

CANTERBURY CITY COUNCIL

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

**New site submissions made during the Proposed
Amendments Consultation**

June 2016



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

SITE DETAILS	
Site Reference Number	SHLAA/232
Site Name	Former Highways Depot,
Location/Address	Staines Hill, Sturry
Greenfield/PDL/Mixed	Brownfield
Proposed Use	Residential
Site Area	1.2 hectares

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the northern side of the A28 on the eastern periphery of Sturry; approximately 3.5 miles North East of Canterbury.</p> <p>It is an irregular shaped brownfield site, which is currently lying vacant. It consists of a large area of hard standing representing its previous use as a highways depot.</p>
<p>Current Use:</p>	<p>Vacant. Former Highways Depot</p>
<p>Surrounding Uses:</p>	<p>The site is surrounded to the north and east by a former minerals quarry, which has since regenerated into a rural landscape and is covered with large areas of scrub. Immediately, to the East is a large detached dwelling and the Vauxhall sales garage. The site is bordered to the South by the A28. To the West is the urban fringe area of the village of Sturry.</p>
<p>Character of Surrounding Area:</p>	<p>The area has a semi-rural character. There is a dense line of mature trees along the West boundary screening the urban edge of Sturry, with much of the surrounding land to the north and east covered by scrub and trees. However, the proximity to the A28 and neighbouring residential areas gives it some urban characteristics.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>CA//03/00395: Replacement of 15 meters high telecommunications mast with 18.5 meters high mast with associated ancillary equipment.</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at 35 units / ha</p>	<p>42</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	The site is wholly within the Sturry - Hersden Green Gap.
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?	No
C - Is the site in or adjacent to a settlement?	Yes. Sturry
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?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop. The train station at Sturry is approximately 1,500m</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is not within 800m of a convenience store (1,500); Primary School (1,500m); GP Surgery (980m)</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a health centre, secondary school, employment and town centre. The hospital is just over the threshold because of the need to change at Canterbury Bus Station.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>A suitable access point onto the A28 could be provided for the required visibility splays, which are 2.4 metres by 120 metres for a road subject to a 40mph speed limit.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Although there is capacity on the A28 at this location, no additional traffic can be accommodated at the junction with the A291 or Sturry Crossing without the construction of the Sturry</p>

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

	Link Road, so this development cannot come forward without the construction of the Link Road.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Existing services are available in the adjacent residential area.</p> <p>There are not electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Formerly the Sturry Gravel Pit and Refuse Tip</p> <p>Formerly Highways Depot</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	Formerly the Sturry Gravel Pit and Refuse Tip
<ul style="list-style-type: none"> • Hazardous Risk 	Formerly the Sturry Gravel Pit and Refuse Tip
<ul style="list-style-type: none"> • Topography 	Flat
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Thanet Coast and Sandwich Bay Zone of Influence</p> <p>Opposite the Westbere No. 2 Conservation Area.</p> <p>Ground Water Vulnerability (Minor)</p> <p>An archaeology field survey assessment would be required.</p>
If yes, how and when can the constraint be overcome?	

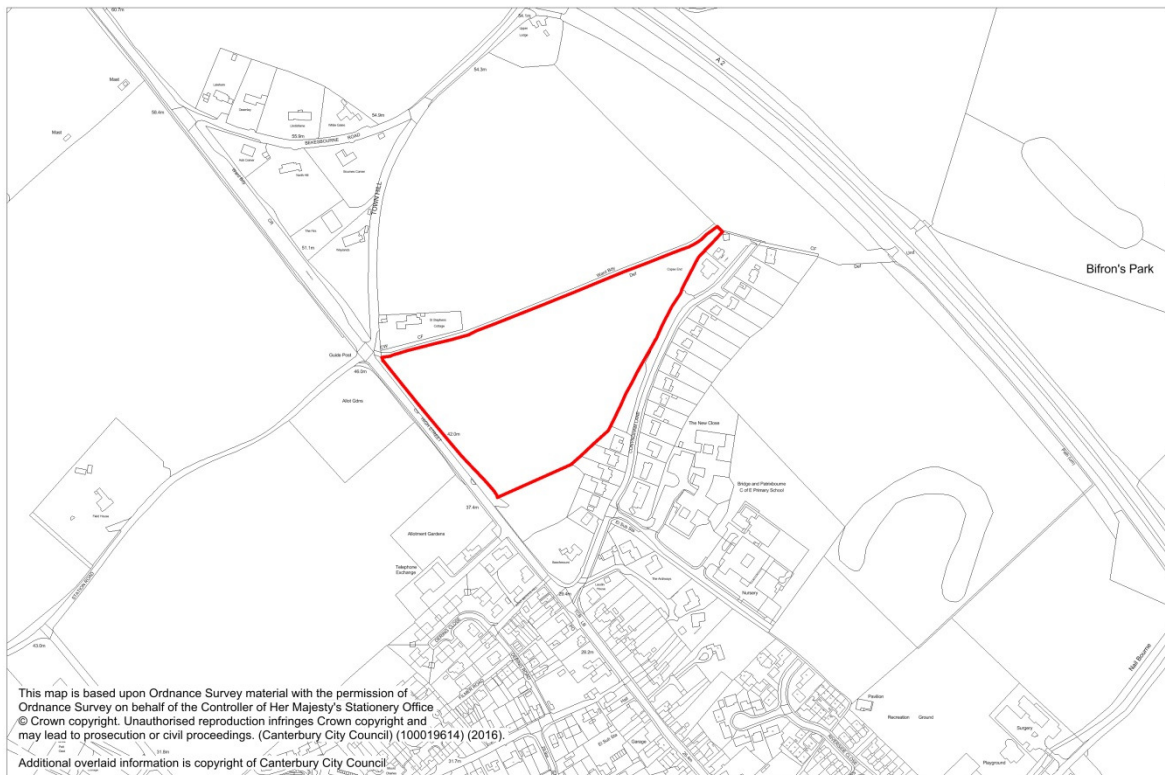
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <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: Yes, extension to the Sturry village.</p> <p>Landscape: Yes, the site is within the Sturry - Hersden Green Gap</p> <p>Trees: TPO's on the Western boundary.</p> <p>Conservation Area: No (Westbere No. 2 opposite side of A28)</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS: No</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Possibly, given its former use as a gravel pit and refuse tip.</p>

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Site Assessment Form**

SITE DETAILS	
Site Reference Number	SHLAA/233
Site Name	Land at Conyngham Lane
Location/Address	Bridge
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	3.3 ha

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the north western periphery of Bridge, approximately 3.5 miles south-east of Canterbury.</p> <p>It is 3.3 hectares of arable farmland. The site is set on a ridge line, elevating it above the existing properties on Conyngham Lane and offering views across the Nailbourne Valley. The site gently slopes north-west to south-east with the boundaries lined with hedgerows and mature trees. A public footpath runs along the northern edge of the site.</p>
<p>Current Use:</p>	<p>Agricultural</p>
<p>Surrounding Uses:</p>	<p>Immediately adjacent to the North and East of the site are agricultural fields; these are then skirted tightly by the A2 with open countryside beyond. To the South and boarding the South East edge of the site is the village of Bridge (Conyngham Lane). Allotments; and a mixture of agricultural land and open countryside are to the West. North West is a cluster of 9-10 detached properties positioned around the forked junction.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is predominately rural set amongst far reaching fields and open countryside. There are however, some urban characteristics with some noise pollution from the A2. The village also has a diverse range of historic buildings and varied architecture.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>None Known</p>
<p>Potential site Capacity: as proposed</p>	<p>30 units</p>
<p>Calculated by CCC at units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Yes, In an Area of Outstanding Natural Beauty (AONB)
<u>Category 2: Local</u> Area of High Landscape Value	In the Proposed Canterbury – Bridge Green Gap Area of High Landscape Value (AHLV)
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?	No
C - Is the site in or adjacent to a settlement?	Yes, (Bridge)
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?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a Convenience Store and Primary School. A GP surgery is just beyond (850m).</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a hospital / health centre, secondary school, employment area and town centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>It appears that the site can only be accessed from the High Street. An access from Conyngnham Lane would also not be acceptable due to on-street parking problems along the Lane. A footpath along the High Street would be required together with a suitable pedestrian crossing point in the form of a pedestrian island in order to link in with the local facilities in Bridge.</p>

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Site Assessment Form**

<ul style="list-style-type: none"> • Highway capacity 	
<ul style="list-style-type: none"> • Infrastructure – <p>Water Supply Sewerage/Drainage Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>Existing services are available in the adjacent residential area.</p> <p>There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	None Known
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None Known
<ul style="list-style-type: none"> • Hazardous Risk 	None Known
<ul style="list-style-type: none"> • Topography 	Sloping (North West to South East)
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>In an Area of High Landscape Value.</p> <p>Ground water vulnerability (minor)</p> <p>Part of site is in Source Protection Zone</p> <p>WWII civil defence post</p>
<p>If yes, how and when can the constraint be overcome?</p>	

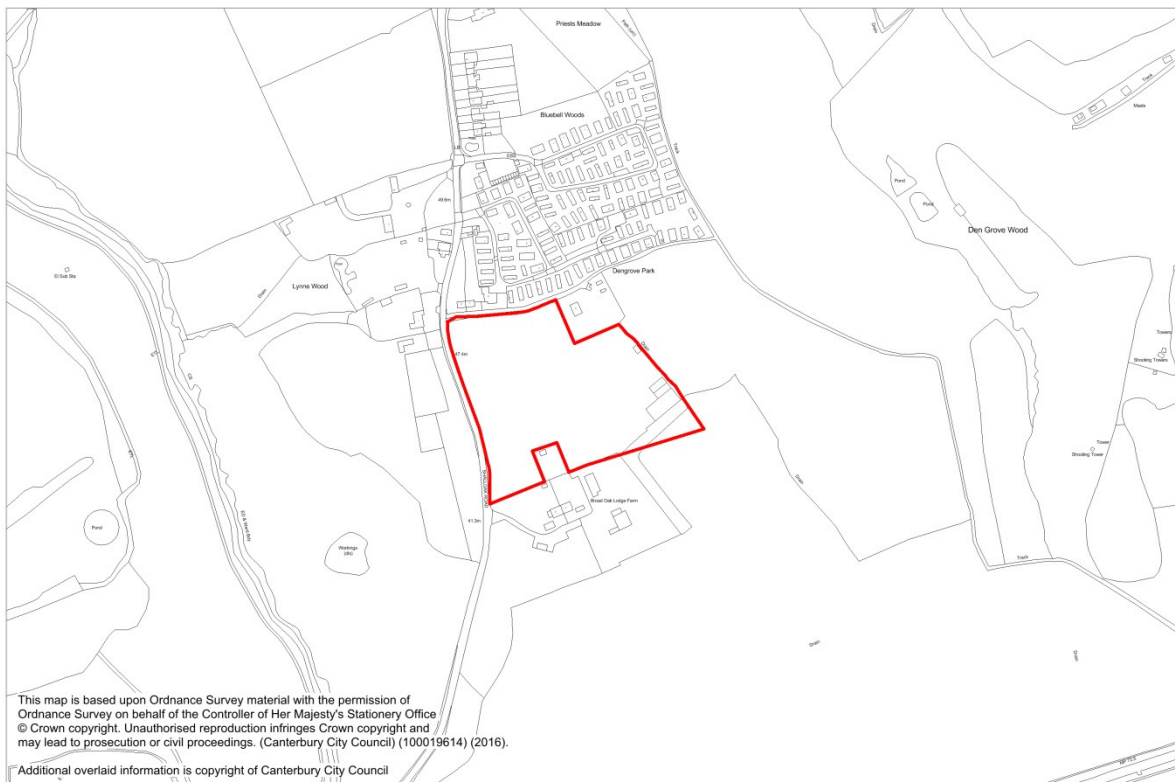
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <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: Yes, development would form an extension to the village of Bridge.</p> <p>Landscape: Yes, the site is in an elevated position on the ridge. It is within the proposed Canterbury – Bridge Green Gap; Kent Downs AONB & AHLV).</p> <p>Trees: No</p> <p>Conservation Area: Yes, in the Bridge Conservation Area</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS / Protected Species: Sensitive site, protected species may be present.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</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

SITE DETAILS	
Site Reference Number	SHLAA/234
Site Name	Land at Shalloak Road
Location/Address	Sturry / Broad Oak, Canterbury
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	2.5 ha

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph



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

<p>Description of Site:</p>	<p>The site is situated approximately 3.2km north east of Canterbury.</p> <p>It is 2.5ha of meadow / pasture land. It is self-contained on three sides by a series of mature trees / woodland. It holds an elevated position with glimpse view across the Stour Valley. The site gradually rolls downhill North West to South East. A small area of hard standing has recently been created in the North West corner.</p> <p>The site would form an extension to the Strategic Site Allocation at Sturry / Broad Oak (Site 2).</p>
<p>Current Use:</p>	<p>Agricultural</p>
<p>Surrounding Uses:</p>	<p>To the North of the site is the Dengrove Mobile Home Park. Land to the East and South are comprised of a mosaic of arable, pastoral and wooded land occupying the south facing slopes of the Stour Valley. Broad Oak Lodge is also directly to the South of the site with the Canterbury to Ramsgate railway line beyond. To the West, the site is bordered by Shalloak Road with the Broad Oak Lodge Landfill.</p> <p>The surrounding land is allocated in the Canterbury District Local Plan as strategic housing allocation (Site 2 Sturry Broad Oak).</p>
<p>Character of Surrounding Area:</p>	<p>The immediate surrounding area has a rural character comprising of a mosaic of arable farmland, pastures and wooded land occupying the south facing slopes of the Stour Valley. However, there are a number of elements beyond which give it a semi-rural/urban feel by way of the Mobile Home Park, Broad Oak Lodge Landfill site and solar farms.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>CA//16/00841 Environmental Impact Assessment scoping opinion request in relation to a mixed use development comprising up to 700 dwellings, a primary school incorporating community uses (Use Class D1), sports pitches and recreation grounds; a car-park; a link road; amenity land and public open space.</p>
<p>Potential site Capacity: as proposed</p>	<p>50 units</p>
<p>Calculated by CCC at units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	Yes, in an Area of High Landscape Value.
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?	No
C - Is the site in or adjacent to a settlement?	No
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?	No (adjacent to Strategic Site Allocation at Sturry / Broad Oak (Site 2).
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is not within 800m walking distance of a Convenience Store Primary School or GP Surgery.</p> <p>However, primary education and health care provision are to be provided as part of the Sturry Broad Oak Strategic Allocation.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 min public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>The site would have to be accessed via the proposed new access points from the A291 via the proposed Broad Oak allocation. Any access points onto Shalloak Road are not acceptable due to the poor alignment of</p>

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

	Shalloak Road.
<ul style="list-style-type: none"> Highway capacity 	Additional VISSIM modelling of the Sturry Link road will need to be undertaken in order to ensure that the design of the link road can accommodate another 50 units. New facilities such as a primary school and doctor's surgery will be provided within the wider allocation and suitable footpath connection points will be provided to these facilities.
<ul style="list-style-type: none"> Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	Existing services are available in the adjacent residential area. There are not electricity pylons passing through the site.
<ul style="list-style-type: none"> Contamination/Pollution 	In Broad Oak Lodge Landfill Buffer Zone
<ul style="list-style-type: none"> Adverse Ground Conditions 	None Known
<ul style="list-style-type: none"> Hazardous Risk 	High Pressure Pipeline Buffer Zone
<ul style="list-style-type: none"> Topography 	The site slopes downwards North West to South East
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	
If yes, how and when can the constraint be overcome?	

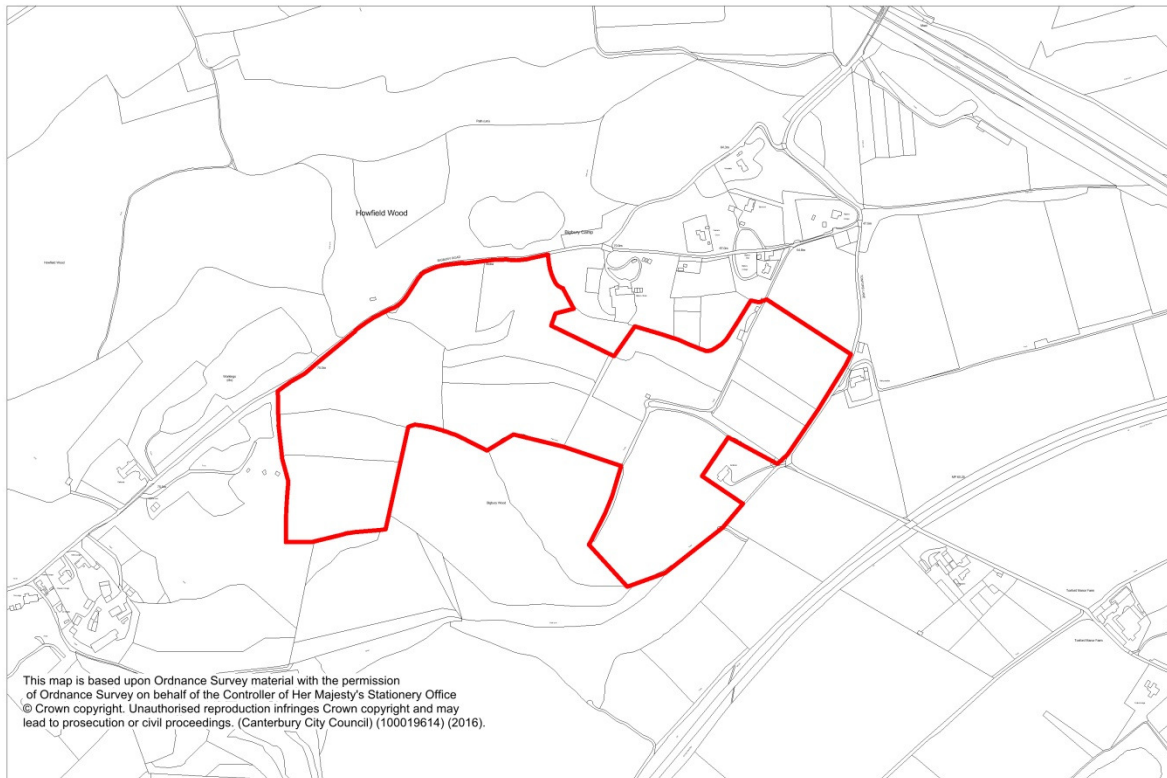
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <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: In isolation, it would further extend development along Shalloak Road and wouldn't respect the existing linear settlement form. However, in conjunction with the Sturry / Broad Oak Strategic Allocation it is unlikely to have any increased impact on the townscape.</p> <p>Landscape: In isolation, development would create an intrusive spur into the countryside and occupies an elevated position on the slopes of the Stour Valley. However, in conjunction the Sturry / Broad Oak Strategic Allocation it is unlikely to have any increased impact on the landscape.</p> <p>Trees: Yes, Adjacent to Dengrove Wood (Ancient Woodland)</p> <p>Conservation Area: No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS: No</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes, Proximity to Broad Oak Lodge Landfill.</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/235
Site Name	Land between Bigbury Road and Tonford Lane
Location/Address	Chartham Hatch
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	17 hectares

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph



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

<p>Description of Site:</p>	<p>The site is located in the open countryside, approximately 3.5km east of Canterbury.</p> <p>The site is 45 hectares comprised of a mixture of agricultural land, orchards and pastures; scattered with trees, wrapped around Bigbury Wood. A series of access tracks dissect across the site</p> <p>The site undulates and slopes downwards from north to south between Bigbury Road and Tonford Lane</p>
<p>Current Use:</p>	<p>Agricultural land, mainly laid out with orchards but some pasture also.</p>
<p>Surrounding Uses:</p>	<p>To the north is Bigbury House and on the opposite side of Bigberry Lane is Polders and Howfield Wood. Further agricultural land (predominately orchards) and the A2 are to the East. To the South East is a residential dwelling, agricultural buildings, more orchards and the Canterbury to Faversham and the Canterbury to Ashford Railway lines. To the West is Howefield Wood and beyond is the settlement of Chartham Hatch.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is distinctively rural. It compromises of a mosaic of arable farmland, orchards, pastural and wooded land occupying the south facing slopes of the Stour Valley. However, there are long views across the Stour Valley towards the urban area of Thanington and Thaninton Without.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>None Known</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at 25 units / ha</p>	<p>425</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Directly adjacent to Bigbury, Polders and Howfield Wood (Ancient Woodland)
<u>Category 2: Local</u> Special Landscape Area	Yes, in an Area of High Landscape Value
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?	No
C - Is the site in or adjacent to a settlement?	No
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?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is not with 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is not within 800m walking distance of a convenience store, primary school or doctor's surgery.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minute public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>This site is completely unsustainable and the local network of lanes cannot accommodate a development size of 500 dwellings as they are all generally single file.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>The entire local road network surrounding the site is formed of narrow lanes that have no footways and are not lit and are therefore not safe to use for pedestrians and</p>

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

	cyclists. The site is remote from local facilities in Chartham and therefore KCC Highways cannot support any development on this site.
<ul style="list-style-type: none"> • Infrastructure – <p>Water Supply Sewerage/Drainage Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>Existing services are available in the adjacent residential area.</p> <p>There are not electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	Part of the site is partially covered by the former Bigbury Pits 1, 2 & 3
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None Known
<ul style="list-style-type: none"> • Hazardous Risk 	Part of the site is partially covered by the former Bigbury Pits 1, 2 & 3
<ul style="list-style-type: none"> • Topography 	Sloping from north to south
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Area of High Landscape Value</p> <p>Part of the site is a designated Scheduled Ancient Monument (Bigbury Camp). Significant finds around the site.</p> <p>Archaeological evaluation / surveys would be required.</p>
If yes, how and when can the constraint be overcome?	

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <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: No</p> <p>Landscape: Yes, the site is in a prominent position on the Stour Valley slopes with long views into the site.</p> <p>Trees: A number of Ancient Woodlands surround the site. Howefield Wood to the east is entirely covered by TPO's.</p> <p>Conservation Area: No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: Yes, Bigbury Camp</p> <p>LWS: Yes, surrounding woodland also designated as LWS</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</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**

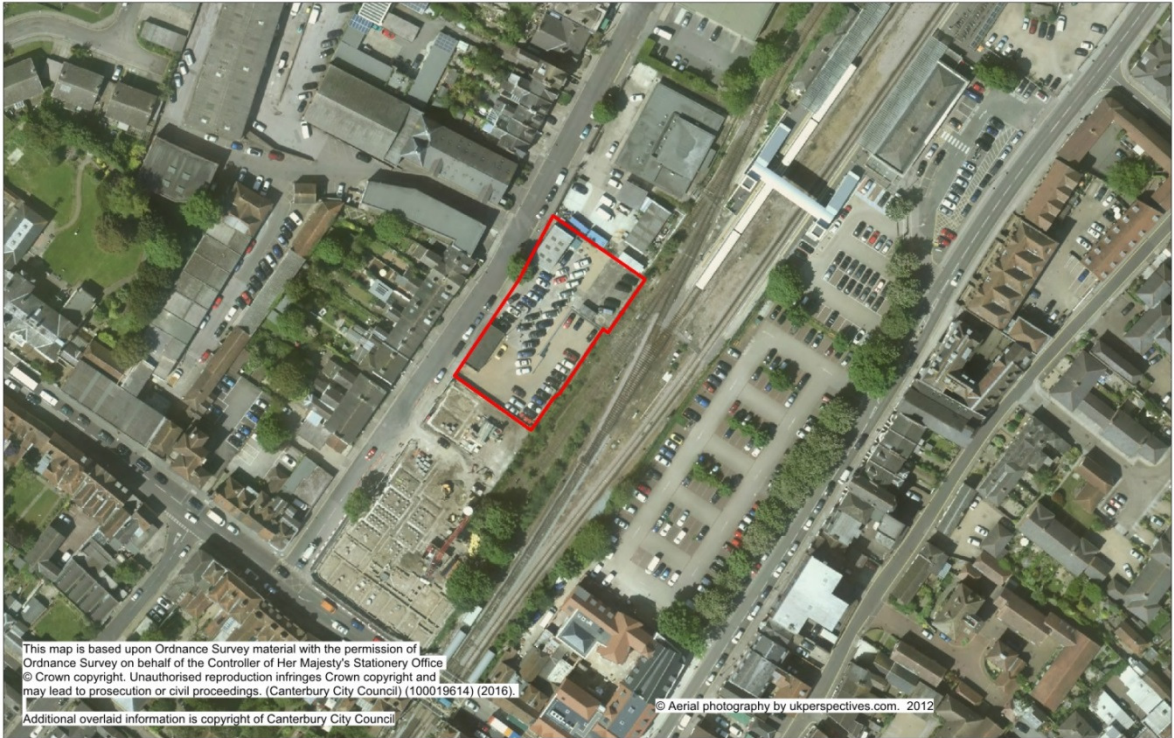
SITE DETAILS	
Site Reference Number	SHLAA/236
Site Name	Land at Roper Road
Location/Address	Canterbury
Greenfield/PDL/Mixed	Brownfield
Proposed Use	Residential
Site Area	0.2 hectares

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph



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

<p>Description of Site:</p>	<p>The site is located in the urban area of Canterbury, a short distance North West of the City Centre.</p> <p>It is 0.2 hectares of brownfield land and is almost entirely laid out hard standing. There are also two modest buildings on the site, one functioning as an office for the car sales business operating on site; the other is a industrial type shed used for maintaining / prepping cars for sale.</p>
<p>Current Use:</p>	<p>Car sales</p>
<p>Surrounding Uses:</p>	<p>To the North (and West) is the urban area of Canterbury (St. Dunstan's); immediately adjacent to the North East is the Electric Traction Control Room. East is Canterbury West Train Station and Car Park, beyond is Canterbury City Centre. To the South West is a recent over 50's residential development.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is urban. It is a heavily populated residential area, railway line etc. A short distance from the City Centre.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There have a been a few recent noteworthy planning application on the site:</p> <p>CA//08/00030 Change of use to small bus depot. (Retrospective application).</p> <p>CA//07/00754: Erection of food store (1318 sq mtrs) with 14 flats over and associated car parking. (refused)</p> <p>CA//00/01066: Continued use for car sales and repairs.</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at 35 units / ha</p>	<p>7</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	No
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?	Yes
C - Is the site in or adjacent to a settlement?	Yes. Canterbury
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?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, the site is within 800m walking distance of a train station and bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store, primary school and GP surgery.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>The site has 2 existing access points which could serve any development on this site.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>The site is a brownfield one and there does not appear to any overriding highway issues as to why this site could not be allocated. There are good footpath links into the city centre. The site is very close to local facilities in Canterbury.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Existing services are available in the adjacent residential area.</p> <p>There are not electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Petroleum Storage Depot</p> <p>Noise pollution from Canterbury West Station / line directly adjacent.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None Known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Proximity to Air Quality Management Area (AQMA) (50m)</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat / level</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation / survey would be required. Adjacent to Roman cemetery</p>
<p>If yes, how and when can the constraint be overcome?</p>	

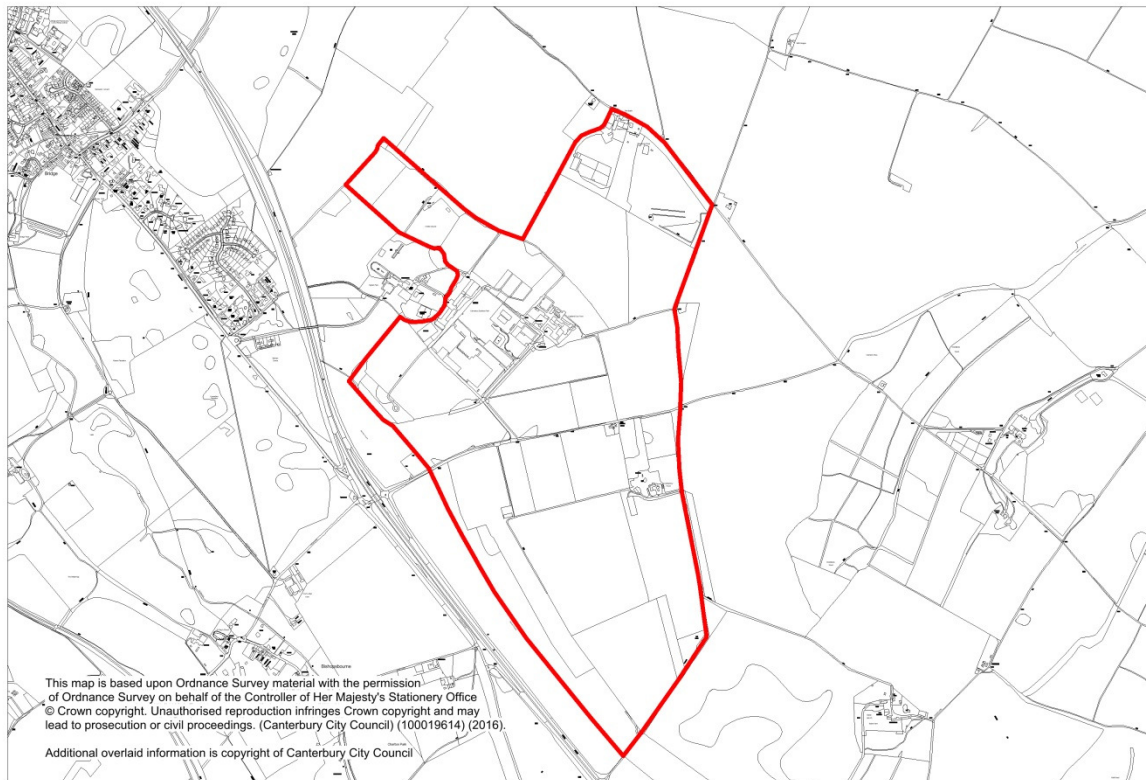
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <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: No</p> <p>Landscape: No</p> <p>Trees: No</p> <p>Conservation Area: Canterbury West Station Conservation Area.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS: No</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Need to consider the proximity to train line and Air Quality Management Area (AQMA) (50m)</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/237
Site Name	Land at Highland Court Farm
Location/Address	Coldharbour Lane, Nr Bridge
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Mixed
Site Area	140 hectares

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph



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

<p>Description of Site:</p>	<p>The site is located approximately 5km South East of Canterbury (South East of Bridge).</p> <p>The site is 140 hectares of predominately greenfield land, although Northern part incorporates the Highland Court Farm Business Park, which is comprised of a number of industrial metal sheds and offices.</p> <p>There is also the farmstead North West of the employment cluster. The remainder of the site is formed of agricultural land, with an expanse of arable fields (mostly utilised for fruit growing) and separated by dense hedgerows and lines of mature trees.</p> <p>Coldharbour Lane cuts through the centre of the site West to East.</p>
<p>Current Use:</p>	<p>Employment – food processing / offices etc. (Highland Court Farm) and agricultural land.</p>
<p>Surrounding Uses:</p>	<p>To the North is agricultural land and the villages of Patrixbourne and Bekesbourne. To the East is more agricultural land and some pockets woodland. The A2 runs along the West boundary with open countryside beyond. To the immediate North West is the stately house - Higham Place; and in the same direction on the opposite side of the A2 is the village of Bridge.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area one of agriculture and rurality with much of the site adjoining arable crop growing fields on all sides. The noise impact of A2 which runs alongside to the West does detract from the setting slightly but is not visually intrusive on the landscape.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There are a number of planning applications dating back to the late 1980's for the erection of packhouses, cold stores, and farm offices at Highland Court Farm. Throughout the 1990's there was then a succession of further applications for the extension to these facilities.</p> <p>In the noughties applications diversified to include more B1 / B8 uses. The most recent applications are detailed below:</p> <p>CA//15/01232 New warehouse with office, yard and parking. Small Plot, Canterbury Business Park, Highland Court Farm, Coldharbour Lane, Bekesbourne, CT4 5HW</p> <p>CA//12/02223 Erection of B1/B8 development with</p>

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

	<p>associated yards, external storage, lighting, cctv, car parking and wash down area Colemans Cottage, Highland Court Farm, Coldharbour Lane, Bekesbourne, CT4 5HW</p> <p>CA//12/01789 Use of land for the permanent stationing of 32 workers' caravans, erection of a communal amenities building and a general purpose agricultural building with associated servicing and landscaping works. Land at Highland Court Farm, Coldharbour Lane, Bekesbourne, CT4 5HW</p> <p>CA//08/00322 Outline application for the construction of new business units (Classes B1, B2, & B8) with associated car parking, landscaping, roads and yards. Conversion of existing Model Farm buildings into Class B1 units. Retention of residential uses and removal of ancillary agricultural structures. Highland Court Farm, Coldharbour Lane, Bekesbourne, CT4 5HN</p> <p>CA//04/00757 Erection of Class B1/B8 storage warehouse building with ancillary parking and servicing. Highland Court Farm, Bekesbourne</p>
<p>Potential site Capacity: as proposed</p>	<p>300 dwellings (100 retirement houses and care facility; 100 starter homes and 100 holiday homes)</p>
<p>Calculated by CCC at units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Yes, In the Kent Downs Area of Outstanding Natural Beauty
<u>Category 2: Local</u> Area of High Landscape Value	Yes, In a special Landscape Area
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?	Part of the site include Highland Court Farm; which is a designated Employment Site (ED1 / EMP1) and an Employment Cluster / Protection of Employment Site (ED1 / EMP4)
C - Is the site in or adjacent to a settlement?	No
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?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is not within 800m walking distance of a convenience store (2.4km), primary school (3km) or GP Surgery (2.5km)</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30m public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access would have to be taken from Coldharbour Lane, which is road that is subject to a 60mph speed limit, has no street-lighting or footpaths and is therefore unsustainable.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>The site is remote from local services in Bridge and therefore KCC Highways cannot support any development on this site.</p>

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

<ul style="list-style-type: none"> • Infrastructure – <p>Water Supply Sewerage/Drainage Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>Existing services are available in the adjacent residential area.</p> <p>There are not electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Higham Court and Highland Court Cold Stores (industrial practices)</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None Known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None Known</p>
<ul style="list-style-type: none"> • Topography 	<p>Relatively level / undulating</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation and survey would be required. Iron age and medieval finds within site.</p> <p>Groundwater vulnerability (Major)</p>
<p>If yes, how and when can the constraint be overcome?</p>	

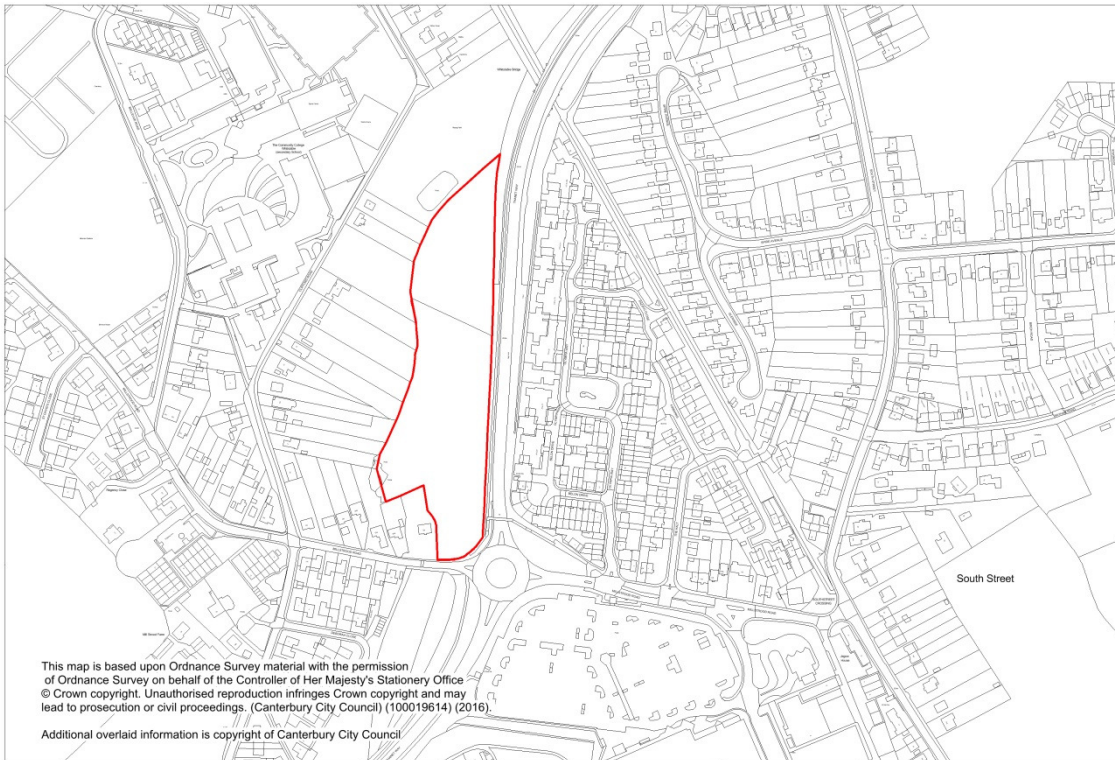
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <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: No</p> <p>Landscape: Yes, development would have a detrimental impact on the AONB and SLA.</p> <p>Trees: No</p> <p>Conservation Area: Highland Court (Bekesbourne with Patricxbourne)</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: Highland Court Hospital: Grade 2*; Coldharbour Farmhouse: Grade 2</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS: No</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</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**

SITE DETAILS	
Site Reference Number	SHLAA/238
Site Name	Land at Millstrood Road
Location/Address	Whitstable
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	2 Hectares

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the urban fringe of South Whitstable.</p> <p>The site is 2 hectares of greenfield land, bordered on all sides by mature trees and hedgerows. It is a thin wedge of scrub land currently used for low key grazing that is sandwiched between residential properties and the Old Thanet Way.</p>
<p>Current Use:</p>	<p>Scrub / Agricultural (grazing land)</p>
<p>Surrounding Uses:</p>	<p>To the North of the site is a playing field (possibly associated with the Whitstable Community College) and the Whistable urban area beyond. The Old Thanet Way runs along the Eastern boundary of the site, and on the opposite side is land which was formerly the Huyck factory but recently developed for housing. The south east corner of the site adjoins the Millstrood Road/Old Thanet Way roundabout. To the West are the long rear gardens of residential properties (mainly bungalows) in Clifford Road.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is distinctly urban with the site sandwiched between the Whitstable urban area and the Old Thanet Way. The noise of the Old Thanet Way and the school (during term time) can be clearly heard on site. Neighbouring residential properties are predominately detached / semi-detached in large plots.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>CA//12/00160 Development comprising public open space, church, indoor sports facilities, business park and associated landscaping and access. (Outline application). Land adjacent Thanet Way, Whitstable: Outline Planning Permission Refused – Appeal Withdrawn.</p> <p><u>Inspectors report 2005</u> – RN200</p> <p>Protection of existing open space - Policy C24</p> <p>They both have positive local value as a clear stop to development west of a busy road. Site 1 acts as a green, visual counterpart to another, much larger area of protected open land across the A2990. A wider planning perspective becomes apparent when looking at the local area. These three sites have more than the individual merits I have briefly spelled out. They are part of a larger</p>

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

	<p>entity of good quality open land, playing fields and farmland, both sides of Thanet Way, which still has coherence, and which mitigates much of the inevitably adverse environmental effects of a major highway running through an urban area of no great visual distinction. For this Plan period I see no strong reason or need to allocate any of the three individual omission sites for housing.</p>
<p>Potential site Capacity: as proposed</p>	<p>45 dwellings</p>
<p>Calculated by CCC at units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	No
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?	Protection of Existing Open Space
C - Is the site in or adjacent to a settlement?	Yes (Whitstable)
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?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store. However, a Primary School (2.4km) and GP Surgery (1.4km) are further.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a health centre, secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>A suitable access point with adequate visibility splays could be provided off the Thanet Way in the form of a right hand turn lane junction.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>A level cycle / pedestrian crossing across the Thanet Way to link in with Tesco's will be required. A suitable footpath along Millstrood Road is available so that residents can walk into Whitstable. Bus stops are also available at Tesco's.</p>

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

<ul style="list-style-type: none"> • Infrastructure – <p>Water Supply Sewerage/Drainage Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>Existing services are available in the adjacent residential area.</p> <p>There are not electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>A noise and air quality assessment would be required due to proximity to Old Thanet Way.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None Known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None Known</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat / level</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Thanet Coast and Sandwich Bay 7.2 Km Zone of Influence</p> <p>Thames, Medway & Swale Estuaries 6 Km Zone of Influence</p> <p>Archaeological evaluations would be required.</p>
<p>If yes, how and when can the constraint be overcome?</p>	

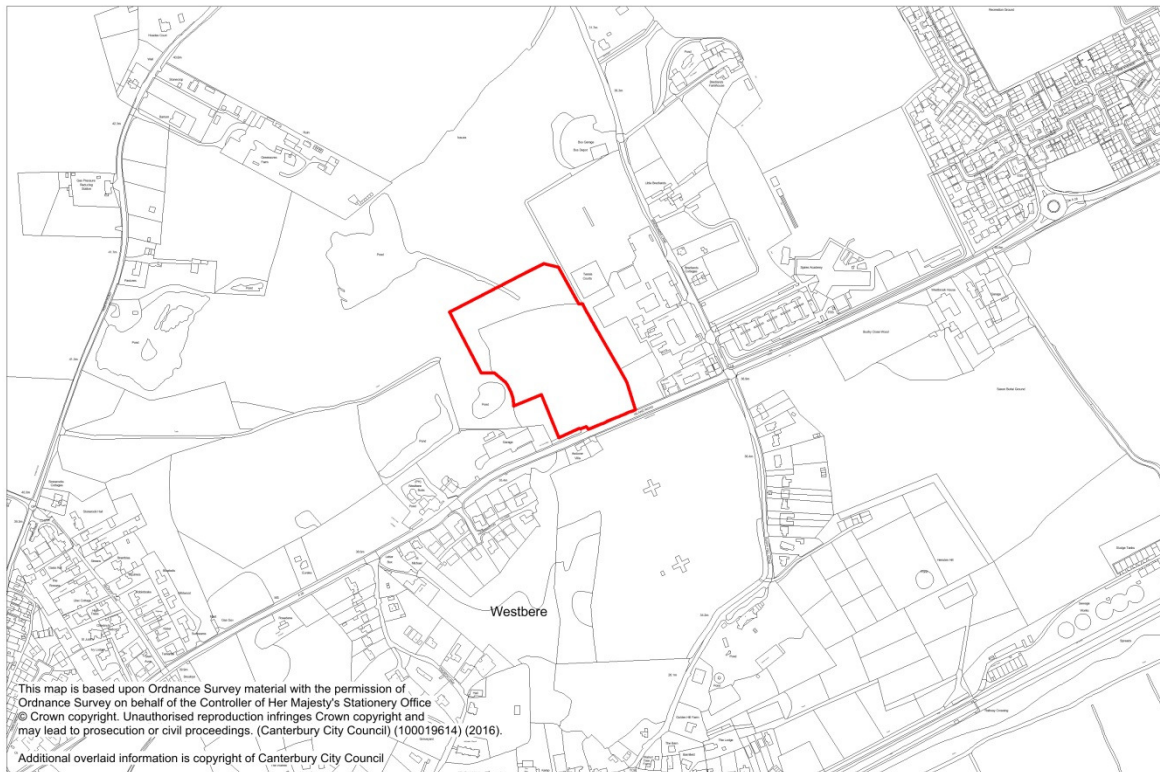
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <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: Yes, infill development that would be visible from the A2</p> <p>Landscape: No</p> <p>Trees: The site is bordered with a number of mature trees. However, none are covered by TPO's. Tree survey would be required</p> <p>Conservation Area : No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No. 128 (Little Millstrood: Grade 2 (adjacent to site access)).</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS: No Potential for protected species to be present, ecological surveys would be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Noise assessment required but mitigation may be possible.</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/239
Site Name	Land adjacent to Spires Academy
Location/Address	Hersden
Greenfield/PDL/Mixed	Mixed
Proposed Use	Residential
Site Area	3 ha

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph



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

Description of Site:	<p>The site is located on the northern side of the A28 approximately 3.5 miles North East of Canterbury.</p> <p>The site forms part of a former minerals quarry and refuse tip. The land has regenerated itself and blended back into the landscape and is predominately scrub land with a few trees. It is uneven and undulating and currently being used to graze cattle.</p>
Current Use:	Scrub / grazing land
Surrounding Uses:	<p>To the North of the site is a small wooded area with agricultural land / open countryside beyond. The former Spires Academy is to the East, and is identified as a housing allocation in the draft Local Plan. Immediately South is the A28; on the opposite side is a small field / pasture before reaching the village of Westbere. To the West is the Vauxhall sales and forecourt, woodland, areas of scrub; and the periphery of Sturry.</p>
Character of Surrounding Area:	<p>The surrounding area has a semi-rural / urban character. The site is positioned between the settlements of Sturry and Hersden and is surrounded by an assortment of agricultural fields, pastures, playing fields and areas of scrub and woodland. Westbere is characterised by large detached / semi-detached houses in large plots. Overall, this gives a sense of openness. However, the sites proximity of the former Spires Academy the car sales and the A28 bring some urban characteristics to the fore.</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>The site forms part of a former mineral extraction and refuse tip.</p> <p>Various planning applications in the 1980's for industry</p> <p>CA/83/0691 for a Golf Course and driving range was granted in 1983. Expired without development.</p> <p>The site was considered by the Inspector Local Plan Inquiry 1995 as part of a wider proposal. However, the Inspector did not consider the land appropriate for development.</p>
Potential site Capacity: as proposed	90
Calculated by CCC at units / ha	

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

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	Yes. Sturry – Hersden Green Gap
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?	No
C - Is the site in or adjacent to a settlement?	No
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?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows</p>	<p>No, although adjacent to Spires housing allocation (SHLAA/096)</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is not within 800m of a convenience store (1,4km); Primary School (1.2 km); GP Surgery (1.3km)</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a health centre, secondary school, employment and town centre. The hospital is just over the threshold because of the need to change at Canterbury Bus Station.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>A suitable access point onto the A28 could be provided for the required visibility splays, which are 2.4 metres by 120 metres for a road subject to a 40mph speed limit. Furthermore a right hand turn lane would be required for this scale of development.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Although there is capacity on the A28 at this location, no additional traffic can be accommodated at the junction</p>

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	with the A291 or Sturry Crossing without the construction of the Sturry Link Road, so this development cannot come forward without the construction of the Link Road.
<ul style="list-style-type: none"> • Infrastructure – <p>Water Supply Sewerage/Drainage Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>Existing services are available in the adjacent residential area.</p> <p>There are not electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	Former Sturry Gravel Pit and Refuse Tip. Landfill Buffer Zone (Hersden / Westbere). A contaminated land assessment would be required.
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Former Sturry Gravel Pit and Refuse Tip</p> <p>Old Mine Workings</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Former Sturry Gravel Pit and Refuse Tip</p> <p>Old Mine Workings</p>
<ul style="list-style-type: none"> • Topography 	Undulating
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>An archaeological evaluation / survey would be required.</p> <p>Agricultural Land Classification: Grade 3, but much of the site former quarry and wooded</p>

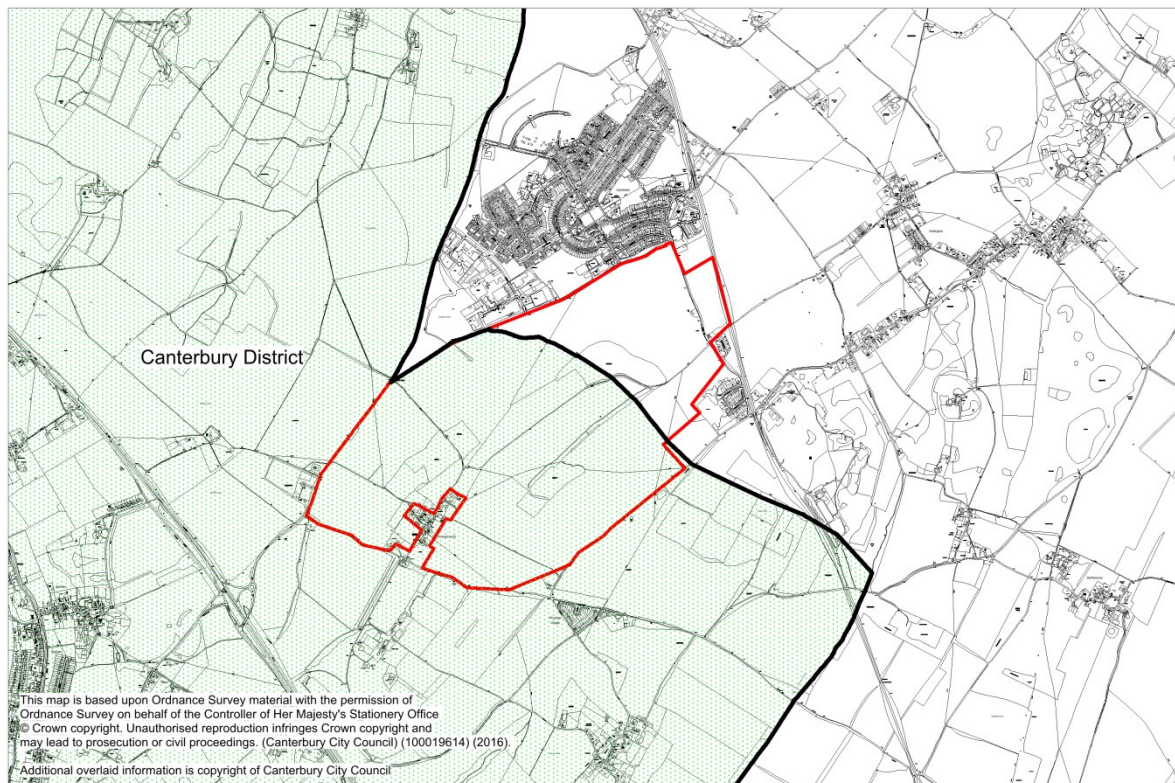
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<p>If yes, how and when can the constraint be overcome?</p>	<p>Thanet Coast and Sandwich Bay 7.2 Km Zone of Influence</p>
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <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: Yes, development would be an urban extension to Hersden</p> <p>Landscape: Yes, the site is within the Sturry - Hersden Green Gap</p> <p>Trees: The site is bordered with a number of mature trees. However, none are covered by TPO's.</p> <p>Conservation Area: No. Although, Westbere No.2 Conservation Area to the South.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS: No. However, this will be a very sensitive site, protected species may be present, ecological surveys will be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes. Given former use and a mineral extraction and refuse tip.</p>

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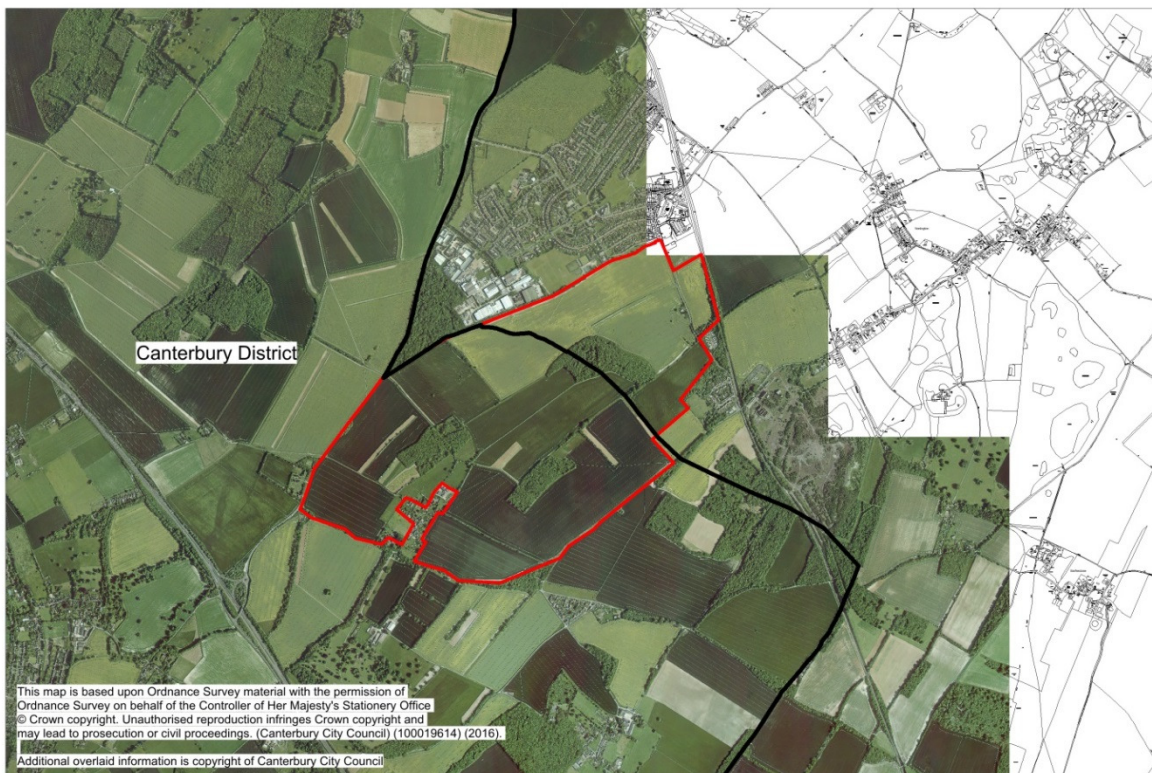
SITE DETAILS	
Site Reference Number	SHLAA/240
Site Name	Land South of Aylesham
Location/Address	Womenswold
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	240 hectares

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph



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<p>Description of Site:</p>	<p>The site is located approximately 10km South East of Canterbury.</p> <p>It is 240 hectares of agricultural land, open countryside and wooded areas between the village of Womenswold (Canterbury District) and Aylesham (Dover District).</p> <p>The site affords long views across the undulating fields, dipping in the middle, towards Aylesham and vice versa.</p> <p>A public footpath passes through the site.</p>
<p>Current Use:</p>	<p>Agricultural land</p>
<p>Surrounding Uses:</p>	<p>To the North of the site is the settlement of Aylesham. The Dover to Canterbury Railway runs along the Eastern boundary, with agricultural land, open countryside and scattered villages beyond. The former Snowdown Colliery is to the South East. To the South is open countryside. West is the village of Womenswold, the A2 and open countryside.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is rural with swathes of agricultural land and open countryside reaching in all directions. There is also a scattering of villages and hamlets.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>None Known</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at 25 units / ha</p>	<p>>400 dwellings.</p>

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STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Yes. Part of the site in the Kent Downs AONB. Wells, Willow, Chalk & Ackholt Woods are designated Ancient Woodlands.
<u>Category 2: Local</u> Area of High Landscape Value	Yes, In a Special Landscape Area
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?	No
C - Is the site in or adjacent to a settlement?	Yes, Aylesham (Dover District)
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?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store, primary school and GP surgery (all located in Aylesham from Northern edge of the site)</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a health centre (Aylesham) and employment areas. A hospital, secondary school and town and district centres are further.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	
<ul style="list-style-type: none"> • Highway capacity 	<p>The number of dwellings proposed on this site is unknown and therefore further clarification is provided. This</p>

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	<p>site is however a long distance from a major urban settlement and so is not a sustainable site. The development could have a potentially significant impact on the hamlet of Womesnwold and constrained roads such as Pond Lane which are single width in nature. The development would also have an adverse impact on traffic flows through Aylesham.</p>
<ul style="list-style-type: none"> • Infrastructure – <p>Water Supply Sewerage/Drainage Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>Existing services are available in the adjacent residential area.</p> <p>There are not electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>None Known</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Old Mine Workings (Snowdown)</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Old Mine Workings (Snowdown)</p>
<ul style="list-style-type: none"> • Topography 	<p>Undulating / valley bowl</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Ground water vulnerability (major)</p> <p>Source Protection Zone</p> <p>Archaeological evaluation required.</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <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: Yes, development would expand the settlement of Aylesham and encroach on the setting of Womenswold.</p> <p>Landscape: Yes, development would be highly visible on the valley slopes.</p> <p>Trees: Wells, Willow, Chalk & Ackholt Woods are designated Ancient Woodlands. There are also numerous mature trees & hedgerows that line / separate the fields.</p> <p>Conservation Area: Part of the site falls within the Womenswold Conservation Area.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: There are a number of listed buildings in Womenswold.</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS: Yes, Wells, Willow and Chalk Woods are all designated LWS. Therefore, this is regarded as being a sensitive site, protected species may be present, ecological surveys will be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</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>