjacent former Driving Range to the East; and both the East and West boundaries are screened with trees and hedgerows.</p>  |
| <p><b>Current Use:</b></p>  | <p>Golf Course (Closed)</p>  |
| <p><b>Surrounding Uses:</b></p>   | <p>To the north of the site are the former Golf Driving Range and the Stillwater Park residential development just beyond. Immediately to the east and south of the site is the former Herne Bay Golf Course (Strategic Site 4 - which has recently received planning permission for 572 dwellings). On the opposite side of Bullockstone Road to the West are the playing fields of the Herne Bay High School.</p>  |
| <p><b>Character of Surrounding Area:</b></p>  | <p>The character of the area is somewhat mixed between urban and rural. The urban edge has been softened by tree planting; however the adjacent residential areas are still highly prominent on the landscape. The Herne Bay Golf Course to the south offer a sense of openness with long views across and is dotted with mature trees. However once the planning consent on the Golf Course has been implemented, the character of the site is likely become distinctly urbanised.</p>  |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p>CA/89/1286/HBA: Planning permission was granted in 1990 for change of use from agricultural land to driving range, with access, bar, parking and office. Since then there have been various permissions for extending these facilities and the first-floor living accommodation in the main building.</p> <p>CA/01/0254/HBA: Planning permission was refused for the erection of 24 dwellings with garaging on the entire golf driving range site on the grounds that the site was outside of the urban area and would result in encroachment of built form into the countryside.</p> <p>Two outline applications for the golf driving range were made in 2004.</p> <p>Application CA/04/0491/HBA proposed to retain the existing club-house building and convert this to residential use (no numbers were given) and erect a new</p> |



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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|  | <p>leisure building against the southern boundary of the site which would house an eight lane bowling alley.</p> <p>Application CA/04/0490/HBA proposed residential development on the land behind the club-house buildings. An indicative layout showed 36 dwellings served off a single access road with a landscaped buffer zone along the southern boundary with the golf course.</p> <p>CA/06/0769/HBA: Planning appeal dismissed for the erection of 66 dwellings on the basis that it would be a release of land outside the settlement boundary, in a situation where there is adequate land available within existing settlements would be contrary to Local Plan Policy H3 and that the proposal would be harmful to the character and appearance of the locality.</p> <p>CA/11/00584 single storey extension to side of building on the golf driving range clubhouse site was granted permission on 18 May 2011</p> |
| <p><b>Potential site Capacity:</b><br/>as proposed</p> | <p>70 – 90 (in conjunction with SHLAA/012)</p>   |
| <p>Calculated by CCC<br/>at x units / ha</p>           |  |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |                 |
|---|-----------------|
| <b>A - Is the site within any of the following Areas?</b>   |                 |
| <u>Category 1: National and Regional</u><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No              |
| <u>Category 2: Local</u><br>Area of High Landscape Value  | No              |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No              |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Herne Bay) |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | Yes             |
| <b>CONCLUSION:</b>  |                 |
| Site not suitable for housing at this stage existing policy objections  |                 |
| Site may be suitable - continue to Stage 2  | Yes             |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |  |
|--|--|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>  |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>  | <p>The site is within 800m walking distance of a bus stop.</p>   |
| <ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>   | <p>The site is within 800m walking distance of a convenience store only; although the Golf Course developed is providing a new GP Surgery as part of their scheme, which could also serve this site.</p>     |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Within 30 minutes of a health centre, secondary school, employment area, town or district centre. Further to a hospital.</p>  |
| <b>TECHNICAL CONSULTATIONS</b>   |  |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>Access can be gained using the existing Golf Driving Range entrance; or possibly through the new Golf Club development.</p>   |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>The roundabout at the junction of Greenhill Road/ A2990 Thanet Way will need to be assessed together with development traffic from other strategic sites to ensure that there is sufficient capacity.</p> |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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|--|---|
|  | <p>This site will need to contribute to the Herne relief road as it will generate traffic which will use Bullockstone Road. A footpath link to Herne Bay Secondary School on the western side of Bullockstone Road will be required.</p>  |
| <ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply<br/>Sewerage/Drainage<br/>Electricity supply<br/>Gas Supply</p> <p>Electricity Pylons</p> | <p>Infrastructure will be available from the adjacent residential area.</p> <p>Further information is required to prove that the previously installed surface water systems at Stillwater Park have adequate capacity.</p> <p>No</p>  |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>  | <p>None Known</p>   |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>  | <p>None known</p>   |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>   | <p>None known</p>   |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>   | <p>Fairly level</p>   |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>   | <p>The site is not in a flood zone</p> <p>The site drains via the existing Stillwater Park development into Southern Water's holding reservoir which itself feeds directly into the Plenty Brook just upstream of where serious flooding has occurred in recent years. Lagoons have also been completed to alleviate flooding at Eddington from Plenty Brook.</p> <p>A similar drainage strategy is proposed for the redevelopment of Herne Bay Golf Course. Need to confirm drainage capacity is sufficient.</p> |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>  | <p>The area to the north of the proposed development site has previously been subject to a detailed programme of sample archaeological excavation. This</p>   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |   |
|--|---|
|  | <p>revealed evidence for Early Bronze Age occupation. The full extent of the site was not determined and clearly extends into the site. Therefore, an archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 3</p> |
|--|---|

|   |  |
|---|--|
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> No</p> <p><b>Landscape:</b> No (taking account of the planning permission on the neighbouring Golf Course.</p> <p><b>Trees:</b> Yes</p> <p><b>Conservation Area:</b> No</p> <p><b>Historic Parks and Gardens:</b> No</p> <p><b>Listed Buildings:</b> No</p> <p><b>SAM's:</b> No</p> <p><b>LWS / Protected Species:</b><br/>Potentially sensitive site. Ecological scoping surveys will be required to assess the presence of protected species.</p> |
|---|--|

**IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

|   |           |
|---|-----------|
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p> | <p>No</p> |
|---|-----------|

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>   |                               |
|-----------------------|-------------------------------|
| Site Reference Number | <i>SHLAA41</i>                |
| Site Name             | <i>Former Colliery site</i>   |
| Location/Address      | <i>Hersden (south of A28)</i> |
| Greenfield/PDL/Mixed  | <i>Greenfield.</i>            |
| Proposed Use          | Housing                       |
| Site Area             | <i>20ha</i>                   |

**Site Plan**



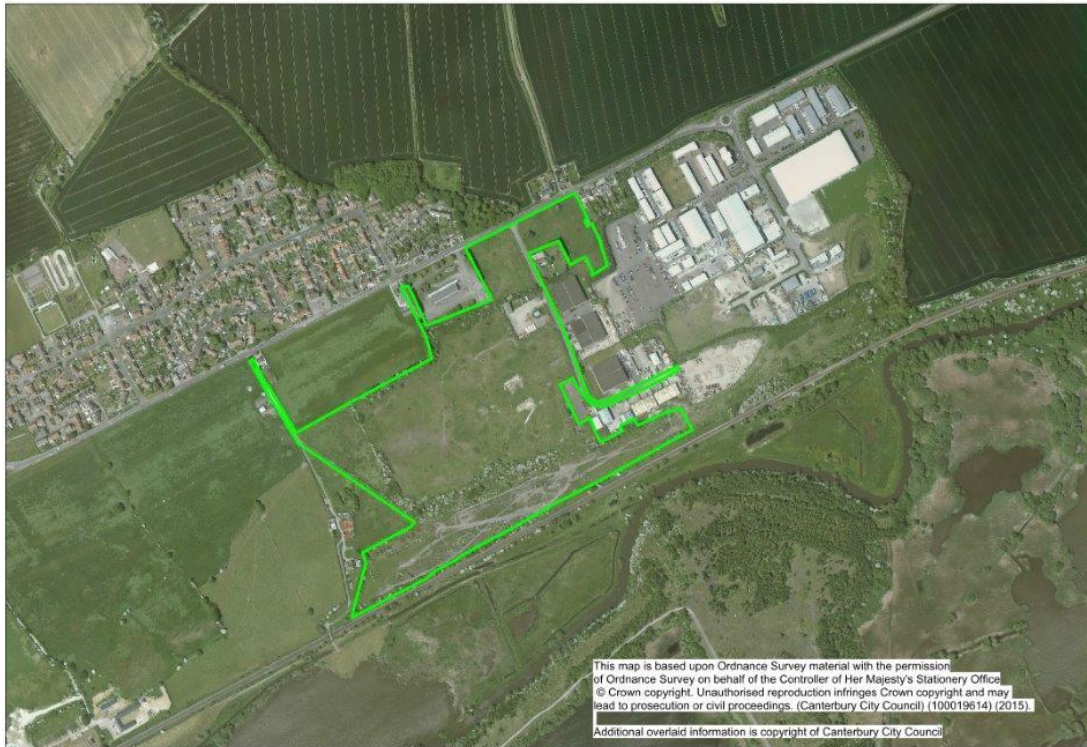
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# Strategic Housing Land Availability Assessment Site Assessment Form

## Aerial view of site

SHLAA/041



## Photograph



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |  |
|---|--|
| <p><b>Description of Site:</b></p>  | <p>The site is located 4.5 miles North East of Canterbury.</p> <p>It is approximately 20 hectares of former colliery land, sloping north down towards the railway line and Stodmarsh National Nature Reserve.</p> <p>The site is designated as a Local Wildlife site and a RIGS site.</p> <p>Largely grassed over with areas covered in shrubs and lichen heath. There is a dense shrub woodland area to the upper northern area of the site and some hedgerows surrounding the site. Small remains of Colliery use, but not visible in wider landscape.</p>   |
| <p><b>Current Use:</b></p>  | <p>Vacant land that provides an ideal environment for wildlife and biodiversity.</p>   |
| <p><b>Surrounding Uses:</b></p>   | <p>To south, largely open countryside, including Stodmarsh NNR. Stodmarsh is a Site of Special Scientific Interest, a Special Protection Area, Special Area of Conservation and a wetland site designated under the Ramsar Convention.</p> <p>To the west, agricultural land. To the north lies the village of Hersden. To the east, there are two business parks, Canterbury Industrial Park and Lakesview Business Park.</p>   |
| <p><b>Character of Surrounding Area:</b></p>  | <p>Mixed character. The village of Hersden lies on a ridge-line, along which runs the A28 to Thanet and into Canterbury. The area has a mainly rural character, but with mixed uses and residential at the village.</p>  |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p>The site has been subject to two previous Local Plan Inquiries and s78 Appeal, and has been rejected on each occasion.</p> <p><u>Local Plan Inquiry 1997</u></p> <p>The inspector took the view that the site was previously developed land, but rejected development because it was in the rural area where policy was to restrict new residential development in excess of minor development to those villages identified in the Local Plan as having the potential for some modest development consistent with the scale of the existing settlement.</p> |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |   |
|--|---|
|  | <p>The proposal which included 300 dwellings was concluded as being of an inappropriate scale and thus would have an impact on the rural location and on views over a wide area.</p> <p><u>Local Plan Inquiry 2004</u></p> <p>The Inspector concluded that the former colliery had not blended into the surrounding rural landscape and could only be describable as previous developed land.</p> <p>However, it was recommended for non-allocation in the Local plan as there were a number of residential and employment permitted development under construction and it was considered that it might be positively unhelpful to the beneficial evolution of a better Hersden to add materially to already-permitted development in this period before the effects on local society from the large additions were calculable.</p> <p><u>Planning Applications</u></p> <p>CA/77/595: Planning permission granted for development of land at Chislet Colliery for the storage of imported cars and the erection of two portable buildings for the use as offices and mess rooms.</p> <p>A condition of the permission was the implementation of a comprehensive scheme of landscaping and earth modelling for the overall site to be submitted to and approved by the District Planning Authority before any works had begun and upon approval such planting and earth modelling shall be carried out within 12 months of the commencement of the use and thereafter maintained to the satisfaction of DPA.</p> |
| <p><b>Potential site Capacity:</b><br/>as proposed</p> | <p>400 as proposed by developer</p>   |
| <p>Calculated by CCC<br/>at 35 units / ha</p>          |   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |  |
|---|--|
| <b>A - Is the site within any of the following Areas?</b>   |  |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | International designations immediately adjacent. Site is adjacent to SSSI, SPA, SAC, NNR and Ramsar site.<br><br>Almost certainly requires Appropriate Assessment under the Habitat Regulations. |
| <u>Category 2: Local</u><br><br>Special Landscape Area  | Local Wildlife Site  |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No.  |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Hersden)  |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | No   |
| <b>CONCLUSION:</b><br><br>Site not suitable for housing at this stage existing policy objections  | <b>Initial Assessment conclusions:</b><br>Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems                     |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |  |
|--|--|
| Site may be suitable - continue to Stage 2 |  |
|--|--|

**IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |  |
|--|--|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No.</p>   |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>   | <p>Yes. The site is within 800m walking distance of a bus stop.</p>  |
| <ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>  | <p>Yes. The northern part of the site is within 800m of a convenience store, GP surgery and primary school.</p>  |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Within 30 minutes of a health centre, secondary school, employment area, town or district centre. Further to a hospital.</p>  |
| <b>TECHNICAL CONSULTATIONS</b>   |  |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>Access could be achieved onto the A28; however this is likely to require the creation of a r/a or new controlled junction.</p>  |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>There is some spare capacity on the A28 although it becomes increasingly congested further west towards Canterbury and the junction with A291 is at over capacity exacerbated by the Sturry level crossing. Any development</p> |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|  |  |
|--|--|
|  | would be dependent on the proposed Sturry Crossing being completed.  |
| <ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply<br/>Sewerage/Drainage<br/>Electricity supply<br/>Gas Supply</p> <p>Electricity Pylons</p> | <p>Some infrastructure provision in area to serve existing housing and business sites. Would require additional infrastructure.</p> <p>No</p>  |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>  | <p>The site is former colliery land, in Landfill Buffer Zone and a Radon Affected Area.</p> <p>Railway noise assessment would be required.</p>   |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>  | <p>Ground stability not known due to previous use – would require further investigation.</p>   |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>   | <p>See above.</p>  |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>   | <p>Site forms part of the Stour valley sides sloping steeply to the south to the railway line and Stodmarsh nature reserve. Parts of site are fairly steeply sloping.</p>  |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>   | <p>No.</p>   |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>  | <p>Part of the site is a Regionally Important Geological Site (RIGS)</p> <p>Archaeological evaluation would be required. Evidence of Iron Age &amp; Roman settlement therefore of local/regional importance.</p> <p>Non agricultural land.</p> |
| <p>If yes, how and when can the constraint be overcome?</p>  | <p>Almost certainly requires Appropriate Assessment under the Habitat Regulations.</p> <p>Site is adjacent to SSSI, SPA, SAC, NNR and Ramsar site.</p>   |



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.**

|   |  |
|---|--|
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• LWS/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> In addition to the proposed allocation to the North (Site 8); this proposal would triple the existing size of the settlement. The A28 would form a physical separation between the existing village and a new development.</p> <p><b>Landscape:</b> Site on the ridge of the Stour Valley. Highly visible on the landscape.</p> <p><b>Trees:</b> Yes</p> <p><b>Conservation Area:</b> No</p> <p><b>Historic Parks and Gardens:</b> No</p> <p><b>Listed Buildings:</b> Adjacent to Westbere Court (Grade 2 listed)</p> <p><b>SAM's:</b> No</p> <p><b>LWS / Protected Species:</b> Part of the site is a LWS designation. Also adjacent to a SSSI, SPA, SAC, NNR and Ramsar site. Therefore considered to be a sensitive site. Ecological scoping surveys will be required to assess the presence of protected species.</p> |
|---|--|

**IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

|   |   |
|---|---|
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p> | <p>Potentially nearby industrial uses and railway noise – investigation required.</p> |
|---|---|

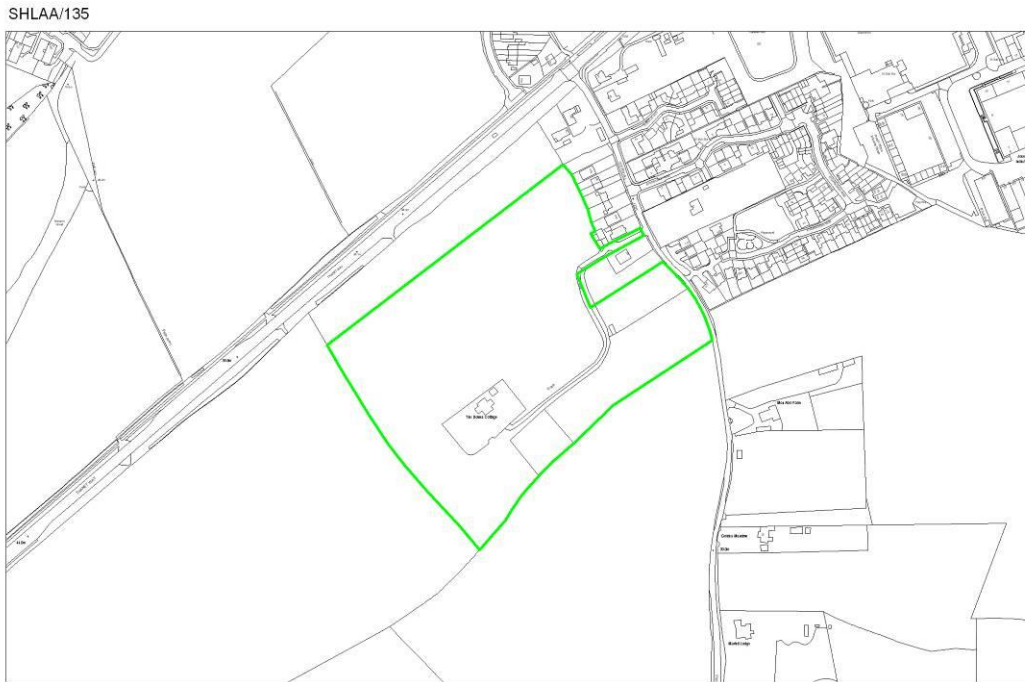
**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>   |  |
|-----------------------|--|
| Site Reference Number | <i>SHLAA/135</i>                                   |
| Site Name             |  |
| Location/Address      | <i>Land adjacent to 42 Golden Hill, Whitstable</i> |
| Greenfield/PDL/Mixed  | <i>Greenfield</i>                                  |
| Proposed Use          | Housing  |
| Site Area             | <i>6.1 ha</i>                                      |

**Site Plan**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial view of the site**



**Photograph**



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

|   |   |
|---|---|
| <b>Description of Site:</b>   | <p>The site is located to the South of Whitstable.</p> <p>It is approximately 6 hectares of greenfield land with hedgerows around the majority of its perimeter. An access lane loops through the northern part of the site to The Downs Cottage. It is a prominent site, set on the Blean / Wraik Hill ridge with views across the landscape character area to the south.</p>  |
| <b>Current Use:</b>   | Field / open space  |
| <b>Surrounding Uses:</b>  | <p>To the North of the site is a thin belt of land and the Thanet Way (A2290). The Strategic Housing Allocation (Site1) and Whitstable lie beyond. To the East is the residential area of Golden Hill; and the Joseph Wilson Business Park. Open fields and the A299 are to the South. To the North West on the opposite site of the Thanet Way are Benacre and Gorrell Wood; and Duncan Down.</p>  |
| <b>Character of Surrounding Area:</b>   | <p>The character of the area is predominately rural with views out into an Area of High Landscape Value. However, residential properties on the East boundary and noise from the nearby A2990 and Business Park add some urban characteristics.</p>   |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p><u>Local Plan Inquiry 2004</u></p> <p>The site was rejected by the Inspector on the following grounds</p> <p><i>“Development here would produce an isolated westward extent of buildings, at variance with the more “natural” form of the Golden Hill allocation in the Plan. It would amount to a marked protrusion of this part of the settlement into open countryside, in a prominent sloped location widely visible from points to the south. This kind and amount of protrusion would doubtless also lead to future attempts to “round out” the settlement boundary to the north of this omission site. The proposal has no planning merits that I can discern”.</i></p> |
| <p><b>Potential site Capacity:</b><br/>as proposed</p>  | 40 – 60 dwellings   |
| <p>Calculated by CCC<br/>at x units / ha</p>  |   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |      |
|---|------|
| <b>A - Is the site within any of the following Areas?</b>   |      |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No   |
| <u>Category 2: Local</u><br><br>Area of High Landscape Value  | No   |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No   |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes  |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | No   |
| <b>CONCLUSION:</b>  |      |
| Site not suitable for housing at this stage existing policy objections  |      |
| Site may be suitable - continue to Stage 2  | Yes. |

**IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |   |
|--|---|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>   |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>  | <p>The site is within 800m walking distance of a bus stop.</p>  |
| <ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>  | <p>The site is within 800m walking distance of a convenience store only (Tesco).</p>  |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>Within 30 minutes of a health centre, secondary school, employment area, town or district centre. Further to a hospital.</p>   |
| <b>TECHNICAL CONSULTATIONS</b>   |   |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |   |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>The available access is by the means of the existing track onto Golden Hill. Although this is wide enough to accommodate an access road and footway it does not have sufficiently adequate sight lines onto Golden Hill to be a suitable access for 40 plus dwellings.</p> |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>Capacity of Golden Hill and Thanet Way is adequate; however capacity of Long Reach R/A would need to be checked.</p>   |



**Strategic Housing Land Availability Assessment  
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|   | The site is close to frequent bus route and Tesco's, but otherwise remote from local amenities.  |
| <ul style="list-style-type: none"> <li>• Infrastructure –<br/>Water Supply<br/>Sewerage/Drainage<br/>Electricity supply<br/>Gas Supply<br/><br/>Electricity Pylons</li> </ul> | <p>Infrastructure will be available from the adjacent residential area.</p> <p>No existing sewer capacity available</p> <p>No</p>                |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>   | A Traffic Noise and Air Quality Assessments will be required.  |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>   | None known   |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>  | None known   |
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>  | Fairly level site sloping to the northern part of the site   |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>  | No   |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>   | <p>An AHLV is located to the South East.</p> <p>Archaeological evaluation would be required</p> <p>Agricultural land classification: Grade 3</p> |
| If yes, how and when can the constraint be overcome?  |  |

**IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.**

**Strategic Housing Land Availability Assessment  
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| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Local Wildlife Sites / Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p><b>Townscape:</b> There would be an extension of the proposed urban boundary.</p> <p><b>Landscape:</b> The site holds a prominent position on the Blean / Wraik Hill ridge. Views from the South and West are contained by this high ground and therefore any development on this site would be visually intrusive on the landscape. An AHLV is a short distance to the South East.</p> <p><b>Trees:</b> Yes (including hedgerows around the perimeter)</p> <p><b>Conservation Area:</b> No</p> <p><b>Historic Parks and Gardens:</b> No</p> <p><b>Listed Buildings:</b> No</p> <p><b>SAM's:</b> No</p> <p><b>LWS / Protected Species:</b> Potentially a sensitive site (ecological links to Duncan Down / Benacre Wood). Ecological scoping survey may be required to assess the presence of protected species.</p> |
| <p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>   |   |
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>  | <p>No</p>   |

**Strategic Housing Land Availability Assessment  
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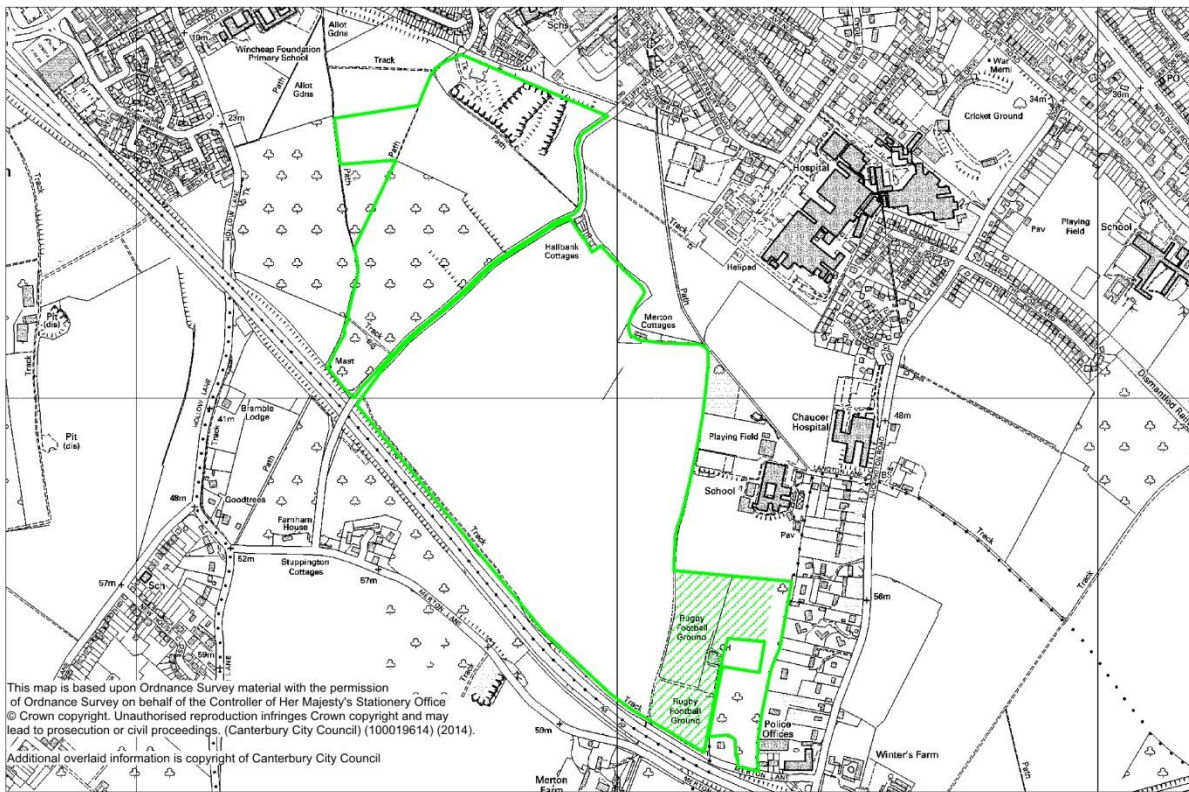
**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS  
SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE  
SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS  
STAGE**

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>SITE DETAILS</b>          |                              |
|------------------------------|------------------------------|
| <b>Site Reference Number</b> | SHLAA/231                    |
| <b>Site Name</b>             | Stuppington                  |
| <b>Location/Address</b>      | Stuppington Lane, Canterbury |
| <b>Greenfield/PDL/Mixed</b>  | Greenfield                   |
| <b>Proposed Use</b>          | Residential                  |
| <b>Site Area</b>             | 53.7 hectares                |

**Site Plan**

Stuppington Lane



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

**Aerial View**



**Photograph**





**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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| <p><b>Description of Site:</b></p>  | <p>The site is located 1 mile south of Canterbury. It lies between the urban edge and the A2 dual carriageway.</p> <p>It is approximately 57 hectares of arable farmland and part laid out with orchards. The site is bisected through the centre by a single track lined with tall dense hedgerows. It lies in the bowl of a valley but has an open, semi-rural character. There are a few scattered residential properties on Merton Lane, which runs along the northern site boundary. To the south-east is Canterbury Rugby Club.</p>  |
| <p><b>Current Use:</b></p>  | <p>Agricultural</p>  |
| <p><b>Surrounding Uses:</b></p>   | <p>To the north &amp; north-east of the site is a relatively narrow band of open farmland; beyond which is the K&amp;C Hospital and the urban area of Canterbury. This narrow band of land is currently earmarked for housing development in the Draft Local Plan. To the east is Chaucer Hospital and Simon Langton Boy Grammar School. The Canterbury Rugby Club and large detached residential properties set in spacious plots run along Nackington Road on the south-east boundary. To the south is the A2 dual carriageway, Merton Farm and open countryside. The A2 continues west of the site. To the north-west is another narrow band of farmland with the urban area of Canterbury (Wincheap) beyond.</p> |
| <p><b>Character of Surrounding Area:</b></p>  | <p>The character of the surrounding area is semi-rural as a result of its urban edge location.</p> <p>The sites position in the valley offers a rural setting with an expanse of open, agricultural land within a designated Area of High Landscape Value (AHLV). However, glimpse views of the urban area are available at various points around the site; noise from nearby A2 can also be heard. This introduces an urban element to the surrounding areas character.</p>   |
| <p><b>Planning History:</b><br/>e.g. Housing Allocation or Planning Permission?<br/>Previous site proposal at LPI accepted and rejected</p> | <p><b>Canterbury District Local Plan: Public Inquiry 1997</b></p> <p>This site formed one of four separate site representations made by Canterbury Christ Church College at the Deposit Draft Stage of the 1998 Local Plan, identified as a potentially suitable allocated in the Plan for a second campus. The site was part of a wider objection to the Draft Local, but was withdrawn before Inspector O'Rourke's Inquiry. It was withdrawn because</p>   |

**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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|  | <p>the Council was then introducing a policy to allow for the expansion of Christ Church College.</p> <p><b>Inspectors Comments 2004 Inquiry</b></p> <p>In this south-east fringe area of the city, I am in this report supporting two substantial allocations of green land: one is the safeguarded land at Nackington Road, allocated under Policy C16a as a new college campus site. The other is the business allocation at Little Barton Farm. There are particular planning reasons why these two sites are necessary and proper occupiers of land now in the open countryside, which I explain in my consideration of the two matters in my Chapter Four and Eight. There is absolutely no good planning reason for me to take a positive attitude to the present vague concept. <u>Additionally an allocation here would leave the strong suggestion in the mind of the property market that all the open land north of the A2 between Wincheap and Nackington Road could be considered fair game for development within a relatively short time.</u></p> |
| <p><b>Potential site Capacity:</b><br/>as proposed</p> | <p>1,342 dwellings</p>  |
| <p>Calculated by CCC<br/>at 35 units / ha</p>          |   |



**Strategic Housing Land Availability Assessment  
Site Assessment Form**

| <b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>   |                  |
|---|------------------|
| <b>A - Is the site within any of the following Areas?</b>   |                  |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.   | No               |
| <u>Category 2: Local</u><br><br>Area of High Landscape Value  | Yes              |
| <b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>   | No               |
| <b>C - Is the site in or adjacent to a settlement?</b>  | Yes (Canterbury) |
| <b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b> | No               |
| <b>CONCLUSION:</b>  |                  |
| Site not suitable for housing at this stage<br>existing policy objections   |                  |
| Site may be suitable - continue to Stage 2  | Yes              |

**Strategic Housing Land Availability Assessment  
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| <b>STAGE 2 ASSESSMENT: SUITABILITY</b>   |  |
|--|--|
| <p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No.</p>   |
| <p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>   | <p>The site is within 800m walking distance of a bus stop. A train station is slightly further approximately 1.5km.</p>  |
| <ul style="list-style-type: none"> <li>• Within 800 m walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>   | <p>The site is not within 800m walking distance of a convenience store, primary school or GP surgery.</p>  |
| <ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>   | <p>The site is within 20 minutes public transport time of a hospital / health centre, secondary school, employment area, town or district centre.</p>  |
| <b>TECHNICAL CONSULTATIONS</b>   |  |
| <p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Access</li> </ul>   | <p>The site is shown as two parcels of land separated by Stuppington Lane, and in both cases access would have to be made via Stuppington Lane. Both sites border the A2 but it would not be acceptable to form an access onto the A2 at any point along this boundary.<br/>It would be possible to form an access onto Stuppington Lane and it would be possible to widen Stuppington Lane within the land that is within the red line of the site.</p> |

**Strategic Housing Land Availability Assessment  
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|  | <p>However, there are 3 main directions that motorists would wish to travel and all three of these require greater use of the network of very narrow rural lanes beyond the site which could not be improved without 3<sup>rd</sup> party land.</p> <p>The A2 and A28 can be accessed to the west, but the linking roads are wide enough only for two cars to pass with care and have no footways and junctions with very limited visibility.</p> <p>The access to the south via Merton Lane is another narrow rural lane with reasonable visibility onto Nackington Road but no space for a right turn lane.</p> <p>The access to the city centre via South Canterbury Road is only of a suitable standard for approximately 200m from the junction with South Canterbury Road. South Canterbury Road has a substandard right turn lane into Stuppington Lane which has been designed for the cycle route. The site does adjoin strategic site 10, which if developed, could potentially offer an some form of solution to the access issues.</p> |
| <ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>   | <p>The site is remote from most amenities and although the rural lanes are lightly trafficked at present, there are no footways to protect pedestrians from approaching vehicles and no cycle routes. Parts of the site are remote from bus routes.</p>  |
| <ul style="list-style-type: none"> <li>• Infrastructure –<br/>Water Supply</li> <li>Sewerage/Drainage</li> <li>Electricity supply</li> <li>Gas Supply</li> <li>Electricity Pylons</li> </ul> | <p>Infrastructure unlikely to be existing on site but will be available in the adjacent residential area.</p> <p>There are no electricity pylons passing through the site.</p>   |
| <ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>  | <p><b>Air quality</b> – obviously if this site were to be developed for housing the</p>  |

**Strategic Housing Land Availability Assessment  
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|   | <p>impact of the traffic associated with the housing development on the existing air quality and the Air Quality Management Area in Canterbury would need to be looked at. A full air quality assessment would be required and we would also look for mitigation and/or financial contribution to existing air quality measures in our Air Quality Action Plan (currently under revision).</p> <p><b>Contaminated land</b> – the majority of the site has been used farmed and as such would require a contaminated land assessment. In addition, there are 3 areas that would need particular attention:</p> <ol style="list-style-type: none"> <li>1) The former chalk/lime works (known as Dane John Limeworks) was operational at the north of the area outlined in green, from the late 1800's through till the 1970's. A full risk based contaminated land assessment involving intrusive sampling would be needed in this area. It's likely that remediation works would be required.</li> <li>2) A former 'pit' is shown on our maps adjacent to Stuppington Lane near Hallbank Cottages. This would require further investigation.</li> <li>3) A tank is highlighted at/to the South of Hallbank Cottages – again, consideration of this would be required.</li> </ol> <p><b>Noise</b> – a large part of the site is immediately adjacent to the A2. The noise impact from the traffic would need to be assessed.</p> |
| <ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul> | <p>None Known</p>  |
| <ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>            | <p>None Known</p>  |

**Strategic Housing Land Availability Assessment  
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|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Topography</li> </ul>   | <p>The site slopes steeply from north to south; plateaus at the base of the valley; then rises more gradually on the opposite side.</p>   |
| <ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>   | <p>No</p>   |
| <ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>  | <p>The north-west of the site is allocated as Open Space in the Local Plan; it is also designated a Regionally Important Geological and Geomorphological Site.</p> <p>There is potential for archaeological finds. The neighbouring site has demonstrated the presence of a late Bronze Age/early Iron Age settlement.</p>  |
| <p>If yes, how and when can the constraint be overcome?</p>  |   |
| <p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <br/> <li>• Trees</li> <br/> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <br/> <li>• Local Wildlife Sites/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p>Townscape: The site is located outside Canterbury's urban boundary; however the land in-between has been allocated in the Publication Draft of the Local Plan (Site 10).</p> <p>Landscape: Stuppington Lane is within an AHLV.</p> <p>Trees: The site does not have any TPO's; however it is partly laid out with an orchard.</p> <p>Conservation Area : No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> |

**Strategic Housing Land Availability Assessment  
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|   |         |
|---|---------|
|   | LWS: No |
| <p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p> | No      |