

Strategic Housing Land Availability Assessment: Review of sites to address 5-year housing land supply

(Carried out September – November 2015)

- Following the end of Stage 1 of the Local Plan Examination, the Planning Inspector wrote to the Council with his findings and initial thoughts (dated 10 August 2015).
- In brief, he felt that the Council should increase the housing figure from 780 to 800 dwellings per annum. This equates to an extra 400 dwellings over the whole plan period (2011-2031), which is 16,000 dwellings in total for the area.
- Whilst it was noted that the Council's Local Plan provides for sites in excess of 16,000 dwellings; the Council was not judged to have a 5 year supply of housing land available for development (on a rolling 5 year basis).
- In order to consider potential new allocations, officers have now reviewed the suitability of additional sites. The review has considered the Strategic Housing Omission Sites and the other Housing Omission Sites, as listed by the Inspector in his Examination paper "Matters, Issues and Questions" (9 July 2015 and also carried out a general review of all SHLAA sites) in particular picking out for further consideration those sites that were ranked green and amber in the Sustainability Appraisal exercise.

The table below sets out the general review of the each of the SHLAA sites.

It should be noted the following sites (unless listed as an omission site as part of the Inspectors MIQ's) have not been reviewed as part of this exercise:

- Strategic Housing Allocation (SP3) and Housing Allocations (HD1) currently proposed for inclusion in the draft Local Plan (June 2014)
- Sites that currently have a Planning Consent or where an application has been refused and dismissed at appeal
- Sites with an area of less than 0.5ha
- Sites that were assessed as the most unsustainable (RED) by the Sustainability Appraisal

The review of each site stops where the cells become 'greyed out' if they did not meet the criteria set out above. The agents of those sites that were considered to have development potential were contacted to inquire about their availability and deliverability to contribute to the 5 year housing supply.

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
001	Land North of Thanet Way. Whitstable	N/A	Proposed Strategic Housing Allocation (SP3, Site 7)					
002 & 3	Land behind & including 63 Island Road. Upstreet	Area: 1 ha Capacity: 32-36 dwellings			<ul style="list-style-type: none"> Area of High landscape Value (AHLV) & Local Wildlife Site (LWS) to North. Stodmarsh SSSI and International Wildlife Sites (SPA, SAC, NNR, Ramsar) to the South. Upstreet Conservation Area to South East. 	<ul style="list-style-type: none"> Concerns that site access onto A28 is not suitable; although highway capacity ok. Within 800m of public transport a convenience store. Potential townscape and landscape impacts. Development in smaller village would be part of dispersal option which SA identified as having sustainability issues. 		
004	Land at Cockering Road, Thanington. Canterbury	8 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16 Application Refused CA/14/02212. Appeal Upheld (Jan 2016)					
005	4 Duckpitts Bungalow. Bramling	Area: 0.5 ha						
006	Land adj. to Port Farm, Island Road. Upstreet	Area: 0.8 ha Capacity: 25 dwellings			<ul style="list-style-type: none"> Area of High landscape Value (AHLV) & Local Wildlife Site (LWS) to the North. Stodmarsh SSSI and International Wildlife Sites (SPA, SAC, NNR, Ramsar) to the South. Upstreet Conservation Area to South East. 	<ul style="list-style-type: none"> Site access available from A28; highway capacity ok. Within 800m of public transport and a convenience store. Potential townscape and landscape impacts. Archaeological evaluation required (Bronze, Iron, Roman) Development in smaller village would be part of dispersal option which SA identified as having sustainability issues. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
007	Goldon Hills Farm, Bushy Hill Road. Westbere	Area: 4.7 ha Capacity: 5 - 100 dwellings						
008	7a Windmill Road. Canterbury	Area: 0.04 ha						
009 See 178	Land at Maydowns Road Whitstable	Area: 4.4 ha Capacity: 290 dwellings	Strategic Omission Site at CDLP (2014) EiP 2015/16 Application Refused CA//14/01319). Appeal Dismissed (Oct 2015)					
010	Land at Greenhill. Herne Bay	N/A	Proposed Strategic Housing Allocation (SP3, Site 6)					
011	Strode Farm, Lower Herne Road. Herne Bay	N/A	Proposed Strategic Housing Allocation (SP3, Site 5)					
012	Herne Bay Golf Driving Range, Bullockstone Road. Herne Bay	Area: 1.7ha Capacity: 64 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) 	<ul style="list-style-type: none"> No access or highway capacity concerns. Within 800m of public transport and a convenience store; although a GP surgery proposed as part of CA//15/00844). Sewage capacity issues to be addressed as part of SP3 (Site 4). Potential for townscape and landscape impacts – could mitigate through sensitive design. Archaeological evaluation required (Bronze, Iron and Roman) Adj. to Proposed Strategic Housing Allocation (SP3, Site 4). 	The agent confirmed (13.10.15) that the site is still available for development.	Agent proposed that a capacity of 70-90 units could be achieved in conjunction with SHLAA 199. The site could also be available deliverable within 5 years.

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
013	Land West of Bullockstone Road. Herne Bay	N/A	Proposed Housing Allocation (HD1)					
014	Little Swarling, Watery Lane. Petham	Area: 1.1ha Capacity: 5-15 dwellings						
015	Land adjacent to Springfield Farm. Whitstable	Area: 2.5ha Capacity: 75 dwellings				<ul style="list-style-type: none"> Site access isolated from local highway and may be difficult to achieve. Within 800m of public transport; but no other local services. Potential landscape impact; tree survey required. Sensitive site regarding biodiversity - potential for protected species. 		
016	Land North of The Links, Eddington. Herne Bay	Area: 5.6ha Capacity: 18 – 24 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) International Wildlife Sites (SPA, SAC, NNR, Ramsar) to the South East. Protected Existing Open Space (PEOS) 	<ul style="list-style-type: none"> Concerns that access can only be formed from the slip road. Within 800m of public transport; but no other local services. Potential noise and air quality issues due to proximity to Thanet Way. Wooded site - potential for protected species. 		
017	Tipper Cottage, Chitty Lane. Chistlet	Area: 1ha Capacity: Unspecified.						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
018	Canterbury Police Station, Old Dover Road. Canterbury	Area: 0.7ha Capacity: 60 dwellings			<ul style="list-style-type: none"> Area of Archaeological Importance Scheduled Ancient Monument, Listed Building, Historic Garden. Old Dover Road, Oaten Hill & St Lawrence Conservation Area. 	<ul style="list-style-type: none"> Site access available from Old Dover Road; but capacity concerns about the local road network remains. Within 800m of public transport and a convenience store, primary school and GP Surgery. Potential impact on Conservation Area - could mitigate through sensitive design. Potential noise and air quality issues due to proximity to A28 Ring Road. Archaeological evaluation required (Roman) 	Agent confirmed (8.10.15) that they no longer wish to promote the site.	
019	Nackington Police Complex, Nackington Road. Canterbury	Area: 0.8ha Capacity: 30 dwellings			<ul style="list-style-type: none"> Area of High landscape Value (AHLV) 	<ul style="list-style-type: none"> Site access available from Nackington Road; but capacity concerns about the local road network remains. Not within 800m of public transport or local services; although these could be provided as part of SP3 (Site 1). Possible land contamination; and noise and air quality issues. 	Agent confirmed (8.10.15) that they no longer wish to promote the site.	
020	Herne Bay Police Station, Gordon Road. Herne Bay	Area: 0.1 ha						
021	Land North of Thanet Way. Whitstable	Area: 1.2ha Capacity: 50 dwellings			<ul style="list-style-type: none"> Local Wildlife Site (LWS) Protection of Existing Open Space (PEOS) 	<ul style="list-style-type: none"> Concerns that site access from A2990 is not suitable; although capacity of Thanet Way ok. Within 800m of public transport and a convenience store, primary school and GP Surgery. Sensitive site regarding biodiversity - potential for protected species. Possible noise and air quality issues due to proximity to A2990 and railway line. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
022	146 The Street. Kingston	Area: 1ha Capacity: 22 dwellings	Application Refused CA/15/01765. Appeal Pending (Nov 2015)					
023	Red House Farm, Molehill Road. Herne Bay	Area: 1ha Capacity: 12 dwellings						
024	Kinderscout, Coombe Walk. Yorkletts	Area: 0.2ha						
025	Kinderscout, Coombe Walk. Yorkletts	Area: 0.5ha						
026	1 Nicklegate Cottages, Ashford Road. Chartham	Area: 0.1ha						
027	Land East of Bredlands Lane. Westbere	Area: 0.2ha						
028	Padgate and land North of Thanet Way. Whitstable	Area: 5ha Capacity: 150 dwellings						
029	Oastglen, Calcott Hill. Sturry	Area: 0.9ha Capacity: 5 dwellings						
030	Land at Roman Galley, Thanet Way. Herne Bay	Area: 0.1 ha						
031	Maypole Village Farm, Maypole. Hoath	Area: 3.4ha Capacity: 100 dwellings						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
032	Cedar House, Blacksole Bridge, Margate Road. Herne Bay	Area: 1.2 ha Capacity: 50 - 60 dwellings						
033	Land at The Piggery, Valley Road. Barham	Area: 4.3ha Capacity: 129 dwellings						
034	Land at Chartham View, Cockering Road. Chartham	Area: 0.3 ha						
035	Land West of Retain Road. Chartham	Area: 5.7ha Capacity: 200 -250 dwellings			<ul style="list-style-type: none"> Chartham Conservation Area Adjacent to Flood Risk Zone 2 & 3 to the North. 	<ul style="list-style-type: none"> Site access from Retain Road may be unsuitable; capacity concerns for Rattington St. Within 800m of public transport and a convenience store, primary school and GP Surgery. Potential impact on Conservation Area. Site topography may be an issue Possible noise and air quality issues due to proximity to paper mill. 	Agent confirmed (09.10.15) that the site is still available for development	Agent proposed that a capacity of 200-250 units could be achieved. However, the site is unlikely to be deliverable within the first 5 years.
036	Land adjacent to Bakers Lane. Chartham	Area: 10.5ha Capacity: 300 - 350 dwellings			<ul style="list-style-type: none"> Kent Downs Area of Outstanding natural Beauty (AONB) and Area of High Landscape Value (AHLV) to the South Adjacent to the Chartham Conservation Area to the North. 	<ul style="list-style-type: none"> Site access available from Bakers Lane; but capacity concerns for Rattington St. Within 800m of public transport and a convenience store and primary school. Potential impact on landscape and ancient woodland; tree survey required. Potential impact on Conservation Area. Potential for protected species. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
037	Beckett House, 4-6 New Dover Road. Canterbury	Area: 1ha Capacity: 80 dwellings	CA//14/02270. Prior notification to convert existing offices to residential.					
038	St. Martin's Hospital, Littlebourne Road Canterbury	N/A	Proposed Housing Allocation (HD1)					
039	Waterham Park, Waterham High Street. Whitstable	Area: 13ha Capacity: 490 dwellings						
040	Land North of Stour Prom, Glenside Ave. Canterbury	Area: 0.3ha						
041	Former colliery land, S. A28, Island Road. Hersden	Area: 20ha Capacity: 600 Proposed	Strategic Omission Site at CDLP (2014) EiP 2015/16		<ul style="list-style-type: none"> Stodmarsh SSSI and International Wildlife Sites (SPA, SAC, NNR, Ramsar) to the South. Local Wildlife Site (LWS) Regionally Important Geological Sites (RIGs) 	<ul style="list-style-type: none"> Site access available from Island Road; but capacity concerns on the A28 Canterbury / Sturry Crossing. Within 800m of public transport and a convenience store, primary school and GP Surgery. Potential significant impacts on landscape. Sensitive site regarding biodiversity - potential for protected species (appropriate assessment required under Habitat Reg). Site is a Landfill Buffer Zone Potential contamination and/or adverse ground conditions resulting from previous use. Development in addition to SP3 (Site 8) would almost treble the size of Hersden. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
042	Land West of Thanet Way. Whitstable	Area: 1ha Capacity: 80 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Protection of Existing Open Space (PEOS) Local Wildlife Site (LWS) 	<ul style="list-style-type: none"> Concerns that site access from A299 is not suitable, but highway capacity ok. Within 800m of public transport and a convenience store Townscape impacts as loss of open space. Sensitive regarding biodiversity - potential for protect species. Wooded area covered by TPO's. Possible noise and air quality issues due to proximity to Thanet Way. 		
043	The Orklands, Coombe Walk. Yorkletts	Area: 0.4ha						
044	84 Bekesbourne Lane. Littlebourne	Area: 0.42 Capacity: 5 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> Local Wildlife Sites (LWS) a short distance to the North West and South East 	<ul style="list-style-type: none"> Site access from Bekesbourne Lane is not suitable. Within 800m of public transport and a convenience store and primary school. Potential townscape and landscape impacts Potential for protected species on site. 		
045	Land at Milborough, Herne Bay Road. Broad Oak	Area: 1.1ha Capacity: 35-40 dwellings			<ul style="list-style-type: none"> Sturry and Broad Oak Green Gap 	<ul style="list-style-type: none"> Concerns about the access from; and the capacity of Herne Bay Road. Within 800m of public transport and a convenience store. Townscape and Landscape impacts – convergence of Sturry and Broad Oak. Potential for protected species. Archaeological evaluation required (medieval) 		
046	Site withdrawn							

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
047	Matunda, Howefield Lane. Chartham	Area: 1.9ha Capacity: 50 dwellings			<ul style="list-style-type: none"> Partly in Flood Risk Zone 2 & 3. 	<ul style="list-style-type: none"> Site access isolated from local highway and may be difficult to achieve. Not within 800m of public transport or other local services. Possible impact on landscape and tree survey required. Site in a Radon Affected Area. 		
048	Rose Garden, Ashford Road. Chartham	Area: 1.8ha Capacity: 55 dwellings						
049	Land behind of Willowdene & Sedge, Herne Hill. Yorkletts	Area: 1.2ha Capacity: 30-40 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) 	<ul style="list-style-type: none"> Site access available from High Street Road; highway capacity ok. Not within 800m of public transport or other local services. Potential townscape and landscape impact. Development in smaller village part of dispersal option which SA identified as having sustainability issues. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
050	Land at Staines Hill. Sturry	Area: 8.3ha Capacity: 100 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16 Previously rejected by Inspector at Local Plan Inquiry (2005) on the basis that the Green Gap is efficacious, but only just significant enough in extent to be worthwhile.		<ul style="list-style-type: none"> Stodmarsh SSSI & International Wildlife Sites (SPA, SAC, NNR, Ramsar) to the South. Sturry and Westbere Green Gap. Adjacent to the Westbere No 2 Conservation Area. 	<ul style="list-style-type: none"> Site access available but there are capacity concerns with the A28 / A291 and Sturry Crossing. Within 800m of public transport and a convenience store and primary school. Townscape impacts in regards to the convergence of Sturry and Westbere. Landscape impacts in regards to the loss of Green Gap. Potential impact on Conservation Area. Potential for protected species. Possible noise issues due to proximity to railway line. Archaeological evaluation required (Roman Cemetery) 		
051	Land at Whitstable Road, Studd Hill. Herne Bay	Area: 10.2ha Capacity: # 200 - 300 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Whitstable and Herne Bay Green Gap. 	<ul style="list-style-type: none"> Site access available from B2205; highway capacity ok. Within 800m of public transport but no other local services. Landscape impacts in regards to the loss of Green Gap. Potential impact on setting of listed building (Studds Farmhouse). Potential for protected species 		
052	Burnt House Farm. Chartham	Area: 0.9ha Capacity: 20 dwellings						
053	Yew Tree Farm, Blean Common. Blean	Area: 0.9 Capacity: 15 dwellings						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
054	Land at Chapel Lane. Broad Oak	Area: 0.2ha						
055	Land at Mayton Lane. Broad Oak	Area: 0.2ha						
056	Shillings Yard, Parham Road. Canterbury	N/A	Housing Omission Site at CDLP (2014) EIP 2015/16 Application Granted CA/10/01624.					
057	Land East of Chaucer College. Canterbury	Area: 8.3ha Capacity: 200 - 300 dwellings						
058	UKC, land North of Tyler Hill Road. Blean	Area: 7.2ha Capacity: 170 - 255 dwellings						
059	UKC, Alcroft Grange, Tyler Hill. Canterbury	Area: 18.4ha Capacity: 450 - 675 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Area of high Landscape Value (AHLV) Allcroft Grange (Hackington) Conservation Area 	<ul style="list-style-type: none"> Site access may be difficult to achieve as isolated from local highway. Not within 800m of public transport or other local services. Potential impact on landscape and ancient woodland Potential impact on Conservation Area. In a Landfill Buffer Zone 		
060	Land South of 84 - 86 Church Street. Whitstable	Area: 0.4ha						

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061	Canterbury TEC, Littlebourne Road. Canterbury	Area: 2.3ha Capacity: 70-116 dwellings	Application Granted CA/14/01422/FUL.					
062	Site withdrawn							
063	Herne Bay Court, Canterbury Road. Herne Bay	Area: 3.8ha Capacity: 30 - 75 dwellings			<ul style="list-style-type: none"> • Thanet Coast & Sandwich Bay Special Protection Area (ZOI) • Eddington Conservation Area • Protection of Existing Open Space (PEOS) 	<ul style="list-style-type: none"> • Concerns regarding site access safety; capacity of A291 ok • Within 800m of public transport and a convenience store. • Potential impact on Conservation Area • Site covered by a TPO • Potential for protected species. • Possible noise and air quality issues due to proximity to Thanet Way. 		
064	Land adj. to Port Farm Upstreet	Area: 0.4ha						
065	Barton Business Park, Applesdown Way. Canterbury	Area: 3.3ha Capacity: 80 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> • Area of High Landscape Value (AHLV). • Protection of Employment Site (EMP4) 	<ul style="list-style-type: none"> • Site isolated from local highway; although access could be improved as part of SP3, (Site 1) • Within 800m of public transport and a primary school. • Potential landscape impact • Potential impact on Little Barton Farm Conservation Area and listed buildings. • Land contamination issues from previous uses • Possible noise contamination from adjacent railway line. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
066	Hillborough Business Park, Sweechbridge Road. Herne Bay	Area: 2ha Capacity: 50 - 100 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Protection of Employment Site (EMP4) 	<ul style="list-style-type: none"> Site access available from Sweechbridge Road. Within 800m of public transport and a primary school and GP Surgery Possible land contamination issues from previous uses 		
067	Former Salvation Army Hall, Shalmsford Street. Chartham	Area: 0.1 ha	Application Refused CA/12/01206. Appeal Upheld (Mar 2013)					
068	Land at Bogshole Lane, Beltinge. Herne Bay	N/A	Proposed Strategic Housing Allocation (SP3, Site 3)					
069	Land at Underdown Lane. Herne Bay	Area: 0.3ha						
070 see 210	Land at Cocking Farm, Thanington. Canterbury	Area: 110ha Capacity: 1000 dwellings	Strategic Omission Site at CDLP (2014) EiP 2015/16 Application - Resolution to Grant. CA//15/01479		<ul style="list-style-type: none"> Adjacent to SSSI (Larkey Valley Wood). Area of High Landscape Value (AHLV) 	<ul style="list-style-type: none"> Site access may be available from Milton Manor Road and/or A2; capacity concerns on the A28. Not within 800m of public transport or other local services; although could be addressed through the scale of the development. Potential landscape impacts - views towards cathedral. Sensitive site regarding biodiversity - potential for protected species. Possible noise and air quality issues (Wincheap) 	Agent confirmed at Stage 1 of EIP (24.07.15) that the site is still available for development	Agent proposed that a capacity of 750 units could be achieved; and could start coming forward within 5 years.

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071	Land at Greenhill, adj. to Thornden Close. Herne Bay	Area: 8.6ha Capacity: 150 - 200 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> • Thanet Coast & Sandwich Bay Special Protection Area (ZOI) • Thames, Medway & Swale Estuaries 6 Km (ZOI) • Whitstable and Herne Bay Green Gap 	<ul style="list-style-type: none"> • Site access is available from Thornden Wood Road; highway capacity ok. • Within 800m of public transport and a convenience store and primary school. • Potential landscape impacts • Partly in landfill buffer zone • Archaeological evaluation required 		
072	Land at Westbere Lane. Westbere	Area: 5.7ha Capacity: Unspecified	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> • Stodmarsh SSSI & International Wildlife Sites (SPA, SAC, NNR, Ramsar) to the South • Sturry and Westbere Green Gap. • Westbere No 2 Conservation Area. 	<ul style="list-style-type: none"> • Site access available from Westbere Lane; capacity concerns of Westbere Lane and junction with A28. • Within 800m of public transport and a GP Surgery • Townscape impacts in regards to the convergence of Sturry and Westbere • Landscape impacts in regards to the loss of Green Gap; tree survey required (TPO's) • Potential impact on Conservation Area. • Potential for protected species. • Possible noise issues due to proximity to railway line. • Archaeological evaluation required (Roman Cemetery) 		
073	Site withdrawn							
074	Land East of Hollow Lane. Canterbury	N/A	Application Granted CA//14/02591					

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075	Land South of New Dover Road. Canterbury	N/A	Proposed Strategic Housing Allocation (SP3, Site 1)					
076	Land at Bredlands Lane. Sturry	Area: 0.5ha						
077	53 Sea View Road. Herne Bay	Area: 0.19ha						
078	Land at 51 Rough Common Road. Rough Common	Area: 1.9ha Capacity: 45 houses 36 flats	Part Housing Allocation carried forward from CDLP 2006.		<ul style="list-style-type: none"> Area of High Landscape Value (AHLV) 	<ul style="list-style-type: none"> Site access available from Rough Common Road; highway capacity ok. Within 800m of public transport and a convenience store and primary school. Potential landscaping impact. Possible land contamination issues due to previous uses. Potential for protected species. Topography sloping Archaeological evaluation required 	Agent confirmed (14.10.15) that the site is still available for development	Agent confirmed that an additional 12 units could be accommodated on site; and could come forward within the next 5 years.
079	Folly Farm & adj land, Headcorn Drive. Canterbury	N/A	Application Refused CA/12/01169. Appeal Upheld (Aug 2013)					
080	Site withdrawn							

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081 & 214	Land at Westbere Lakes. Fordwich	Area: 5.4ha Capacity: 30 dwellings	Housing Omission Site at CDLP (2014) EiP 2015/16		<ul style="list-style-type: none"> • Stodmarsh SSSI & International Wildlife Sites (SPA, SAC, NNR, Ramsar). • Adjacent to Local Wildlife Site (LWS) • Flood Risk Zone 2 & 3 	<ul style="list-style-type: none"> • Site access available but through a private road. • Not within 800m of public transport or other local services. • Possible land contamination issues due to previous uses. • Potential landscape impacts • Possible flooding issues • Sensitive site regarding biodiversity - potential for protected species. • Archaeological evaluation required (Roman) 		
082	Land West of Shalloak Road. Broad Oak	Area: 2.7ha Capacity: 81 – 108 dwellings						
083	Land South of Little Hall Farm, St Stephens Hill Canterbury	Area: 24.2ha Capacity: 450 dwellings						
084 see 210	Land East of Milton Manor, Ashford Road. Chartham	Area: 12ha Capacity: 210 dwellings						

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085	Hoades Wood & land at West of Babs Oak Hill. Sturry	Area: 17ha Capacity: 500 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) 	<ul style="list-style-type: none"> Site access available from Hawe Lane but junction capacity concerns. Within 800m of public transport but no other local services. Potential impact on landscape and ancient woodland; tree survey required – woodland covered by TPO. Sensitive site regarding biodiversity - potential for protected species. Possible land contamination issues; in a landfill buffer zone. Archaeological evaluation required. 		
086	Nackington Farm, Nackington Road. Canterbury	N/A	Proposed Strategic Housing Allocation (SP3, Site 1)					
087	St. Edmunds Sch, St. Thomas Hill. Canterbury	Area: 3.2ha Capacity: 60 dwellings			<ul style="list-style-type: none"> Area of High Landscape Value (AHLV) 	<ul style="list-style-type: none"> Site access available from St Thomas Hill . Within 800m of public transport and a GP Surgery Potential townscape and landscape impacts; tree survey required. Potential for protected species. Potential loss of playing field 		
088	8 Lovell Rd. Rough Common	Area: 0.44ha						

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089	Land between the Bury & Amoriga, Littlebourne Road. Canterbury	Area: 1ha Capacity: 30 dwellings				<ul style="list-style-type: none"> Site access available from A257; highway capacity ok. Within 800m of public transport but no other local services. Potential landscape impact; tree survey required. Potential for protected species. Potential loss of playing field 		
090	Land behind 32 Jubilee Road. Littlebourne	Area: 0.3ha						
091	Land behind The Hill. Littlebourne	N/A	Housing Omission Site at CDLP (2014) EIP 2015/16 Application Granted (CA/15/01711/OUT)					
092	Lee Evans Offices, St. Johns Lane. Canterbury	N/A	Housing Allocation carried forward from CDLP 2006.					
093	Court Hill. Littlebourne	Area: 2.7ha Capacity: 11 dwellings				<ul style="list-style-type: none"> Site access from Court Hill; highway capacity ok Within 800m of public transport and a convenience store, primary school and GP Surgery. Potential landscape impacts Possible land contamination issues. Archaeological evaluation required (Roman) 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
094	Land North West of Thanet Way and Millstrood Road. Whitstable	Area: 1ha Capacity: 35 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) Protection of Existing Open Space (PEOS) 	<ul style="list-style-type: none"> Site access available from Milstrood Farm Within 800m of public transport and a convenience store. Potential townscape impacts Possible noise and air quality issues due to proximity to Thanet Way Archaeological evaluation required. 		
095	Site withdrawn							
096	Spires Academy, Bredlands Lane. Sturry	N/A	Proposed Housing Allocation (HD1)					
097	The Stables, Holly Cottage, Highstead Lane. Highstead	Area: 1ha Capacity: 5 dwellings						
098	The Triangle, Highstead Lane. Highstead	Area: 1.1ha Capacity: 50 dwellings			<ul style="list-style-type: none"> Adjacent to Highstead (Chislet) Conservation Area 	<ul style="list-style-type: none"> Site isolated from local highway; capacity concerns with Highstead Lane Not within 800m of public transport or other local services. Potential landscape impact Potential impact on Conservation Area Possible land contamination issues – former gravel pit. Archaeological evaluation required (Iron Age and Roman) 		
099	Little Acre, Highstead Lane. Highstead	Area: 0.5ha						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
100	Hadlow College, Spring Lane. Canterbury	N/A	Site to be retention for education purposes					
101	Land East of St Stephens Hill, Tyler Hill. Canterbury	Area: 7.9ha Capacity: 100 dwellings			<ul style="list-style-type: none"> • Area of High Landscape Value (AHLV) • Local Wildlife Site (LWS) to North East • Tyler Hill Conservation Area. 	<ul style="list-style-type: none"> • Site isolated from local highway; capacity concerns with St Stephen's Hill. • Within 800m of public transport and a convenience store. • Potential impact on landscape and ancient woodland • Potential impact on Conservation Area. • Archaeological evaluation (medieval) • Possible land contamination issues 		
102	Land at Drill Lane. Ickham	Area: 0.45 ha						
103	Land at Bossington Road. Adisham	Area: 0.3 ha						
104	Land at Paddocks, School Lane. Bekesbourne	Area: 0.43 ha						
105	6-7 Rhodaus Town. Canterbury	N/A	Application Granted CA//15/00602.					
106	Land adjacent to Ashford Road, Thanington. Canterbury	N/A	Site superseded by SHLAA/137					
107	Parkside County Primary, Tennyson Ave, Canterbury	Area: 4 ha Capacity: 200 dwellings						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
108	Land at Notley Street. Canterbury	Area: 0.2ha						
109	Land between St Andrews and St Davids Close. Whitstable	N/A	Proposed Strategic Housing Allocation (SP3, Site 7)					
110	227 Sea Street. Herne Bay	Area: 0.3 ha						
111	Site withdrawn							
112	Westgate Gardens, St. Peters Place. Canterbury	N/A	Application Granted. CA//09/00982.					
113	16 St. Rudigunds Street. Canterbury	Area: 0.04 ha						
114	Land at Sea St. Herne Bay	Area: 1.3ha Capacity: 40-50 dwellings	Part Housing Allocation carried forward from CDLP 2006.		<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) 	<ul style="list-style-type: none"> Site access available from Sea Street; highway capacity ok. Within 800m of public transport and a convenience store and primary school Potential land contamination issues due to previous uses. Possible noise issues due to proximity to railway line Hazardous risk as gas tower to West 	Agent confirmed (28.09.25) that only part of the site is available for housing. The remainder is of a long lease and likely to be re-developed for business.	
115	Whitstable Youth Centre, Tower Parade. Whitstable	Area: 0.2ha						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
116	Whitstable Library, 31-33 Oxford St. Whitstable	Area: 0.07 ha						
117	Adult Social Services, Cow Lane. Canterbury	Area: 0.63 ha Capacity: 22 dwellings	Wincheap Retail Area (TCL7)		<ul style="list-style-type: none"> Adjacent to Canterbury City Conservation Area. 	<ul style="list-style-type: none"> Site access available from A28 (Wincheap); existing capacity concerns. Within 800m of public transport and a convenience store and primary school. Potential impact on Conservation Area. Possible land contamination issues (former railway line) and in landfill buffer zone. 		
118	Site withdrawn							
119	Kingsmead Primary School, Northgate. Canterbury	Area: 0.63 ha Capacity: 78 dwellings						
120	Chestfield Road. Whitstable	N/A	Application Granted. CA//13/02360					
121	Chaucer Technology School, Spring Lane. Canterbury	Area: 2.1 ha Capacity: 89 dwellings			<ul style="list-style-type: none"> Protected Existing Open Space (PEOS). Adjacent to Area of High Landscape Value (AHLV) Adjacent to Little Barton Farm Conservation Area 	<ul style="list-style-type: none"> Site access available from Spring Lane; some existing capacity concerns with A257. Within 800m of public transport and a convenience store. Potential landscape impacts Potential impact on setting of Conservation Area. Possible noise issues from adjacent railway line. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
122	Littlebourne Primary School, Church Road. Littlebourne	Area: 1ha Capacity: 32 dwellings			<ul style="list-style-type: none"> Adjacent to the Littlebourne Conservation Area Littlebourne Primary School Playing Field 	<ul style="list-style-type: none"> Site access available from Church Road; capacity concerns on Jubilee Road and Nargate Street. Within 800m of public transport and a convenience store, primary school and GP Surgery. Potential impact on adjacent Littlebourne Conservation Area Archaeological evaluation required (Roman) 		
123	Land at Langton Lane. Canterbury	N/A	Proposed Strategic Housing Allocation (SP3, Site 10)					
124	Land East of A290 at Pean Hill. Blean	Area: 0.5ha						
125	Land East of Golden Hill. Whitstable	Area: 5ha Capacity: 200 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) Area of High Landscape Value (AHLV). 	<ul style="list-style-type: none"> Site access available from Golden Hill; but existing capacity concerns. Within 800m of a convenience store Possible noise and air quality issues from the Thanet Way 		
126	Land adj to Sunnysdene, The Street. Petham	Area: 0.29 ha						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
127	Land behind 75 Dargate Road. Dargate	Area: 1ha Capacity: 7 dwellings			<ul style="list-style-type: none"> Adjacent to SSSI (Ellenden Wood) & International Wildlife Sites (SPA, RAMSAR, SAC) Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) Adjacent to Area of High Landscape Value (AHLV) 	<ul style="list-style-type: none"> Site access available from Dargate Road - currently unmade; upgrading required. Not within 800m of public transport or other local services Development in smaller village would be part of dispersal option which SA identified as having sustainability issues. Potential for protected species Archaeological evaluation required 		
128	Land between 41-73, Ridgeway Road. Herne, Herne Bay.	Area: 1.7ha Capacity: 16 dwellings			<ul style="list-style-type: none"> SSSI (East Blean Woods) & International Wildlife Sites (SPA, RAMSAR, SAC) to the South. Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Area of High Landscape Value (AHLV) 	<ul style="list-style-type: none"> Site access available onto Ridgeway Road; highway capacity ok. Within 800m of a convenience store and a primary school. Potential landscape impacts. Potential for protected species. 		
129	Land North of Thanet Way. Herne Bay	N/A	Proposed Strategic Housing Allocation (SP3, Site 3)					
130	Land South of Ridgeway. Whitstable	Area: 16.8 ha Capacity: 300 dwellings	Strategic Omission Site at CDLP (2014) EiP 2015/16 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.		<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) Protection of Existing Open Space (PEOS) Partly in a Flood Risk Zone 2 & 3 Adjacent to Chestfield Conservation Area 	<ul style="list-style-type: none"> Site access available from The Ridgeway from Reeves Way; capacity checks for Chestfield roundabout. Within 800m of public transport; and a convenience store and GP Surgery. Potential townscape impact Potential impact on adjacent Conservation Area Potential flood risk issues Loss of open space 	Agent confirmed at Stage 1 of EIP (24.07.15) that the site is still available for development	Agent proposed that a capacity of between 300 – 350 units could be achieved; and could start coming forward within 5 years.

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
131	Land South of Richmond Drive. Herne Bay	N/A	Housing Omission Site at CDLP (2014) EIP 2015/16 Application Granted CA/14/01244					
132	Land adj May Street, Hillborough. Herne Bay	Area: 0.7 ha Capacity: 21-28 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI). Protection of Employment Site (PEOS) 	<ul style="list-style-type: none"> Site isolated from local highway; although access could be improved as part of SP3 (Site 3) Within 800m of public transport and a primary school and GP surgery Potential land contamination issues due to previous uses. 		
133	Site withdrawn							
134	Altira Business Park & adj. land. Herne Bay	N/A	Proposed Strategic Employment Allocation (EMP 1)					
135	Land at 42 Golden Hill. Whitstable	Area: 6.1 ha Capacity: 40 – 60 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) Area of High Landscape Value (AHLV) to the South East 	<ul style="list-style-type: none"> Site access available from Golden Hill but narrow; unsuitable for high volumes of traffic Within 800m of public transport and a convenience store. Possible noise and air quality issues due to proximity to Thanet Way. Potential townscape and landscape impacts. Potential for protected species 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
136	Land at Grasmere Road. Whitstable	Area: 13 ha Capacity: 60 dwellings			<ul style="list-style-type: none"> • Thanet Coast & Sandwich Bay Special Protection Area (ZOI) • Thames, Medway & Swale Estuaries 6 Km (ZOI) • Protection of Existing Open Space (PEOS) 	<ul style="list-style-type: none"> • Site access available from Grasmere Road; but unsuitable. • Not within 800m of a bus stop or other local services. • Potential landscape impacts • Potential for protected species. • Possible noise issues from Thanet Way • Sloping topography 		
137 see 210	Cockering Farm, Cockering Rd, Thanington. Canterbury	Area: 18 ha Capacity: 500 dwellings	Strategic Omission Site at CDLP (2014) EiP 2015/16		<ul style="list-style-type: none"> • Adjacent to SSSI (Larkey Valley Wood) • Area of High Landscape Value (AHLV) • Local Wildlife Site (LWS) to the North 	<ul style="list-style-type: none"> • Site access is available from A28, Cockering Road, or Milton Manor Road if developed alongside SHLAA/070 • Not within 800m of public transport or other local service; although could be addressed through the scale of the development. • Potential townscape and landscape impacts • Potential impact on setting of Listed Building (Milton Manor) • TPO's cover the north west boundary • Possible noise and air quality issues (Wincheap) 	Agent confirmed (20.09.15) that the site is still available for development	Agent proposed that a capacity of 400 units could be achieved; and could start coming forward within 5 years.
138	Site withdrawn							

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
139	Land at Bourne Park Road, Brewery Lane. Bridge	Area: 3 ha Capacity: 25 - 40 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> • Kent Downs Area of Outstanding Natural Beauty (AONB) • Adjacent to Local Wildlife Site (LWS) • Borne Park Conservation Area • Flood Risk Zones 2 & 3 	<ul style="list-style-type: none"> • Site access available from Brewery Lane – narrow. • Within 800m of Public transport and a convenience store, primary school and GP Surgery. • Potential townscape and landscape impact • East boundary covered by TPO • Potential impact on Conservation Area and listed buildings (St Peter's Church; and Church Cottage) • Flooding issues 		
140	Land East of Rattington Street. Chartham	Area: 7 ha Capacity: 30 - 75 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16			<ul style="list-style-type: none"> • Site isolated from local highway; capacity concerns with Rattington Lane • Within 800m of public transport and a convenience store and GP surgery • Potential landscape impacts • Potential for protected species • Possible land contamination / pollution due to proximity to paper mill • Possible flooding issues • Archaeological evaluation required (pre-historic) 		
141	Land behind 81-85 Sweechgate. Broad Oak	N/A	Proposed Strategic Housing Allocation (SP3, Site 2)					
142	East Kent Gospel Hall, 1 Nunnery Road. Canterbury	Area: 0.1 ha						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
143	Land at Broad Oak Farm, Sturry Hill. Broad Oak	N/A	Proposed Strategic Housing Allocation (SP3, Site 2)					
144	Land at Bossingham Road. Bossingham	Area: 0.35 ha						
145	Land at Belmont Road. Whitstable	Area: 0.8 ha Capacity: 36 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16 Application Refused CA//15/00025. Appeal Dismissed (Feb 2016)		<ul style="list-style-type: none"> • Thanet Coast & Sandwich Bay Special Protection Area (ZOI) • Thames, Medway & Swale Estuaries 6 Km (ZOI) • Adjacent to Whitstable Conservation Area. • Flood Risk Zone 2 	<ul style="list-style-type: none"> • Site access available from Belmont Road; capacity concerns at traffic lights with Canterbury Road. • Within 800m of public transport and a convenience store, primary school and GP Surgery. • Potential impact on adjacent Conservation Area • Possible land contamination issues due to previous uses. • Adverse ground conditions and possible noise issues due to proximity of railway line. • Flooding issues 		
146	Site opposite Hoath Court, Church Road., Hoath	Area: 2.6ha Capacity: 33 dwellings			<ul style="list-style-type: none"> • Hoath, Rushbourne and Tile Lodge Conservation Area 	<ul style="list-style-type: none"> • Site access available from Church Road but could be difficult to achieve. • Within 800m of public transport and a primary school • Potential landscape impact • Potential impact on Conservation Area and listed buildings (Rotherfield and Hoath Court) • Development in smaller village would be part of dispersal option which SA identified as having sustainability issues. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
147	Simon Langton School for Girls, Old Dover Road. Canterbury	Area: 10.3 ha Capacity: 270 dwellings						
148	Land North of Hersden. Hersden	N/A	Proposed Strategic Housing Allocation (SP3, Site 8)					
149	Site withdrawn							
150	Site withdrawn							
151	Site withdrawn							
152	Site withdrawn							
153	Site withdrawn							
154	Site withdrawn							
155	Site withdrawn							
156	Site withdrawn							
157	Site withdrawn							
158	Site withdrawn							
159	Site withdrawn							
160	Site withdrawn							
161	Site withdrawn							
162	Site withdrawn							
163	Site withdrawn							
164	Land at The Elders. Littlebourne	Area: 0.12 ha						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
165	Land at the Causeway & St. Radigunds Street. Canterbury	Area: 0.1 ha						
166	Land at Thornden Wood Road. Herne Bay	N/A	Proposed Strategic Housing Allocation (SP3, Site 6)					
167	Land adj. to Pilgrims Way. Canterbury	Area: 1.1 ha Capacity: 39 - 62 dwellings			<ul style="list-style-type: none"> Protected Existing Open Space (PEOS) 	<ul style="list-style-type: none"> Site access available from Lichfield Avenue or Pilgrims Way; existing capacity concerns with New Dover Road. Within 800m of public transport and a convenience store and primary school. Potential townscape and landscape impacts. Possible land contamination issues due to former use. 		
168	Bigberry Farm, Bigberry Road. Chartham Hatch	Area: 24 ha Capacity: 100 dwellings						
169	Land adj St Vincent's Close. Littlebourne	Area: 3ha Capacity: 90 dwellings				<ul style="list-style-type: none"> Site access available from Jubilee Road; highway capacity to be checked. Within 800m of public transport and a convenience store, primary school and GP Surgery. Potential landscape impacts Potential for protected species. Archaeological evaluation required 		
170	Land at Lawson Close & Bakers Lane. Chartham	Area: 1 ha Capacity: 29 dwellings	Application Granted CA//13/01771.					

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
171	Land adj. to Cranmer & Aspinall Close. Bekesbourne	Area: 0.4 ha Capacity: 14 dwellings			<ul style="list-style-type: none"> Area of High Landscape Value (AHLV). Patricbourne Conservation Area to the South East 	<ul style="list-style-type: none"> Site access available from Cranmer Close; junction upgrading; highway capacity ok. Within 800m of public transport but no other local services. Potential landscape impact Sensitive site regarding biodiversity - potential for protected species. Development in smaller village would be part of dispersal option which SA identified as having sustainability issues. 	Agent confirmed (14.10.15) that the site is still available for development	Agent proposed a capacity 14 units could be achieved and could come forward within 5 years.
172	Land opposite Sweech Farm, Herne Bay Road. Broad Oak	Area: 8 ha Capacity: 240 dwellings						
173	Land East. of Upper Harbledown Harbledown	Area: 2 ha Capacity: 12-15 dwellings			<ul style="list-style-type: none"> Area of High Landscape Value (AHLV). Adjacent to Local Wildlife Site (LWS). Upper Harbledown Conservation Area 	<ul style="list-style-type: none"> Site access available from Roman Road; highway capacity of A2050 ok. Within 800m of public transport but no other local services. Potential townscape and landscape impacts. Potential impact on Conservation Area. Sensitive site regarding biodiversity - potential for protected species. Possible traffic noise and land contamination issues due to previous uses Development in smaller village would be part of dispersal option which SA identified as having sustainability issues. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
174	Land adj. Goose Farm, Shalloak Road. Broad Oak	Area: 0.5 ha Capacity: 14-24 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> Adjacent to Area of High Landscape Value (AHLV). 	<ul style="list-style-type: none"> Site access available from Shalloak Road; highway improvements required. Within 800m of public transport and a convenience store. Potential townscape and landscape impacts Archaeological evaluation required Development in smaller village would be part of dispersal option which SA identified as having sustainability issues. Previously rejected by the Inspector at Local Plan Inquiry (2006) 		
175	Land between Eddington & Old Thanet Way. Herne Bay	N/A	Proposed Strategic Employment Allocation (EMP1)					
176	Land adj. to Plenty Brook, Eddington Lane. Herne Bay	N/A	Proposed Strategic Employment Allocation (EMP1)					
177	Land between Sturry Hill (A291) & Shalloak Road. Sturry & Broad Oak	N/A	Proposed Strategic Housing Allocation (SP3, Site 2)					
178	Land at Bodkin Farm. Whitstable	Area: 22ha Capacity: 700 dwellings	Strategic Omission Site at CDLP (2014) EIP 2015/16 CA//14/01319). Refused. Appeal Dismissed (Oct 2015)					

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
179	48-50 Herne St, Herne. Herne Bay	Area: 1.1 ha Capacity: 5 - 10 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Herne Conservation Area 	<ul style="list-style-type: none"> Site access available from Canterbury Road; highway capacity ok Within 800m of public transport and a convenience store and primary school Potential landscape impact Potential Impact on Conservation Area and adjacent to listed building (St. Martins Church). Wooded area – tree survey required Sensitive site regarding biodiversity - potential for protected species 		
180	Site withdrawn							
181	4 Shrub Hill Road, Chestfield. Whitstable	Area: 2.4 ha Capacity: 10 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16 Application Refused CA//16/00722		<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) Area of High Landscape Value (ALHV). Adjacent to Chestfield Conservation Area 	<ul style="list-style-type: none"> Site access available from Shrub Hill Road; currently unmade – upgrading required. Not within 800m of public transport or other local services Potential landscape impacts Potential impact on adjacent Conservation Area Potential for protected species Possible noise issues due to proximity to Thanet Way 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
182	Wellington Street & Marlborough Road. Whitstable	Area: 3.8 ha Capacity: 10 – 15 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) 	<ul style="list-style-type: none"> Site access available from Clapham Hill; Wellington St & Marlborough Rd upgrading required. Within 800m of public transport and a GP Surgery Possible traffic noise issues due to proximity to Thanet Way Potential land contamination issues due to previous use. Potential landscape impacts; tree survey required – covered by TPO's. Sensitive site regarding biodiversity - potential for protected species. 		
183	Land at Howe Barracks, Littlebourne Road. Canterbury	N/A	Superseded. Replaced by SHLAA 228					
184	Land at Howe Barracks, Littlebourne Road. Canterbury	N/A	Superseded. Replaced by SHLAA 228					
185	Land at Bakers Lane. Chartham	N/A	Superseded. Replaced by SHLAA 226					

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
186	Land at Brickfield Farm, Mill Lane. Bridge	Area: 2.3 ha Capacity: 90-115 dwellings	Policy C2 of Draft Bridge Neighbourhood Plan supports further affordable houses at Brickfields, Mill Lane		<ul style="list-style-type: none"> • Kent Downs Area of Outstanding Natural Beauty (AONB) • Area of High Landscape Value (AHLV) • Bourne Park Conservation Area 	<ul style="list-style-type: none"> • Site access available from Mill Lane – highway improvement required. • Within 800m of public transport and a convenience store, primary school and GP Surgery. • Potential impact on landscape • Potential impact on Conservation Area • Possible land contamination issues due to previous uses. • Trees and protected species surveys would be required. Potential impact on landscape. 	The agent confirmed that the site is still available for development (28.09.15)	The agent confirmed that the site could be brought forward within the next 5 years.
187	Hoplands Farm, Island Road. Hersden	Area: 28 ha Capacity: 140 dwellings	EIA Screening Opinion – Objection CA//15/02019.		<ul style="list-style-type: none"> • Stodmarsh SSSI & International Wildlife Sites (SPA, SAC, NNR, Ramsar) to the South. • Adjacent to Local Wildlife Site (LWS) 	<ul style="list-style-type: none"> • Site access available from Island Road; but capacity concerns on the A28 / Sturry Crossing. • Within 800m of public transport and a convenience store, primary school and GP Surgery. • Significant landscape impacts. • Sensitive site regarding biodiversity - potential for protected species (appropriate assessment required under Habitat Reg). • Site is a Landfill Buffer Zone • Potential contamination and/or adverse ground conditions from neighbouring colliery site. • Development in addition to SP3 (Site 8) would almost treble the size of Hersden. 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
188	30 Churchwood Close. Rough Common	Area: 3ha Capacity: 40-50 dwellings			<ul style="list-style-type: none"> Area of High Landscape Value (AHLV) Adjacent to Harbledown Conservation Area 	<ul style="list-style-type: none"> Site access isolated from local highway and may be difficult to achieve. Within 800m of a convenience store. Potential townscape and landscape impacts. Potential impact on adjacent Conservation Area Sensitive site regarding biodiversity - potential for protected species. 		
189	Land at Taringa, Church Lane, Seasalter. Whitstable	N/A	Application Granted (CA/15/00560/FUL)					
190	Ridlands Farm and Stuppington Lane. Canterbury	Area: 8 ha Capacity: 150 dwellings	Proposed Strategic Housing Allocation (SP3, Site 10)					
191	Land behind Swalecliffe Primary, Palace Close. Whitstable	Area: 0.6 ha Capacity: 14-16 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) Protection of existing open space (PEOS) 	<ul style="list-style-type: none"> Site access isolated from local highway and may be difficult to achieve. Within 800m of public transport and a convenience store and GP surgery. Potential landscape impacts; tree survey required. Sensitive site regarding biodiversity - potential for protected species. Loss of protected open space 		
192	Land between Chaucer and Estuary View. Whitstable	N/A	Application Granted CA//14/02339/FUL					

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
193	Land adj to Goresfield, Giles Lane. Canterbury	Area: 0.45 ha						
194	Site withdrawn							
195	Site withdrawn							
196	Site withdrawn							
197	Site withdrawn							
198	Keat Farm Caravan Park, Reculver Road. Herne Bay	Area: 0.3 ha						
199	Land adj. to Herne Bay Golf Driving Range, Bullockstone Road. Herne Bay	Area: 1.2 ha Capacity: 40 dwellings			<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) 	<ul style="list-style-type: none"> No access or highway capacity concerns. Within 800m of public transport and a convenience store; although a GP surgery proposed as part of CA//15/00844). Sewage capacity issues to be addressed as part of SP3 (Site 4). Potential for townscape and landscape impacts – could mitigate through sensitive design. Archaeological evaluation (Bronze, Iron and Roman) Adj. to Proposed Strategic Housing Allocation (SP3 Site 4). 	Agent confirmed (13.10.15) that the site is still available for development	Agent proposed that between 70-90 units could be achieved in conjunction with SHLAA 199. The site could also be available deliverable within 5 years.

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
200	Westbere Quarry, Island Road. Westbere	Area: 26 ha Capacity: 90 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> Green Gap between Sturry and Hersden. Adjacent to Westbere Conservation Area 	<ul style="list-style-type: none"> Site access available from A28 (Island Road) or Bredlands Lane; capacity concerns at the junction with the A291 and Sturry Crossing Within 800m of public transport but no of other local services. Townscape impacts in regards to the convergence of Sturry and Westbere. Landscape impacts in regards to the loss of Green Gap; tree survey required – TPO's. Possible land contamination issues and/or adverse ground conditions due to previous uses. Potential impact on adjacent Conservation Area Sensitive site regarding biodiversity - potential for protected species. 		
201	Land West of A2 at Bridge. Bridge	Area: 9.2 ha Capacity: 50 – 100 dwellings			<ul style="list-style-type: none"> Area of High Landscape Value (AHLV) Bramling Conservation Area Flood Risk Zone 2 & 3 	<ul style="list-style-type: none"> Site access isolated from local highway and may be difficult to achieve. Within 800m of public transport but no other local services. Potential landscape impact Potential impact on Conservation Area Potential for protected species. Possible traffic noise issues due to proximity to A2. Flooding issues Potential for protected species 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
202	Land adj to Bramley Gardens, Broomfield. Herne Bay	Area: 5.6 ha Capacity: 120 dwellings	.					
203	Former Wyevale Garden Centre, London Road. Harbledown	Area: 1.1 ha Capacity: 35 dwellings	Application Granted CA//13/00031					
204	Land North of A28 at Upstreet. Upstreet	Area: 0.6 ha Capacity: 10 dwellings						
205	Land at Grove Ferry Hill. Upstreet	Area: 1.8 ha Capacity: 10-15 dwellings						
206	Land South East. Canterbury	N/A	Proposed Strategic Housing Allocation (SP3, Site 1)					
207	Land at Hoath Road. Sturry	Area: 0.2 ha						
208	Herne Bay Golf Club. Herne Bay	N/A	Proposed Strategic Housing Allocation (SP3, Site 4)					
209	The Garth, St. Stephens Road. Canterbury	N/A	Proposed Housing Allocation carried forward from CDLP 2006.					

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
210 see 070, 084 & 137	Land adj to Cockering Farm, Thanington. Canterbury	Area: 154 ha Capacity: 2000 dwellings	Strategic Omission Site at CDLP (2014) EiP 2015/16 Application - Resolution to grant. CA//15/01479		<ul style="list-style-type: none"> • Adjacent to SSSI (Larkey Valley Wood). • Area of High Landscape Value (AHLV) • Local Wildlife Site (LWS) to the North 	<ul style="list-style-type: none"> • Site access may be available from Milton Manor Road and/or A2; capacity concerns on the A28. • Not within 800m of public transport or other local services; although could be addressed through the scale of the development. • Potential landscape impacts - views towards cathedral. • Potential impact on setting of Listed Building (Milton Manor) • TPO's cover the north west boundary • Sensitive site regarding biodiversity - potential for protected species. • Possible noise and air quality issues (Wincheap) 	Agents confirmed at Stage 1 of EIP (24.07.15) that the site is still available for development	Agents proposed that a joint capacity of 1150 units could be achieved; and could start coming forward within 5 years.
211	Barham Court Farm, Church Lane. Barham	N/A	Proposed Housing Allocation (HD1)					
212	Land at Bushy Close Wood. Westbere	Area: 7.5 ha Capacity: 225 dwellings						
213	Land at Folly Farm. Canterbury	N/A	Application Refused CA/12/01169. Appeal Upheld (Aug 2013)					
214	Durite Manufacturing Plant/. Fordwich	Area: 5.4ha Capacity: 18 dwellings	Housing Omission Site at CDLP (2014) EiP 2015/16					

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
215	Lucketts Farm. Blean	Area: 0.4 ha Capacity: 6 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> Thanet Coast & Sandwich Bay Special Protection Area (ZOI) Thames, Medway & Swale Estuaries 6 Km (ZOI) Area of High Landscape Value (AHLV) 	<ul style="list-style-type: none"> Site access available from A290; highway capacity ok. Within 800m of public transport and a convenience store, primary school and GP Surgery. Potential townscape and landscape impacts Potential impact on the adjacent Blean Conservation Area Possible land contamination issues due to previous uses Sensitive site regarding biodiversity - potential for protected species 		
216	Chartham Paper Mill. Chartham	Area: 5.9 ha Capacity: 115 – 133 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> Adjacent to Local Wildlife Site (LWS) Flood Risk Zone 2 & 3 	<ul style="list-style-type: none"> Site access available from Station Road; capacity concerns with Rattington Street. Within 800m of public transport and a convenience store and primary school Potential townscape impacts Potential impact on the Chartham Conservation Area Possible land contamination and air quality issues due to previous and existing uses Flooding issues Sensitive site regarding biodiversity - potential for protected species 		

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
217	Land at Blean Common. Blean	Area: 4.1 ha Capacity: 45 – 65 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16 Application Refused CA//15/02523		<ul style="list-style-type: none"> • Thanet Coast & Sandwich Bay Special Protection Area (ZOI) • Thames, Medway & Swale Estuaries 6 Km (ZOI) • SSSI (Church Woods) and International Wildlife Sites (SPA, SAC, NNR, Ramsar) to the South West • Adjacent to Area of High Landscape Value (AHLV) 	<ul style="list-style-type: none"> • Site access available onto A290; capacity concerns towards Canterbury • Within 800m of public transport and a convenience store and GP Surgery • Potential townscape impacts • Potential impact on landscape and ancient woodland; tree survey required. • Potential for protected species 		
218	Bossingham Farm. Bossingham	Area: 1.3 ha Capacity: 5 – 25 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> • Kent Downs Area of Outstanding Natural Beauty (AONB) • Bossingham Conservation Area 	<ul style="list-style-type: none"> • Site access available onto Manns Hill. • Within 800m of public transport and a primary school • Potential townscape and landscape impact • Potential impact on Conservation Area • Possible land contamination issues due to existing and previous uses. 		
219	Gowan, Stodmarsh Road Canterbury	Area: 1 ha Capacity: 5 dwellings						
220	K&C Hospital, Ridlands Farm and Langton Field. Canterbury	Area: 20 ha Capacity: 800 dwellings	Proposed Strategic Housing Allocation (SP3, Site 10)					

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
221	Land at Patrixbourne Road. Bridge	Area: 2.4 ha Capacity: 10 dwellings	Housing Omission Site at CDLP (2014) EIP 2015/16		<ul style="list-style-type: none"> Area of High Landscape Value (AHLV) Bramling Conservation Area Flood Risk Zone 2 & 3 	<ul style="list-style-type: none"> Site access isolated from local highway and may be difficult to achieve. Within 800m of public transport but no other local services. Potential landscape impact Potential impact on Conservation Area Potential for protected species. Possible traffic noise issues due to proximity to A2. Flooding issues Potential for protected species 		
222	Land at Moat Lane. Rough Common	Area: 2 ha Capacity: 80 dwellings			<ul style="list-style-type: none"> Area of High Landscape Value (AHLV) Blean and Rough Common Green Gap 	<ul style="list-style-type: none"> Site access available from Moat Lane - highway improvements required. Within 800m of public transport and a convenience store and primary school Townscape and Landscape impacts – convergence of Blean and Rough Common Potential impact on the adjacent Hoathe Court Conservation Area Potential for protected species. 		
223	Riverside Youth Centre, Kingsmead Road. Canterbury	Area: 0.38 ha						

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
224	Vulcan Close. Whitstable	Area: 1 ha Capacity: 30 – 40 dwellings				<ul style="list-style-type: none"> Site access available onto Borstal Hill; highway capacity ok. Within 800m of public transport and a convenience store, primary school and GP Surgery. Potential impact on the adjacent South Whitstable Conservation Area Potential for protected species 	Agent confirmed (02.11.15) that the site is still available for development	Agent proposed a capacity 14 units could be achieved and could come forward within 5 years.
225	Longfield Close. Whitstable	Area: 0.5 ha Capacity: 10 – 12 dwellings				<ul style="list-style-type: none"> Site access available onto St Johns Road; highway capacity ok. Within 800m of public transport and a convenience store and GP Surgery. Possible noise issues due to proximity to railway line. 	Agent confirmed (02.11.15) that they no longer wish to promote the site.	
226	Land at Bakers Lane. Chartham	N/A	Proposed Housing Allocation (HD1)					
227	Joseph Wilson Industrial Estate Whitstable	N/A	Strategic Employment Allocation (EMP1)					
228	Howe Barracks. Canterbury	N/A	Proposed Strategic Housing Allocation (SP3, Site 9)					
229	Land at Bekesbourne Lane. Bekesbourne	Area: 1 ha Capacity: 35 dwellings						
230	Land at Kingsmead Field. Canterbury	N/A	Proposed Housing Allocation (HD1)					

SHLAA	Address	Area / Capacity	Planning Status	S A	Policy Constraints	Suitability for Development	Availability	Deliverability
231	Land at Stuppington Lane. Canterbury	Area: 53.7 ha Capacity: 1,342 dwellings			<ul style="list-style-type: none"> Area of High Landscape Value (AHLV) Part of the site is allocation as Open Space Regionally Important Geological Sites (RIGs) 	<ul style="list-style-type: none"> Site access available onto Stuppington Lane; but capacity concerns about the local road network. Within 800m of public transport but no other local services; although could be addressed through the scale of the development. Potential townscape and landscape impacts. Possible traffic noise and land contamination issues due to previous uses. Topography sloping Archaeological evaluation required (Bronze and Iron) 		
232	Former Highways Depot, Staines Hill Sturry	Area: 1.2 ha Capacity: 42			<ul style="list-style-type: none"> Sturry and Hersden Green Gap Westbere No 2 Conservation Area to the South 	<ul style="list-style-type: none"> Site access available from A28 Staines Hill; capacity concerns at the junction with the A291 and Sturry Crossing Within 800m of public transport but no other local services Potential townscape and landscape impact in regards to the loss of the Green Gap TPO's on West boundary – tree survey required. Potential impact on Conservation Area Potential contamination and/or adverse ground conditions due to previous uses. 		