

Canterbury City Council: Strategic Housing Land Availability Assessment (SHLAA) Whitstable Worksheets

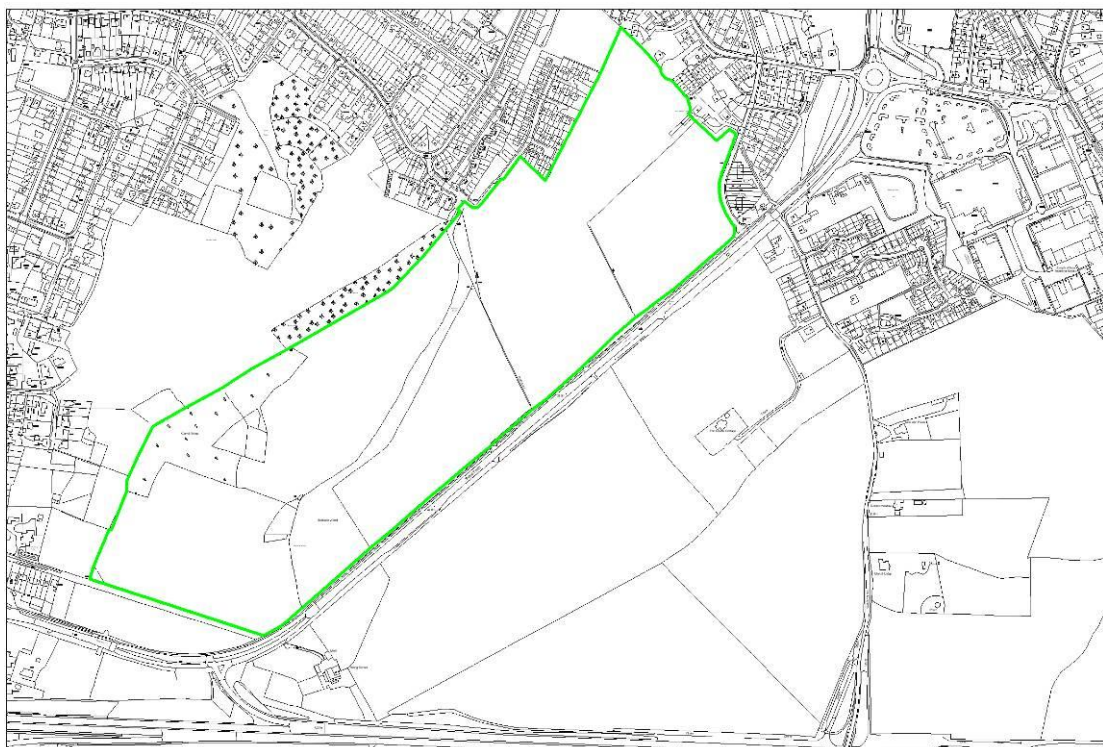
| SHLAA | Reference | Company_Agent | Site Address | Street | Town |
|-------|-----------|------------------------------|------------------------------------|------------------------------|------------|
| SHLAA | 1 | Courtley Consultants Ltd | Land North of | Thanet Way | Whitstable |
| SHLAA | 9 | Ian Barber & Associates Ltd | Land W of Bodkin Farm | Maydowns Road, Chestfield | Whitstable |
| SHLAA | 15 | DHA Planning | Land Adjacent Springfield Farm | Clapham Hill | Whitstable |
| SHLAA | 21 | | Land North of | Thanet Way | Whitstable |
| SHLAA | 28 | | Padgate & Land to | Thanet Way | Whitstable |
| SHLAA | 39 | N/A | Waterham Park | High Street Waterham | Whitstable |
| SHLAA | 42 | The London Planning Practice | Land West of | Thanet Way | Whitstable |
| SHLAA | 60 | APRW | Land South of 84-86 | Church Street | Whitstable |
| SHLAA | 94 | Goddard Planning Consultancy | Land on west side of / north of | Thanet Way/Millstrood Rd | Whitstable |
| SHLAA | 109 | CCC | land between | St Andrews & St Davids Close | Whitstable |
| SHLAA | 115 | KCC | Whit.Youth Centre/Community centre | Tower Parade | Whitstable |
| SHLAA | 116 | KCC | Whit Library 31-33 | Oxford St | Whitstable |
| SHLAA | 120 | KCC | | Chestfield Rd | Whitstable |
| SHLAA | 125 | | East of | Golden Hill | Whitstable |
| SHLAA | 130 | Kitewood Estates | Land south of | Ridgeway Chestfield | Whitstable |

| SHLAA | Reference | Company_Agent | Site Address | Street | Town |
|-------|-----------|-----------------------------------|--------------------------------|------------------------------------|------------|
| SHLAA | 135 | Santa Maria Properties Ltd | 42 | Golden Hill | Whitstable |
| SHLAA | 136 | Goddard Planning Consultancy | Land at | Grasmere Rd | Whitstable |
| SHLAA | 145 | Goddard Planning Consultancy | Land at | Belmont Rd | Whitstable |
| SHLAA | 178 | BNP Paribas Real Estate | land at Bodkin Farm | Thanet Way Chestfield | Whitstable |
| SHLAA | 181 | Goddard Planning Consultancy | 4 | Shrubshill Road Chestfield | Whitstable |
| SHLAA | 182 | Goddard Planning Consultancy | | Wellington Street/Marlborough Road | Whitstable |
| SHLAA | 189 | Hume Planning Consultancy Limited | Land at Taringa | Church Lane Seasalter | Whitstable |
| SHLAA | 191 | Canterbury City Council | Rear Swalecliffe Primary | Palace Close Tankerton | Whitstable |
| SHLAA | 192 | George Wilson Development Ltd | Between Chaucer & Estuary View | | Whitstable |

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

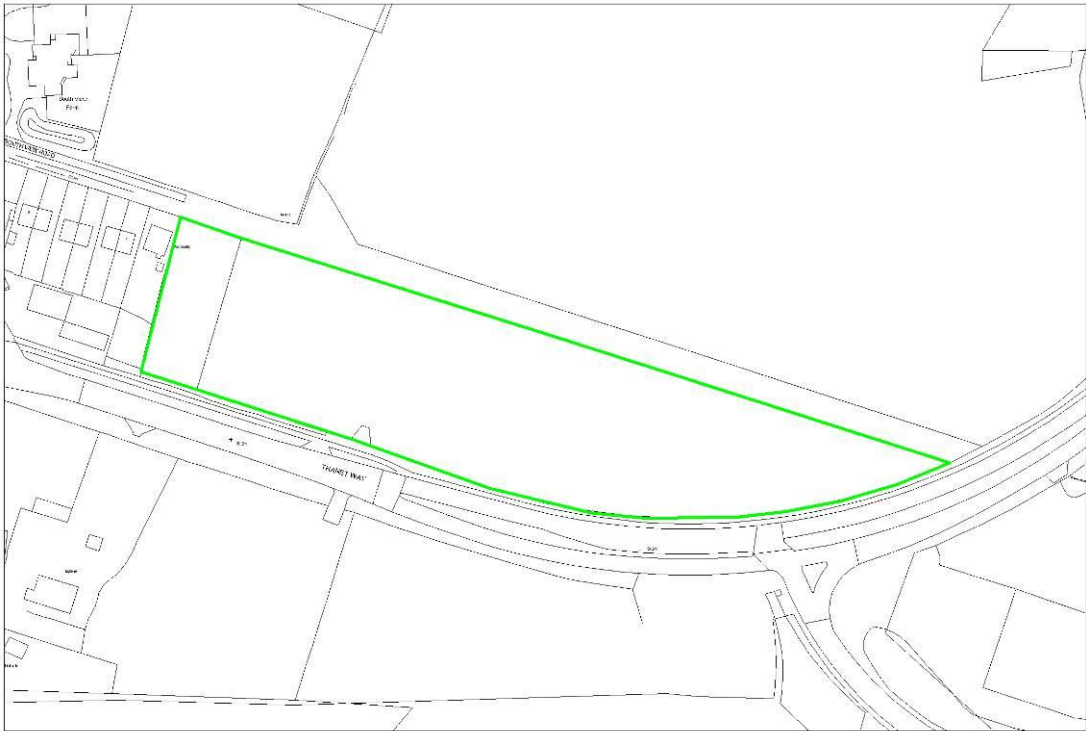
| SITE DETAILS | |
|------------------------------|--|
| Site Reference Number | SHLAA/001& 1a |
| Site Name | Land north of the Thanet Way, Whitstable |
| Location/Address | Land north of Thanet Way, Whitstable |
| Greenfield/PDL/Mixed | Greenfield |
| Proposed Use | Housing & Ancillary Use |
| Site Area | 33.48 |

Site Plan



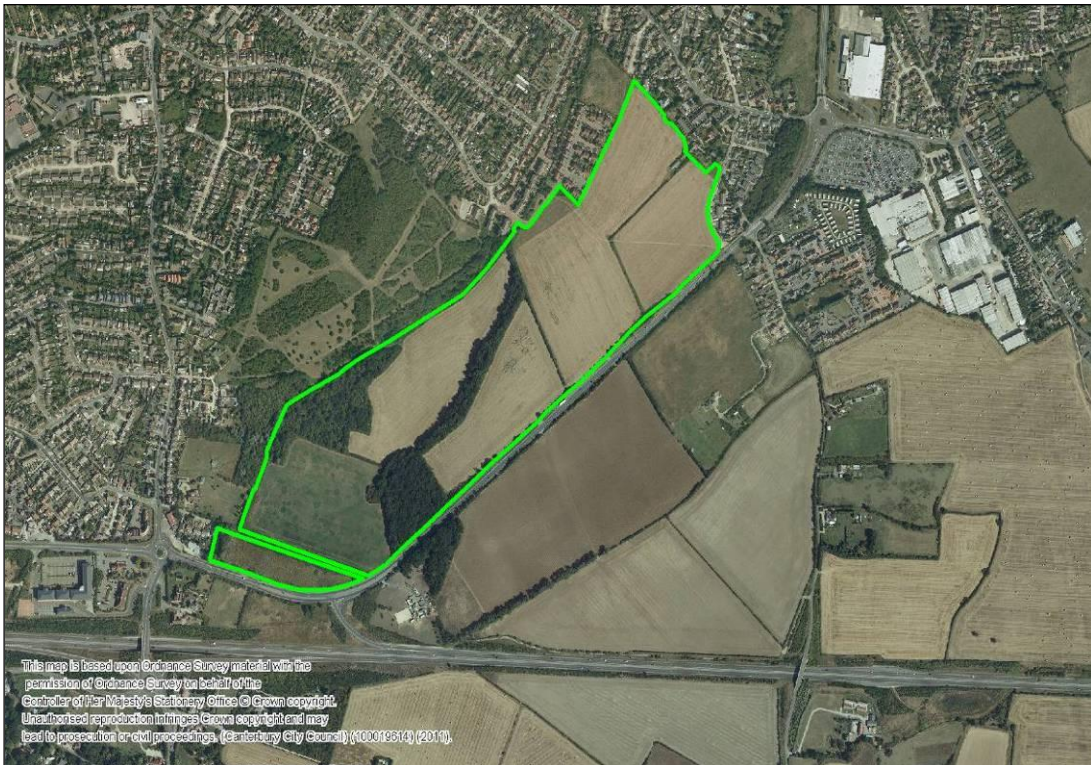
**Strategic Housing Land Availability Assessment
Site Assessment Form**

Site Plan (001a)



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Aerial view



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

Photograph 1: View across the site to the North East.



Photograph 2: View across the site to the North West



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

| | |
|---|--|
| <p>Description of Site:</p> | <p>This site is a large area of farmland, which holds a prominent position to the south of Whitstable and from which there are views across the town. It is also prominent in views from the A2990 and from residential properties to the northeast of the site.</p> <p>Benacre Wood forms a finger of woodland through the site, forming links with other areas of nature conservation interest at Duncan Down to the north and west of the site. A small area of the Duncan Down LWS is included within the site area, although it is not proposed that existing woodland should be disturbed.</p> <p>It forms part of a wide swathe of farmland running along the southern boundary of Whitstable to the north of the A299.</p> <p>A small and overgrown proportion of the site to the south-west is separated from the remainder by a substantial hedgerow.</p> <p>The boundary to the residential development to the north and north east of the site is weak with few trees. Elsewhere the boundary is more developed.</p> |
| <p>Current Use:</p> | <p>The site is currently in agricultural use, with cereal production across the majority of the area.</p> <p>The wooded areas of the site are protected for their nature conservation interest.</p> |
| <p>Surrounding Uses:</p> | <p>To the north and west of the site, beyond the Duncan Down Local Wildlife Site lies the densely developed urban area of Whitstable. To the south and east, the site follows the Thanet Way and beyond that lies open agricultural land.</p> |
| <p>Character of Surrounding Area:</p> | <p>This area is predominantly rural in character, although it does have some urban edge characteristics, with some visual and noise impact from the Thanet Way in close proximity to the site.</p> <p>This site is visible from a large part of Thanet Way, the A2990.</p> |
| <p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p> | <p>CA79/1263 and CA80/0087 for substantial redevelopment refused on the grounds that it could result in provision of housing in excess of the limit imposed by the Structure Plan. An outline application (CA89/0486) for not more than 70 units was granted for a small area of this site on the north-west boundary. In 1994, an application (CA94/0076) to renew CA89/0486</p> |

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

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| | <p>was withdrawn, although there was a resolution to grant permission subject to signing of Section 106 agreement. The area covered by the aforementioned planning application lies outside the urban boundary. Part of the site was considered at the Inquiry into the 1998 Local Plan but was rejected on the grounds that it would result in an intrusion of development into the countryside in a prominent location.</p> <p>The inspector also considered the north-eastern half of the site at the Local Plan Inquiry into the 2006 Local Plan. He made the following comment:</p> <p><i>“This site is visible from a large part of Thanet Way, the A2990, so the effects of encroaching suburbanisation would be magnified if it were developed. The evidence is that some of the north-west part of this site was given planning permission for housing in 1989, but that the permission has long since expired.</i></p> <p><i>I do not find this old planning permission a major factor in assessing the present objections, which cover a much larger area. There are sites with stronger planning merits to help meet a housing deficiency in this Plan period...”</i></p> <p>At the 2004 Local Plan Inquiry. The inspector also made the following comment which is relevant in this case:</p> <p><i>“These three sites have more than the individual merits I have briefly spelled out. They are part of a larger 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”.</i></p> |
| <p>Potential site Capacity: as proposed</p> | <p>350 dwellings</p> |
| <p>Calculated by CCC at x units / ha</p> | <p></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 <i>(Note: The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the northeast and The Swale SPA and Ramsar to the northwest. The Blean Woodlands are located some distance to the south.)</i> |
| <u>Category 2: Local</u> Special Landscape Area | 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? | No |
| C - Is the site in or adjacent to a settlement? | Yes. Although it is in part separated from the urban boundary by the Duncan Downs Local Wildlife site. |
| 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 | Initial Assessment Conclusion: Yes, carry forward for further assessment as site is adjacent to urban area and falls within one of the options under consideration. |

**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>No (other than the westernmost part of the site)</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. | <p>Close to Tesco superstore</p> <p>Yes GP/health centre (Saddleton Road)</p> <p>Primary school just beyond 800m at the most westerly part of the site. Due to its size much of the site is remote from existing services.</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>Yes</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>Possible to form an access onto Thanet Way at this location</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Capacity of Thanet Way is adequate, but capacity of 2 roundabouts at Long Reach to be modelled.</p> <p>Sustainability - Western end of site is close to frequent bus route, but otherwise site is remote from amenities.</p> |
| <ul style="list-style-type: none"> • Infrastructure – <p>Water Supply Sewerage/Drainage Electricity supply Gas Supply</p> | <p>Unknown at this stage – but services will be available in the adjacent residential area.</p> |

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

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| Electricity Pylons | No |
| <ul style="list-style-type: none"> • Contamination/Pollution | Traffic noise assessment required |
| <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 | Undulating |
| <ul style="list-style-type: none"> • Flood Zone | Not in an area of flood risk. Possible surface water flooding issue. |
| <ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV | <p>Archaeological evaluation required</p> <p>Very sensitive site regarding biodiversity. Benacre Wood running through the centre of the site is designated as a LWS, as is woodland to north-west of site. Benacre Wood is also covered by a TPO.</p> <p>Benacre Wood was recently accepted as a Village Green in 2011.</p> <p>Most of site is Grade 3 with the SW corner being Grade 4.</p> |
| If yes, how and when can the constraint be overcome? | <p>Biodiversity constraint significant, even if LWS excluded.</p> <p>Others rely on further consultation</p> |

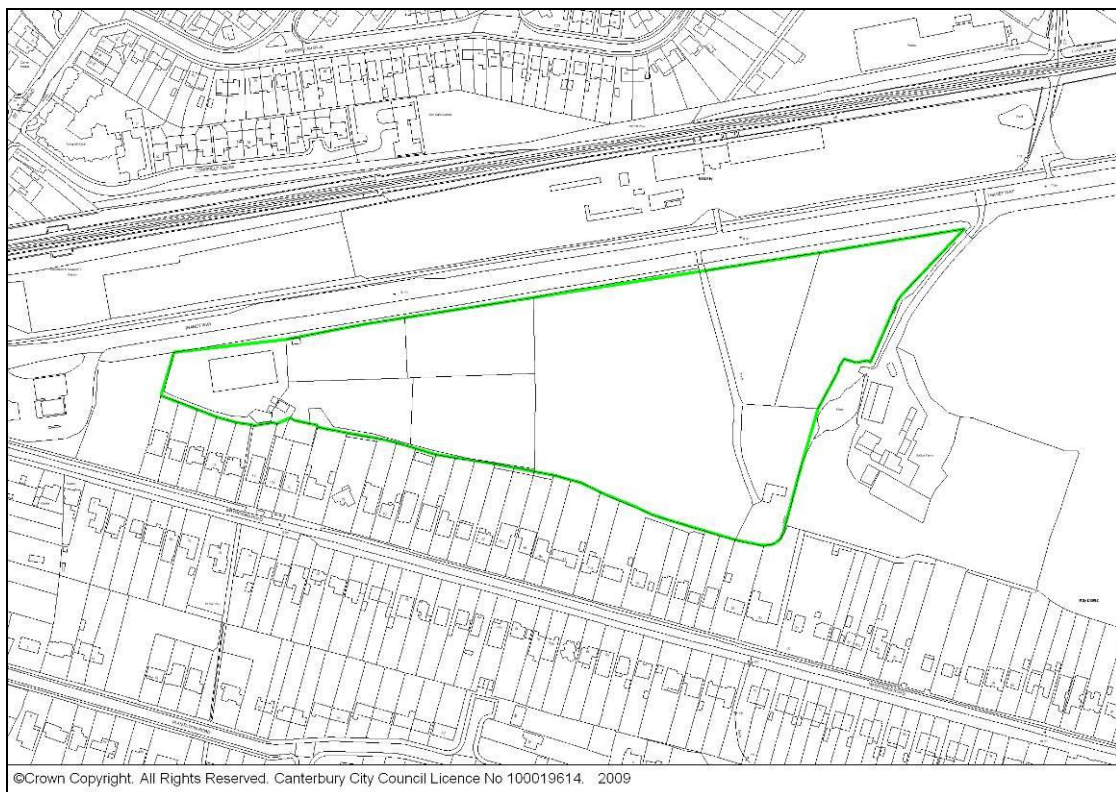
**Strategic Housing Land Availability Assessment
Site Assessment Form**

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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 • Sites of Nature Conservation Interest/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>Significant landscape and townscape impact, which could be mitigated to some degree by careful design and landscaping.</p> <p>Woodland on site benefits from TPO – trees can be protected by careful development siting.</p> <p>No No Grade 2 listed Millstrood Farmhouse close to the eastern boundary of the site. No</p> <p>Very sensitive site regarding biodiversity. Benacre Wood running through the centre of the site is designated as a LWS, as is woodland to north-west of site. This is significant and difficult to mitigate.</p> <p>The Thanet Coast and Sandwich Bay SPA and Ramsar and The Swale SPA and Ramsar located on the coast to the north. Consultation with NE 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. Mitigation may be possible</p> |

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

| SITE DETAILS | |
|------------------------------|---|
| Site Reference Number | SHLAA/009 |
| Site Name | Land at Maydowns Road |
| Location/Address | Land at Maydowns Road, Chestfield |
| Greenfield/PDL/Mixed | Greenfield, with some structures / buildings for equine activities. |
| Proposed Use | Housing |
| Site Area | 4.4 ha |

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph 1: Paddocks and stables to the western end of the site



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

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| Description of Site: | <p>This is a mainly Greenfield site located within the Herne Bay / Whitstable Green Gap. A riding school has a yard and stables located to the west of the site, the buildings comprising a compact collection of single story timber buildings, and with grazing paddocks delimited with post and rail fencing across the western half of the site. There is a large exercise arena on the western most part of the site. The remainder of the site is also used for grazing and there are further stables in the southeast corner. The site is open without tree cover, although there are hedges and some trees on the wider boundary of the site. There is a small pond to the south west of the site.</p> |
| Current Use: | <p>The western half of the site is currently in use by a riding school with a yard and stables, a sand covered exercise arena and fields divided for grazing. The remainder of the site is currently in use for more open grazing.</p> |
| Surrounding Uses: | <p>This is a mainly Greenfield site located within the Herne Bay / Whitstable Green Gap, with Maydowns Road to the south and Swalecliffe to the north. Immediately north of the site is the Old Thanet Way.</p> <p>Maydowns Road to the south is a residential road (unadopted) with substantial rear gardens backing onto the site.</p> <p>To the east is Bodkin Farm, and associated buildings – and agricultural land beyond that.</p> |
| Character of Surrounding Area: | <p>This area is predominantly rural in character, although it does have some urban edge characteristics, with some visual and noise impact from the Thanet Way due to its close proximity to the site.</p> |
| <p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p> | <p>Planning Application CA/98/0163/CHE was granted planning permission for the erection of an equine exercise arena in the western most half of the site. Planning application CA/98/0780 for extension to stabling and floodlighting for the exercise arena was also granted.</p> <p>A site with the same boundary was also a site proposal and considered at the 2004 Local Plan Inquiry, together with an adjacent, larger site. The inspector made the following comment: <i>“The triangular wedge of open land formed by these two sites is part of the designated Green Gap separating Herne Bay and Whitstable that was in the Adopted Local Plan and is carried into the emerging Local Plan. Inspector O’Rourke considered an Eton College objection here in the previous Local Plan Inquiry Report. She found that it could not be possible to</i></p> |

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

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| | <p><i>release 3b Grade land here for building, without undermining the objective of separating settlements espoused by the Council. Nothing has changed in the interim period to diminish the realities of that judgement. There is indeed a present need for me to find land for housing to supplement the Council's proposed allocations; however, there are many other possible house building locations in the District to fill that deficiency which have fewer, less adverse planning consequences than these sites".</i></p> <p>Planning permission was granted in 2004 (CA/04/0934) at the main farm complex (Bodkin Farm) for the refurbishment of farm buildings to provide four new dwellings. A further application to demolish redundant farm buildings and erection of 5 dwellings was refused (CA/07/01053) on grounds, which included design and sustainability.</p> |
| <p>Potential site Capacity: as proposed</p> | <p>53</p> |
| <p>Calculated by CCC at x units / ha</p> | <p></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. | None (Note: The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north.) |
| <u>Category 2: Local</u> Special Landscape Area | None (Note- the site is located in the Herne Bay / Whitstable 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 |
| 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 | Initial Assessment Conclusion: Carry forward for further assessment as site is adjacent to urban area and falls within one of the options under consideration. |

**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>400-600 metres to public transport</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>No – Close to medical centre and supermarket. School further, but understood walking bus.</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>30 minutes to secondary school 20 minutes to health centre & town centre 10 minutes to employment More than 30 minutes to KCHospital</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>Maydowns Road is not public highway and not suitable to be used for access. Access onto A2990 is possible.</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Capacity of Thanet Way OK. Capacity of roundabouts at Chestfield Road to be checked. Sustainability - Remote from all amenities</p> |
| <ul style="list-style-type: none"> • Infrastructure – <p>Water Supply</p> <p>Sewerage/Drainage</p> <p>Electricity supply</p> | <p>Consultation required</p> <p>Consultation required</p> <p>Consultation required</p> |

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

| | |
|---|--|
| Gas Supply | Consultation required |
| Electricity Pylons | None |
| <ul style="list-style-type: none"> Contamination/Pollution | Traffic noise assessment required |
| <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 | Flat |
| <ul style="list-style-type: none"> Flood Zone | Site is not within an area at risk of flooding |
| <ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV | <p>Site forms part of the 'green gap'.</p> <p>Bodkin Farmhouse is Listed.</p> <p>Archaeological evaluation required</p> <p>Agricultural Land Classification: Grade 3</p> |
| If yes, how and when can the constraint be overcome? | <p>As above</p> <p>Green Gap constraint in particular is difficult to 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 • Sites of Nature Conservation Interest/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>The site is located within the Herne Bay and Whitstable Green Gap. Unlikely that this can be mitigated through the design process.</p> <p>There are hedges and trees on the wider boundary of the site.</p> <p>Bodkin Farmhouse to the east of the site, is listed. Likely that impact could be mitigated by the design process.</p> <p>The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north. Consultation with NE would be required</p> <p>Potential for protected species to be present. Scoping surveys would be necessary.</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 will be required to assess potential impact from Thanet Way and any mitigation required.</p> |

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

Aerial view of the site



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

| | |
|--|---|
| Description of Site: | Greenfield site with part of the site enclosed by trees |
| Current Use: | Grazing of horses |
| Surrounding Uses: | Open countryside, with sporadic development of separate dwellings on individual plots |
| Character of Surrounding Area: | Rural, open countryside |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | No planning history |
| Potential site Capacity: as proposed | 75 dwellings |
| Calculated by CCC at x units / ha | |

**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 | 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? | 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 |
| CONCLUSION: | |
| Site not suitable for housing at this stage existing policy objections | |
| Site may be suitable - continue to Stage 2 | No, isolated site in the open countryside. Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable. |

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

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

| 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, 600 metres to public transport</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>No</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>30 minutes to secondary school 20 minutes to employment ,health centre & town centre More than 30 minutes to Kent & Canterbury hospital</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>Site does not adjoin the highway</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Capacity of A290 ok, but site isolated from the highway</p> |

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

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|---|---|
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons | <p>Within the vicinity</p> <p>No</p> |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>No issues</p> |
| <ul style="list-style-type: none"> • Adverse Ground Conditions | <p>No</p> |
| <ul style="list-style-type: none"> • Hazardous Risk | <p>No</p> |
| <ul style="list-style-type: none"> • Topography | <p>Gradually sloping</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 required</p> <p>Agricultural Land Classification: Grade 3 to the south, Grade 4 to the north.</p> |
| <p>If yes, how and when can the constraint be overcome?</p> | |

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

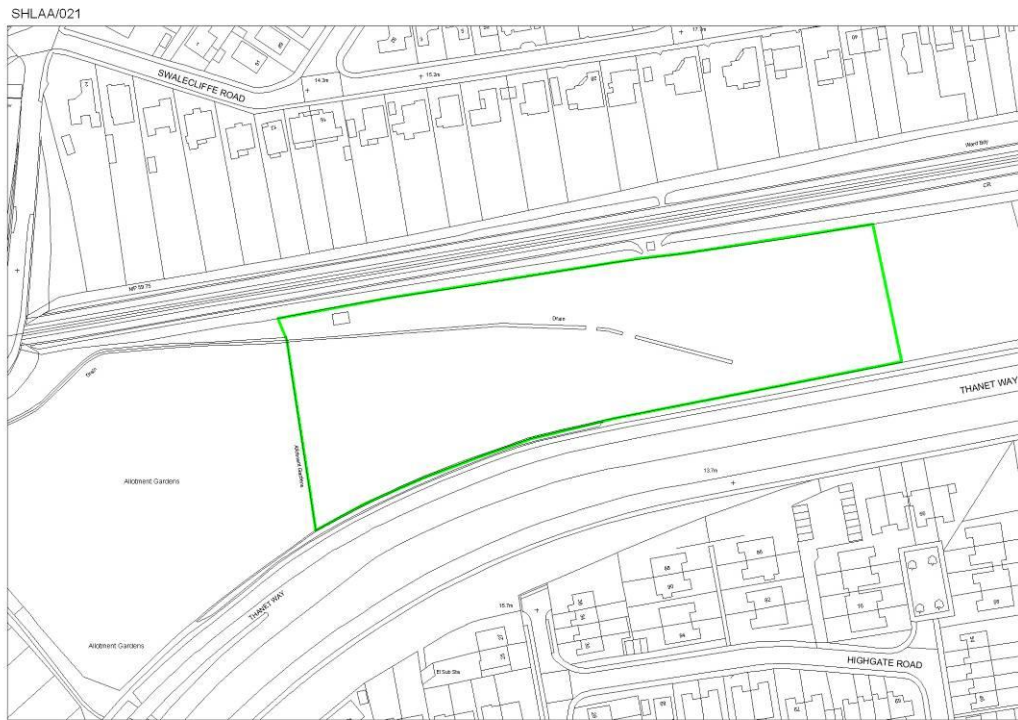
IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

| | |
|---|--|
| <p>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 • Sites of Nature Conservation Interest/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>No Yes- The site is within the wider countryside, therefore the impact on the landscape would be substantial Yes – a tree survey would be required No No No No Very sensitive site regarding biodiversity, protected species highly likely scoping surveys necessary</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Impact of additional traffic within an area of open countryside and loss of visual amenity</p> |

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

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

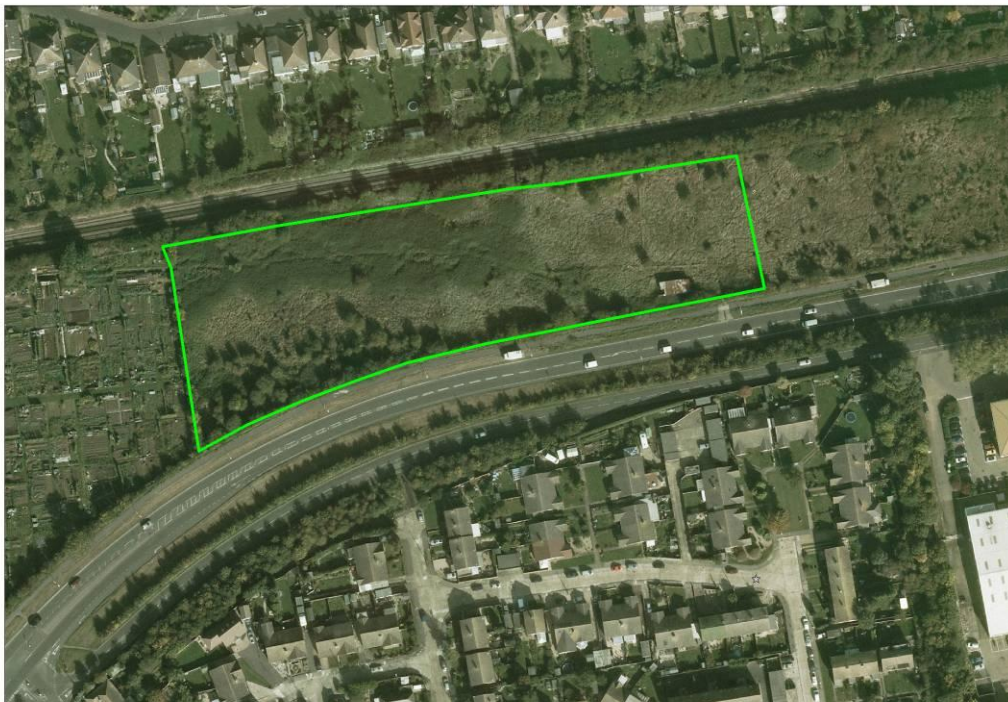
| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | <i>SHLAA/021</i> |
| Site Name | |
| Location/Address | <i>Land north of Thanet Way, Whitstable</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | <i>Residential</i> |
| Site Area | <i>1.2 hectares</i> |



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

Aerial view of the site



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View of part of the site

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

| | |
|--|---|
| Description of Site: | The site is within the urban area. It consists of areas of grassland and scrubland surrounded by trees. The site is immediately adjacent to the A2990 on one side and the main line railway line on the other. There are several temporary buildings for use for storage / shelter for horses. |
| Current Use: | Amenity space and areas for grazing horses. |
| Surrounding Uses: | Residential to the Northern boundary. Thanet Way A2990 to the Southern part of the site |
| Character of Surrounding Area: | Residential areas with a main road and a railway either side. Major retail stores and employment site nearby. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | This site has no planning history. Other sections of open space along this Thanet Way corridor were however considered at the 2004 Local Plan Inquiry. The inspector made the following comment which is relevant in this case: “These three sites have more than the individual merits I have briefly spelled out. They are part of a larger 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 <i>great visual distinction</i> ”. |
| Potential site Capacity: as proposed | |
| Calculated by CCC at x units / ha | 50 Estimated |

**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 | Site of Nature Conservation Interest Area – pasture of Chestfield & Greenhill. Protection of Existing Open Space |
| 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? | SNCI Area of Protected Existing Open Space |
| C - Is the site in or adjacent to a settlement? | Yes |
| 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 | Initial Assessment Conclusion: Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration. However SNCI & PEOS |

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

| | |
|---|---|
| Electricity Pylons | No |
| <ul style="list-style-type: none"> Contamination/Pollution | Traffic noise and railway noise assessment will be required |
| <ul style="list-style-type: none"> Adverse Ground Conditions | No |
| <ul style="list-style-type: none"> Hazardous Risk | No |
| <ul style="list-style-type: none"> Topography | Fairly level site |
| <ul style="list-style-type: none"> Flood Zone | Not in a flood zone but prone to flooding in some areas |
| <ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV | Archaeological evaluation will be required Agricultural Land Classification: Urban |
| If yes, how and when can the constraint be overcome? | |

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

**Strategic Housing Land Availability Assessment
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 • Sites of Nature Conservation Interest/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>No Yes – A landscaping scheme will need to mitigate any impacts on nearby residents</p> <p>No No No No No</p> <p>Site designated an SNCI, very sensitive regarding biodiversity, scoping surveys will be necessary</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Impact of large housing development. Loss of visual amenity and noise buffer to Thanet Way.</p> |

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

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

| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | <i>SHLAA/28</i> |
| Site Name | |
| Location/Address | <i>Padgate & Land to Thanet Way, Whitstable</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | <i>Housing</i> |
| Site Area | <i>5 ha</i> |

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of site

SHLAA/028



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View of part of site

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

| | |
|--|--|
| Description of Site: | The site is made up of open fields, shrubland and rough grassland surrounded by trees and hedges. |
| Current Use: | Open space / garden for amenity use |
| Surrounding Uses: | Landscaped areas. 3 residential properties on individual plots. Part of site immediately adjacent to Thanet Way. |
| Character of Surrounding Area: | Rural lane with dwellings on separate plots, many with areas for grazing horses. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | No planning history |
| Potential site Capacity: as proposed | |
| Calculated by CCC at x units / ha | 150 dwellings |

**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. | The site is located adjacent to the Swale SPA, SAC, SSSI. |
| <u>Category 2: Local</u> Special Landscape Area | Yes SLA – Policy R6 |
| 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 |
| CONCLUSION: Site not suitable for housing at this stage existing policy objections | No SLA, too remote. Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable |
| Site may be suitable - continue to Stage 2 | |

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

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

| 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>No</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>No</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>Employment and health centre 30 minutes, others further distance</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 should not be provided direct off Thanet Way as this is a high speed dual carriageway and the number of junctions needs to be limited.</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Seasalter Lane and Dargate Road and Wraik Hill are unsuitable for large volume of traffic and are long way from any major roads. Sustainability - Low – site is very remote</p> |
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage | <p>within existing area</p> |

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

| | |
|---|---|
| <p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p> | No |
| <ul style="list-style-type: none"> Contamination/Pollution | <p>Traffic noise survey required.</p> <p>Air quality assessment required, as land is adjacent to former refuse tip in landfill buffer zone.</p> |
| <ul style="list-style-type: none"> Adverse Ground Conditions | Landfill gas measures may be required. |
| <ul style="list-style-type: none"> Hazardous Risk | No |
| <ul style="list-style-type: none"> Topography | Site sloping on all sides on varying levels. |
| <ul style="list-style-type: none"> Flood Zone | Flood zone 2 to the edge of the Northern part of the site |
| <ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV | <p>Archaeological evaluation required</p> <p>Agricultural Land Classification: Grade 3</p> |
| <p>If yes, how and when can the constraint be overcome?</p> | |

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

**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 • Sites of Nature Conservation Interest/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>No Yes, the site has wider views into the countryside across the landscape Yes, a tree survey would be required No No No No Semi-natural area on site - high sensitivity regarding biodiversity. Cons Area 2396 skirts along eastern boundary of site. Assessment will be required The site is located adjacent to the Swale SPA, SAC, SSSI.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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, impact of additional housing, traffic and loss of open space and visual amenity</p> |

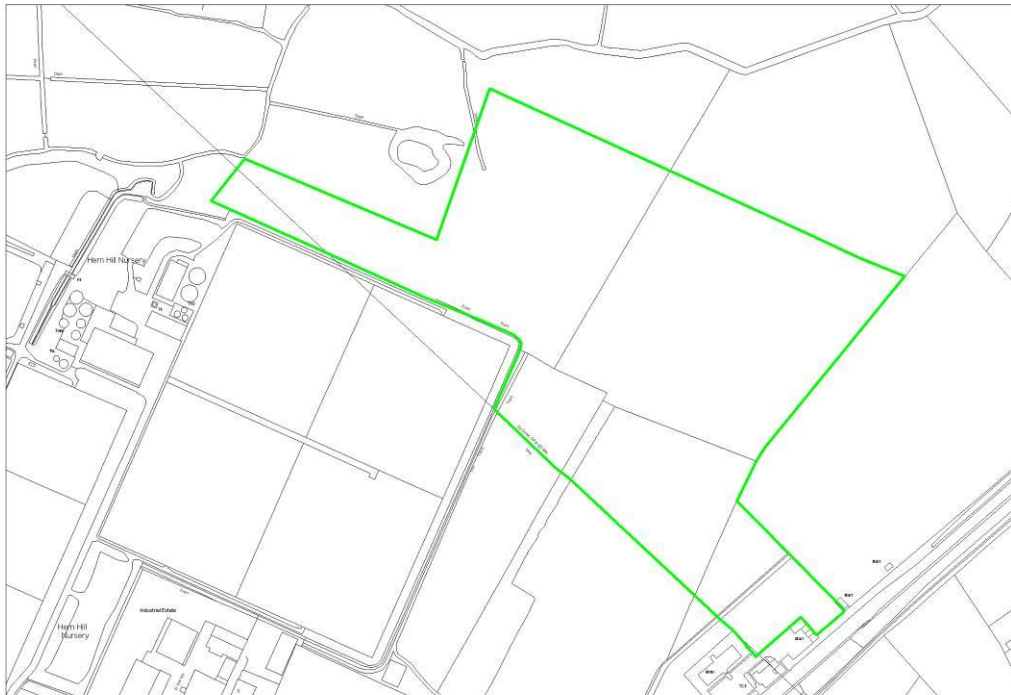
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | <i>SHLAA/039</i> |
| Site Name | <i>Waterham Park</i> |
| Location/Address | <i>Waterham Park, High Street, Waterham, Whitstable</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | Housing |
| Site Area | <i>13 ha</i> |

Plan

SHLAA/039



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of the site

SHLAA/039



Viewing north across the site



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

| | |
|--|---|
| Description of Site: | A Greenfield site under grass. The field boundaries appear to follow existing ditches, and along which are trees and scrub. The site is closely related to The Swale to north of the site, although the ground here appears drier and slightly improved. |
| Current Use: | The site is currently used for grazing. According to the site owner it is cropped yearly for silage. |
| Surrounding Uses: | <p>Immediately adjacent to the site is a large nursery business and there are large expanses of greenhouses covering a substantial area.</p> <p>The Swale marshes stretch away to the north and to the south-east is the Thanet Way. Only a small part of the site abuts the road and the majority is separated by fields in agricultural use. Access can be gained via a public footpath</p> <p>The land is to the north of the Thanet Way, near the Leachgate Services and the overbridge that links Waterham to Yorkletts/Dargate.</p> |
| Character of Surrounding Area: | The surrounding character is rural and open in character despite the expanses of greenhouses to the south-west. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | A scheme proposing business development straddling the district boundary to Swale District Council (CA/96/0090 and CA/96/0149) was withdrawn. This was following a recommendation of refusal on grounds relating to the impact on the visual amenity of the countryside, harmful to the rural character of the North Kent Marshes SLA, and because the development would be inappropriate in location, scale, density and appearance to its surroundings. |
| Potential site Capacity: as proposed | 490 |
| Calculated by CCC at x units / ha | |

**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 (Note: The Swale SPA and Ramsar located immediately north of the site.) |
| <u>Category 2: Local</u> Special Landscape Area | Yes - The site is located within the North Kent Marshes SLA |
| 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 – The site is in agricultural use |
| C - Is the site in or adjacent to a settlement? | No – Although set close to Highstreet and Yorkletts, it is separated physically by the Thanet Way. |
| 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: | Not suitable for housing, site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable |
| Site not suitable for housing at this stage existing policy objections | |
| Site may be suitable - continue to Stage 2 | |

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

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

| 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> | No |
| <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. | No |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | No |
| <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. | No, all further than 30 minutes |
| TECHNICAL CONSULTATIONS | |
| <p>C. Does the site have any of the following physical or infrastructure constraints?</p> | |
| <ul style="list-style-type: none"> • Access | Access should not be provided direct off Thanet Way as this is a high speed dual carriageway and the number of junctions needs to be limited. |
| <ul style="list-style-type: none"> • Highway capacity | Site only has highway boundary at A299 Sustainability -Low – site is very remote |
| <ul style="list-style-type: none"> • Infrastructure – <p>Water Supply</p> <p>Sewerage/Drainage</p> <p>Electricity supply</p> | <p>Consultation required</p> <p>Consultation required</p> <p>Consultation required</p> |

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

| | |
|---|---|
| Gas Supply | Consultation required |
| Electricity Pylons | No |
| <ul style="list-style-type: none"> Contamination/Pollution | Traffic Noise assessment and Air Quality Assessment required. |
| <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 | Flat |
| <ul style="list-style-type: none"> Flood Zone | Other than the northernmost part of the site, this is not in an area at risk of flooding. Substantial amounts of surface water, however, was noted on site (2 nd site visit 09/02/11). |
| <ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV | Archaeological evaluation required Grade 3 agricultural land |
| If yes, how and when can the constraint be overcome? | As above |

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

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

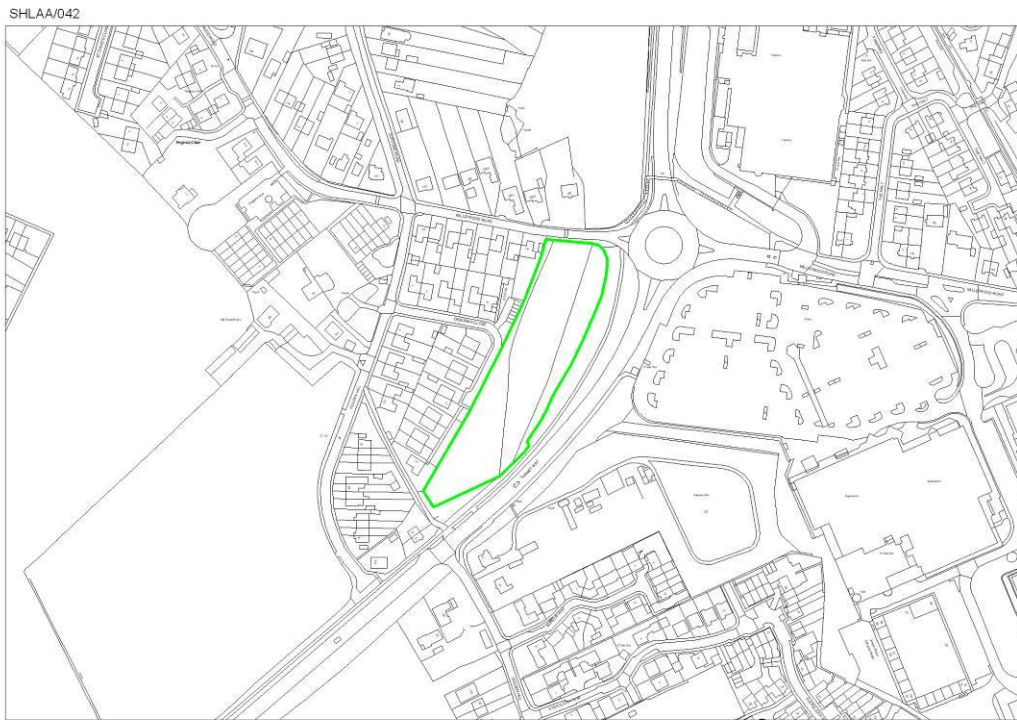
| | |
|---|---|
| <p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/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>The Swale SPA and Ramsar and LNR to the north. Consultation with NE would be required.</p> <p>Significant landscape impacts – and detrimental to long views. It is unlikely that these issues could be mitigated through the design process.</p> <p>No No No No</p> <p>Site adjacent to an area of habitat designated as an SSSI and an SPA and close to a LNR. Assessment will be required</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Possible significant impact from the proximity of Thanet Way – Air Quality and Noise Assessment required.</p> |

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

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

| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | <i>SHLAA/042</i> |
| Site Name | <i>Land West of the Thanet Way</i> |
| Location/Address | <i>Land West of Thanet Way, Whitstable. CT5 1PS</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | Housing |
| Site Area | <i>1 ha</i> |

Plan



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

Aerial Photograph



© Getmapping plc. www.getmapping.com

View of site on left fronting the old Thanet Way showing junctions and roundabout ahead



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

View of site from Deborah Close shown on the right



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

| | |
|--|---|
| Description of Site: | A Greenfield site under trees and scrub. One of a series of areas designated as open space along an urban element of the Thanet Way |
| Current Use: | The site is currently covered with trees and scrub. |
| Surrounding Uses: | The site is surrounded by development. There is residential development on the north-west and south-west sides, Millstrood road forming the northern boundary, the Thanet Way on the eastern boundary and a roundabout on the north-east corner. The Tesco Supermarket and a caravan site lie opposite the site across the Thanet Way. A narrow strip of former pasture between the site and the Thanet Way is designated as a Local Wildlife Site. |
| Character of Surrounding Area: | The surrounding area is essentially urban in character, although the series of open spaces along the Thanet Way provide some relief, mitigating the impact of this major road. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | <p>This site has no planning history. Other sections of open space along this Thanet Way corridor were however considered at the 2004 Local Plan Inquiry. The inspector made the following comment which is relevant in this case:</p> <p><i>“These three sites have more than the individual merits I have briefly spelled out. They are part of a larger 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”.</i></p> |
| Potential site Capacity: as proposed | 80 |
| Calculated by CCC at x units / ha | |

**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 (Note: The Thanet Coast and Sandwich Bay SPA and Ramsar and The Swale SPA and Ramsar located on the coast to the north.) |
| <u>Category 2: Local</u> Special Landscape Area | 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? | No |
| C - Is the site in or adjacent to a settlement? | Yes |
| 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 | Yes, carry forward for further assessment as site is adjacent to urban area and falls within one of the options under consideration |

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

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

| 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>No</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>No primary school within 800 metres, however, Whitstable community college and sports centre nearby.</p> <p>Large tesco store within short walking distance and Joseph Wilson industrial park / employment site</p> <p>GP surgery slightly further than 800 metres, however may be walkable</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>Yes.</p> <p>Health services 30 minutes but KCH further</p> <p>Town centre – 20 minutes</p> <p>Secondary school – 10 minutes</p> <p>Employment centre – 10 minutes</p> <p>Secondary school and employment area within walking distance.</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>Difficult to access from Millstrood Road or Thanet Way as close to roundabout. Not appropriate to access large development from Deborah Close.</p> |

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

| | |
|---|--|
| <ul style="list-style-type: none"> • Highway capacity | <p>Millstrood Road has traffic calming. Capacity of roundabout / A2990 to be checked. Sustainability- Infrequent bus route. Tesco and Whitstable Community College close but otherwise remote.</p> |
| <ul style="list-style-type: none"> • Infrastructure – <p>Water Supply</p> <p>Sewerage/Drainage</p> <p>Electricity supply</p> <p>Gas Supply</p> <p>Electricity Pylons</p> | <p>Consultation required</p> <p>No existing sewage capacity available. Consultation required</p> <p>Consultation required</p> <p>Consultation required</p> <p>No</p> |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>Traffic Noise assessment and Air Quality Assessment required.</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>Fairly level site</p> |
| <ul style="list-style-type: none"> • Flood Zone | <p>Not in an area at risk of flooding</p> |
| <ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV | <p>Archaeological evaluation required</p> |
| <p>If yes, how and when can the constraint be overcome?</p> | |

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

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

| | |
|---|--|
| <p>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 • Sites of Nature Conservation Interest/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>The Thanet Coast and Sandwich Bay SPA and Ramsar and The Swale SPA and Ramsar located on the coast to the north. Consultation with NE would be required.</p> <p>This is a very sensitive site regarding biodiversity. Protected species highly likely; scoping survey necessary. LWS (Pasture at Chestfield and Green) directly adjacent to site.</p> <p>Significant townscape impacts. <u>Open Space designation</u> along the Thanet Way mitigates the impact of the road.</p> <p>Significant tree cover on the site, which would need to be substantially removed on development.</p> <p>Unlikely all these issues could be mitigated.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Possible significant impact from the proximity of Thanet Way – Air Quality and Noise Assessment required.</p> |

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

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

| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | <i>SHLAA/060</i> |
| Site Name | |
| Location/Address | <i>Land south of 84-86, Church Street, Whitstable</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | <i>Housing</i> |
| Site Area | <i>0.4 hectare</i> |

SHLAA/060



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

Aerial view of site



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View of part of site

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

| | |
|--|--|
| Description of Site: | Large scrubbed area enclosed by trees and larger shrubs within the urban area adjacent to Thanet Way acting as a buffer to adjacent houses. |
| Current Use: | Scrubland - amenity |
| Surrounding Uses: | Residential to the Northern part of the site. Thanet Way immediately adjacent to the South Eastern part of the site, Large playing fields directly opposite. |
| Character of Surrounding Area: | Residential area with local amenities. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | <p>This site proposed – Land at Church Street/Thanet Way, Whitstable- RN005</p> <p>Inspectors Report June 2005 comments –</p> <p>This is a site designated as protected open space by the Adopted Local Plan's Policy C38, which is restated in the emerging Local Plan as Policy C20, with the addition of one extra criterion. This would not be an intrinsically difficult site to develop, and it would be possible to leave some landscaped fringe adjoining the busy A299. However, the land is publicly accessible by pathway, and though not of high visual quality it is pleasing to the eye, has a positive local value as a clear stop to development north-west of a busy road, and acts as a green, visual counterpart to another, much larger area of protected open land across the A299. Those factors together give it positive amenity value, and in my opinion slightly outweigh the modest potential housing gain.</p> |
| Potential site Capacity: as proposed | 6-8 dwellings |
| Calculated by CCC at x units / ha | |

**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 | Area for the Protection of Existing Open Space – Local Plan Policy C24 |
| 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 |
| 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 | Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. |

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

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

| 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>No</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>Superstore Nursery school and secondary school Sports centre Community hall No GP St Mary's primary and train station just beyond 800m</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>30 minutes to town centre 20 minutes to health centre, secondary school and employment. Hospital travelling time more than 30 minutes</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>Difficult to see where access is, should be possible</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Access onto Church street close to junction A2990. Crash problems at junction. Church Street & Ham Shades Lane both have single way working.</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 on adjacent residential sites</p> <p>No</p> |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>Traffic noise assessment will be required</p> |
| <ul style="list-style-type: none"> • Adverse Ground Conditions | <p>No</p> |
| <ul style="list-style-type: none"> • Hazardous Risk | <p>No</p> |
| <ul style="list-style-type: none"> • Topography | <p>Level site</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>Protection of Existing Open Space</p> <p>Archaeological evaluation required..</p> <p>Urban site</p> |
| <p>If yes, how and when can the constraint be overcome?</p> | |

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

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

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

| | |
|---|--|
| <p>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 • Sites of Nature Conservation Interest/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>No Yes Yes No</p> <p>No No No</p> <p>Potential for protected species to be present. Scoping surveys would be necessary.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Impact of additional housing. Loss of visual amenity and buffer to Thanet Way.</p> |

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

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

| SITE DETAILS | |
|-----------------------|--|
| Site Reference Number | <i>SHLAA/094</i> |
| Site Name | |
| Location/Address | <i>Land on west side of Thanet Way, north of Millstrood Road, Whitstable</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | Housing and Landscaping |
| Site Area | <i>1 ha</i> |

SHLAA/094



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

Aerial view of site



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View of site

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

| | |
|--|---|
| Description of Site: | The site is a large mowed grassed area surrounded by hedging on all boundaries |
| Current Use: | Large open amenity space for local residents recreational use and dog walking |
| Surrounding Uses: | Residential on Eastern & Western boundaries. Immediately adjacent to Thanet Way. Secondary school directly opposite the site |
| Character of Surrounding Area: | Residential area with large areas of open space and a secondary school |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | <p>No planning history</p> <p>Protection of existing open space - Policy C24</p> <p>Inspectors report 2005 – RN200</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 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> |
| Potential site Capacity: as proposed | 35 units |
| Calculated by CCC at x units / ha | |

**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 etc | 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? | Area of protection of existing open space – Local Plan Policy C24 |
| C - Is the site in or adjacent to a settlement? | Yes |
| 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 | Initial Assessment Conclusion: Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. |

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

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

| 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>No</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 of a convenience store only.</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>30 minutes to health centre 20 minutes to secondary school, employment and town centre. Longer travelling time to Kent & Canterbury hospital</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>Difficult to access from Millstrood Road or Thanet Way as close to roundabout.</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Millstrood Road has traffic calming. Capacity of roundabout / A2990 to be checked. Sustainability - Infrequent bus route. Tesco and Whitstable Community College close but otherwise remote. Could link to Invicta Way cycle route.</p> |
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply | <p>Existing to nearby residential properties</p> |

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

| | |
|---|--|
| Gas Supply | No |
| Electricity Pylons | |
| <ul style="list-style-type: none"> Contamination/Pollution | Traffic noise assessment will be required |
| <ul style="list-style-type: none"> Adverse Ground Conditions | No |
| <ul style="list-style-type: none"> Hazardous Risk | No |
| <ul style="list-style-type: none"> Topography | Level site |
| <ul style="list-style-type: none"> Flood Zone | No |
| <ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV | <p>Archaeological evaluation required</p> <p>Agricultural Land Classification: Within urban area, but has potential for agricultural use. Likely to be Grade 3</p> |
| If yes, how and when can the constraint be overcome? | |

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

**Strategic Housing Land Availability Assessment
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 • Sites of Nature Conservation Interest/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>No Yes Yes No No No No No No</p> <p>Potential for protected species to be present. Scoping surveys would be necessary.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Impact of additional traffic and loss of open space amenity</p> |

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

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

| SITE DETAILS | |
|-----------------------|--|
| Site Reference Number | <i>SHLAA/109</i> |
| Site Name | <i>St Andrews and St Davids Close, Whitstable.</i> |
| Location/Address | <i>land between St Andrews & St Davids Close</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | <i>Affordable Housing</i> |
| Site Area | <i>0.8 ha</i> |

Plan



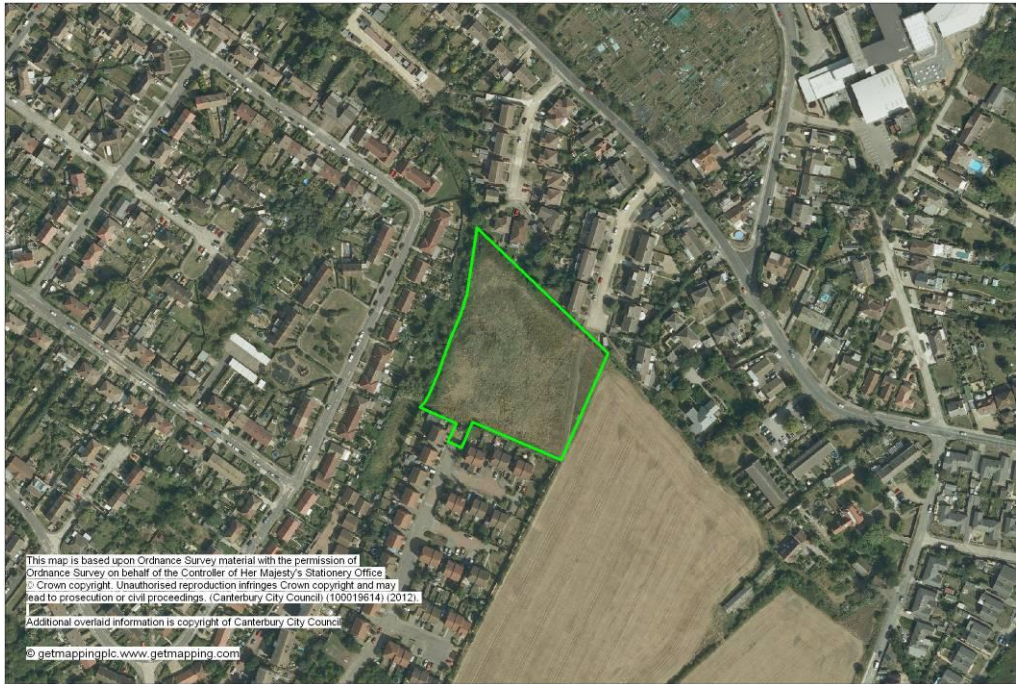
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comments

As a general site for housing although green fields however this would amount to infill but there are serious topography, land stability and access issues.

Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/109



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

| | |
|--|--|
| Description of Site: | Field containing long grass and scrub Sloping steeping to west and a little towards south. Prominent site with views across Whitstable to sea Public footpath runs across the site from St David's Cl behind houses along St George's Cl. |
| Current Use: | Field with public foot path across it |
| Surrounding Uses: | Modern Residential developments to north, south and west all on a slope but not as steep. To the east where the land starts to flatten is farmland used for grain crops. |
| Character of Surrounding Area: | Residential urban edge blending into farmland |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | This site is the NE portion of a larger now developed site did have outline permission for housing development granted in 1991 and was allocated in 1994 plan. However, 2006 plan is against development of greenfields sites. Urban Area 2006 Local Plan – not allocated. 03/0676 22 house and 16 flats refused on grounds that brownfield sites take precedent and this site was not required. The appeal dismissed APP/J2210/A/04/1143523. Inspector stated that while development would accord with adopted policy at a local level it would be in conflict with firmly established national policy as reflected in the emerging local plan and PPG3 and would result in material harm. The inspector also supported the presumption against development of green fields sites. |
| Potential site Capacity: as proposed | 38 (22 houses and 16 flats |
| Calculated by CCC at 30-40 units / ha | 24-32 urban edge |

**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 | 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? | no |
| C - Is the site in or adjacent to a settlement? | adjacent |
| 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 | Carry forward for further assessment as site is within the urban area and falls within one of the options under consideration. |

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

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

| 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>No</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>Doctor and Superstore only</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>Yes, but over 30mins to K&C Hospital</p> |
| TECHNICAL CONSULTATIONS | |
| <p>C. Does the site have any of the following physical or infrastructure constraints?</p> | <p>remote</p> |
| <ul style="list-style-type: none"> • Access | <p>Low - Can not see access</p> <p>The access point from St David's close has very poor sight lines and is dangerous. These cannot be improved due to built form and land slope and road not really suitable for additional traffic. Maybe potential access from St George's Close but unable to get down there to have a look due to slope and scrub and would go</p> |

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

| | |
|---|--|
| | across land that appears in someone else's property. |
| <ul style="list-style-type: none"> • Highway capacity | Low St David's CI and St Andrew's CI may not be suitable for additional traffic |
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons | Would require additional new services |
| <ul style="list-style-type: none"> • Contamination/Pollution | Unknown |
| <ul style="list-style-type: none"> • Adverse Ground Conditions | unknown Ground creep unstable land surface |
| <ul style="list-style-type: none"> • Hazardous Risk | unknown |
| <ul style="list-style-type: none"> • Topography | Steep slope approx 1:8 |
| <ul style="list-style-type: none"> • Flood Zone | no |
| <ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV | Archaeological evaluation required Agricultural Land Classification: Grade 3 |
| If yes, how and when can the constraint be overcome? | |

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

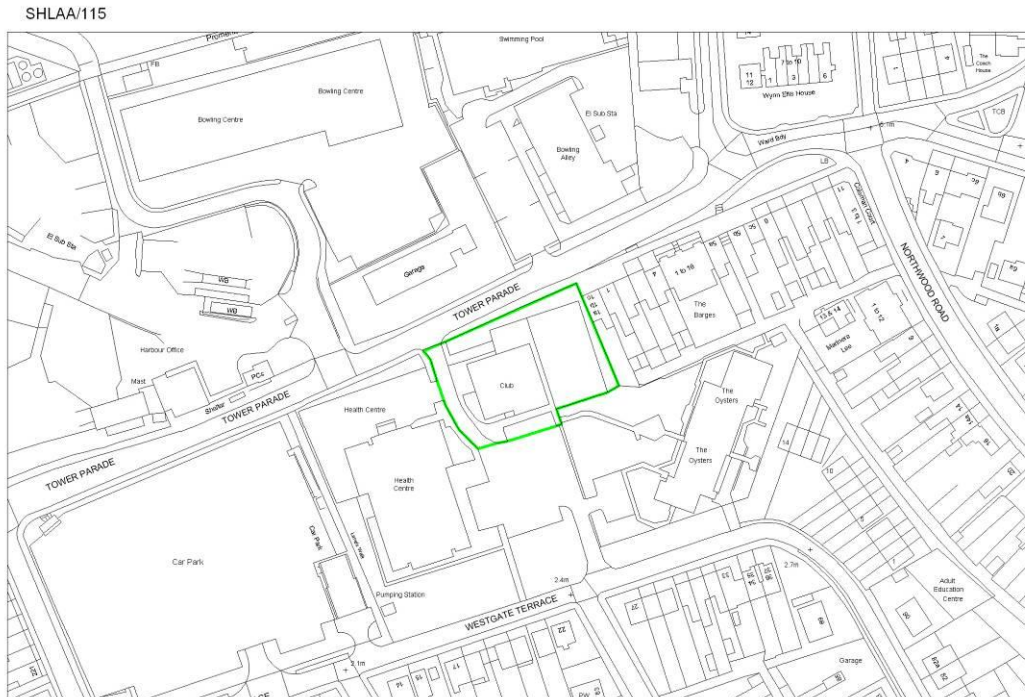
IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

| | |
|---|--|
| <p>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• Sites of Nature Conservation Interest/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>Yes would extend town boundary into countryside and is on a prominent site. no no no no no Potential for protected species to be present. Scoping surveys would be necessary.</p> |
| <p style="text-align: center;">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Existing residents would be affected by building noise and additional traffic</p> |

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

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

| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | SHLAA/115 |
| Site Name | <i>Whitstable Youth Centre,</i> |
| Location/Address | <i>Whitstable Youth Centre, Tower Parade CT5 2BJ, Whitstable</i> |
| Greenfield/PDL/Mixed | <i>PDL</i> |
| Proposed Use | Housing (flats) as part of mixed use development community or commercial |
| Site Area | <i>0.2 ha</i> |



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/115



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

| | |
|---|---|
| <p>Description of Site:</p> | <p>On a busy road connecting Whitstable and Tankerton and the main route into and out of the harbour.</p> <p>Site lower than road by 2-3m down a steep bank covered in rough vegetation. The site presently contains a large square flat roofed 2 storey building and adjacent tennis/basket ball courts surrounded by a tall wire fence.</p> <p>Access is built up to road and surrounding land level so the building is entered at first floor level.</p> |
| <p>Current Use:</p> | <p>Youth and community centre with sports facilities</p> |
| <p>Surrounding Uses:</p> | <p>North of the site is harbour and garage/car sales yard. To the west is a large medical centre and then a public car park. To the south is a car park beyond which is a road and the residential area starts. To the east is a mix of business and residential flats.</p> |
| <p>Character of Surrounding Area:</p> | <p>Semi industrial, harbour edge and town centre edge uses ie car parks, car sales, medical centres. Very busy commercial and light industry and community uses. Some mixed use in old Victorian terraces.</p> |
| <p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p> | <p>Half the site is in the Town centre and all is in the urban area</p> <p>To the north and west is a mixed use allocation associated with the Whitstable harbour regeneration.</p> |
| <p>Potential site Capacity: as proposed</p> | <p>8-10</p> |
| <p>Calculated by CCC at 40-50units / ha</p> | <p>8-10 town centre</p> |

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

| STAGE 1 ASSESSMENT: POLICY CONSTRAINTS | |
|---|--|
| A - Is the site within any of the following Areas? | no |
| <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 | 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 community use |
| C - Is the site in or adjacent to a settlement? | Yes within |
| 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 | Mixed use maybe but need for allocation is unclear |
| Site may be suitable - continue to Stage 2 | |

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

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

| 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> | no |
| <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. | Yes all |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | Yes all |
| <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. | Yes all |
| TECHNICAL CONSULTATIONS | |
| <p>C. Does the site have any of the following physical or infrastructure constraints?</p> | Sustainable site as close to bus, cycling routes walking distance to town and schools |
| <ul style="list-style-type: none"> • Access | High - Can achieve access to tower parade |
| <ul style="list-style-type: none"> • Highway capacity | High - No problems with Tower parade |
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage | Available on site as there is already buildings and a use on site. |

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

| | |
|---|--|
| <p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p> | No |
| <ul style="list-style-type: none"> • Contamination/Pollution | old railway line through site contamination issues |
| <ul style="list-style-type: none"> • Adverse Ground Conditions | Potential contaminations issue and site well below road level |
| <ul style="list-style-type: none"> • Hazardous Risk | Flooding |
| <ul style="list-style-type: none"> • Topography | Approx 2m lower than the road down a steep bank |
| <ul style="list-style-type: none"> • Flood Zone | Yes Zone 2 and 3 very flood prone as it is significantly lower than the road and surrounding area. Some of site acts as flood storage |
| <ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV | no archaeological impact, on line of former Canterbury-Whitstable railway line Agricultural Land Classification: Urban |
| <p>If yes, how and when can the constraint be overcome?</p> | |

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

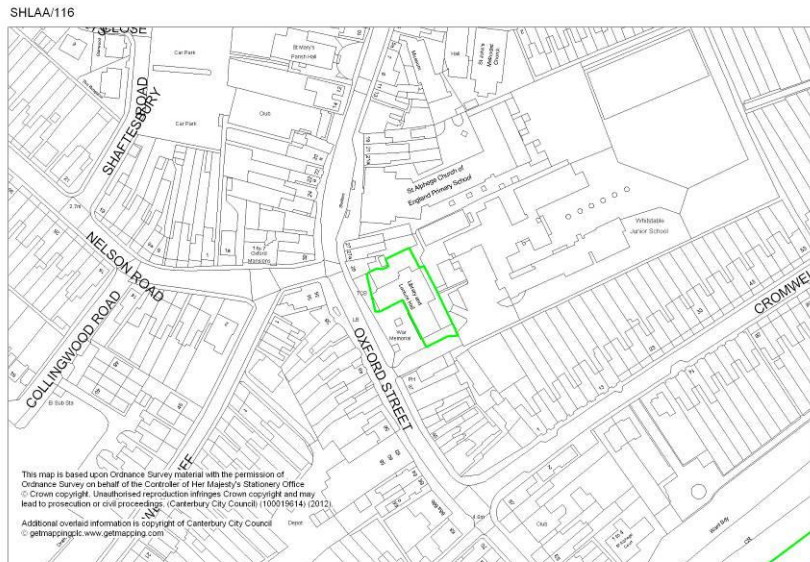
IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

| | |
|---|--|
| <p>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 • Sites of Nature Conservation Interest/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>Current building not high quality, but is in keeping with other light industrial uses in area, change to residential not appropriate in this area</p> <p>no</p> <p>no</p> <p>Adjacent to the Tankerton Conservation Area</p> <p>no</p> <p>no</p> <p>no</p> <p>Site not particularly sensitive regarding biodiversity.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Flooding issues</p> |

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

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

| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | SHLAA/116 |
| Site Name | <i>Whitstable Library</i> |
| Location/Address | <i>Whitstable Library, 31-33 Oxford St, CT5 1DB</i> |
| Greenfield/PDL/Mixed | <i>PDL</i> |
| Proposed Use | Housing |
| Site Area | <i>0.07 ha</i> |



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/116



Views showing the library building with monument and public open space to the front



| | |
|-----------------------------|---|
| Description of Site: | Library in Whitstable town centre next to war memorial and small public square. |
|-----------------------------|---|

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

| | |
|--|--|
| | <p>1 and 2 storey low profile red brick and weatherboard building shaped in an L around the war memorial public square which is protected open space. The library and square is well used by visitors and residents.</p> <p>The library building is functional but adds little to the values of the conservation area design wise. The open space and trees are important part of the street scene and provide one of the few open spaces/meeting places in the town centre.</p> |
| Current Use: | Library/community and conference/meeting hall public space, public telephone etc |
| Surrounding Uses: | To the north and west of the site is St Alphege's school, – around the rest of the site is a mix of town centre businesses some with flats above. To the south is a listed building, south east corner is protected open space around the war memorial, this area is paved with trees and seats. |
| Character of Surrounding Area: | Town centre, retail and education – shops and businesses to ground floor, a mix of building styles with most being Victorian and older. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | Town centre/urban area Conservation area None |
| Potential site Capacity: as proposed | 8 units mix of private and affordable |
| Calculated by CCC at 40-50 units / ha | |

**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 | 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, community library/hall/lecture theatre |
| C - Is the site in or adjacent to a settlement? | yes |
| 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? | Identified for more housing |
| CONCLUSION: | |
| Site not suitable for housing at this stage existing policy objections | No it is current a community use! And the open space needs to be retained and enhanced. |
| Site may be suitable - continue to Stage 2 | |

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

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

| 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> | no |
| <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. | yes |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | yes |
| <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. | yes |
| TECHNICAL CONSULTATIONS | |
| <p>C. Does the site have any of the following physical or infrastructure constraints?</p> | |
| <ul style="list-style-type: none"> • Access | High – existing access Onto narrow congested road. No on street parking. |
| <ul style="list-style-type: none"> • Highway capacity | Medium – oxford street gets congestion there is only a little spare capacity. High sustainability as close to town centre |

**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>Within existing area</p> <p>None</p> |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>None known</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>Level site</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>In conservation area – will require careful design No archaeological impact</p> <p>Agricultural Land Classification: Urban</p> |
| <p>If yes, how and when can the constraint be overcome?</p> | |

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

**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 • Sites of Nature Conservation Interest/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>Yes – provides a public area in a very built up town centre. Although current building adds little visual value to street scene no will need to be protected during construction</p> <p>located in Cons Area DCA2358 no yes – sympathetic design no Site not particularly sensitive regarding biodiversity.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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 as normal in town centre – appropriate building materials. Will be difficult to provide private amenity space due to L shape of site. Little public amenity space in area.</p> |

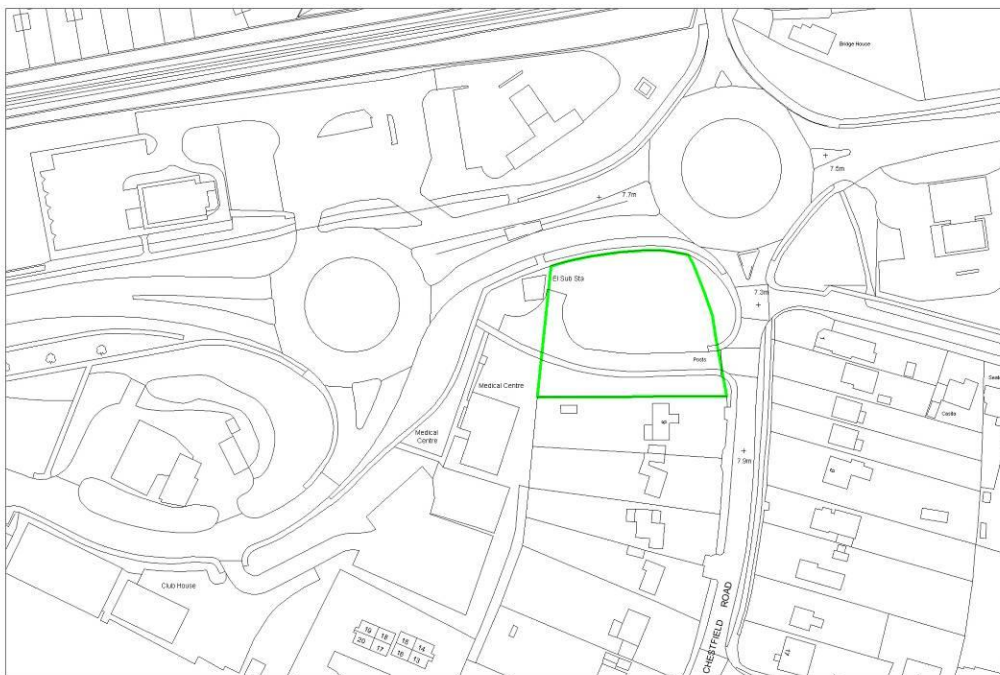
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

| SITE DETAILS | |
|-----------------------|--------------------------|
| Site Reference Number | <i>SHLAA/120</i> |
| Site Name | |
| Location/Address | <i>Chestfield Rd CT5</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | Housing |
| Site Area | <i>0.26 ha</i> |

Plan

SHLAA/120



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Comments

At the moment the site acts as screening to the houses from the A2999 roundabouts and is used as a thoroughfare and informal open space. The quality of life of any residents on the site would be low it would be very noisy, busy and polluted. Plus the right of ways and cycle way would have to be accommodated.

Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/120



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

| | |
|---|---|
| <p>Description of Site:</p> | <p>Vacant corner adjacent to major roundabout Oval site of flat land between two very busy roundabouts on a major A Road. Site has a formed access from Chestfield Rd near to the intersection with the roundabout. There is also a vehicle access from the roundabout pedestrian walkways and cycle ways across the site.</p> <p>At the moment the site contains areas of shrubbery/trees and well maintained grass areas and formed footpaths and bollarded off access road</p> |
| <p>Current Use:</p> | <p>Vacant – well used by pedestrians and cycles as part of the public footpath and cycle network. Well used as informal public open space.</p> |
| <p>Surrounding Uses:</p> | <p>Opposite is the old Thanet way double roundabout with entrance to Sainsbury hyper store and Tankerton. Northeast petrol station and southeast is housing, to the north is a car wash and then the railway line. Southwest is the medical centre and rugby club and the supermarket. To the south is a road and then houses, to the east is a substation.</p> |
| <p>Character of Surrounding Area:</p> | <p>Busy link road with light industrial town edge uses and large scale retail/community facilities.</p> <p>To the south is the start of the Chestfield residential area.</p> |
| <p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p> | <p>Edge of conservation area Urban area 05/1653 – foul sewer pumping station - W</p> |
| <p>Potential site Capacity: as proposed</p> | <p>4-7</p> |
| <p>Calculated by CCC at 30-40 units / ha</p> | <p>8-10 urban edge</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 | Adjacent to Conservation 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? | adjacent |
| 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 | no |
| Site may be suitable - continue to Stage 2 | |

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

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

| 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</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>Yes across a very busy road/roundabout system. School just beyond 800m from 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>yes</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>Existing highway with cycle link to new toucan across A2990 cycle path needs to be retained</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Medium – some capacity problems at Chestfield at peak times</p> <p>Medium sustainability as has bus route and cycle route to swalecliffe</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 | |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>Traffic Noise assessment Air quality assessment</p> |
| <ul style="list-style-type: none"> • Adverse Ground Conditions | <p>Unknown</p> |
| <ul style="list-style-type: none"> • Hazardous Risk | <p>Adjacent sub-station</p> |
| <ul style="list-style-type: none"> • Topography | <p>flat</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 required</p> <p>Adjacent to conservation area follow guidance in appraisal</p> <p>Agricultural Land Classification: Urban/ Non-agricultural</p> |
| <p>If yes, how and when can the constraint be overcome?</p> | |

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

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

| | |
|---|--|
| <p>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 • Sites of Nature Conservation Interest/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>Yes – extends township no yes some nice screening trees on site Yes adjacent Chestfield Conservation Area no</p> <p>no no Site not particularly sensitive regarding biodiversity.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Constant traffic noise, light pollution and air pollution in midst of town edge businesses. Entirely inappropriate for housing. Loss of screening will also impact on current residents.</p> |

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

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

| SITE DETAILS | |
|-----------------------|--|
| Site Reference Number | <i>SHLAA/125</i> |
| Site Name | <i>Lane East of Golden Hill,</i> |
| Location/Address | <i>East of Golden Hill, Whitstable</i> |
| Greenfield/PDL/Mixed | Greenfield |
| Proposed Use | Housing |
| Site Area | <i>5 ha</i> |

Plan

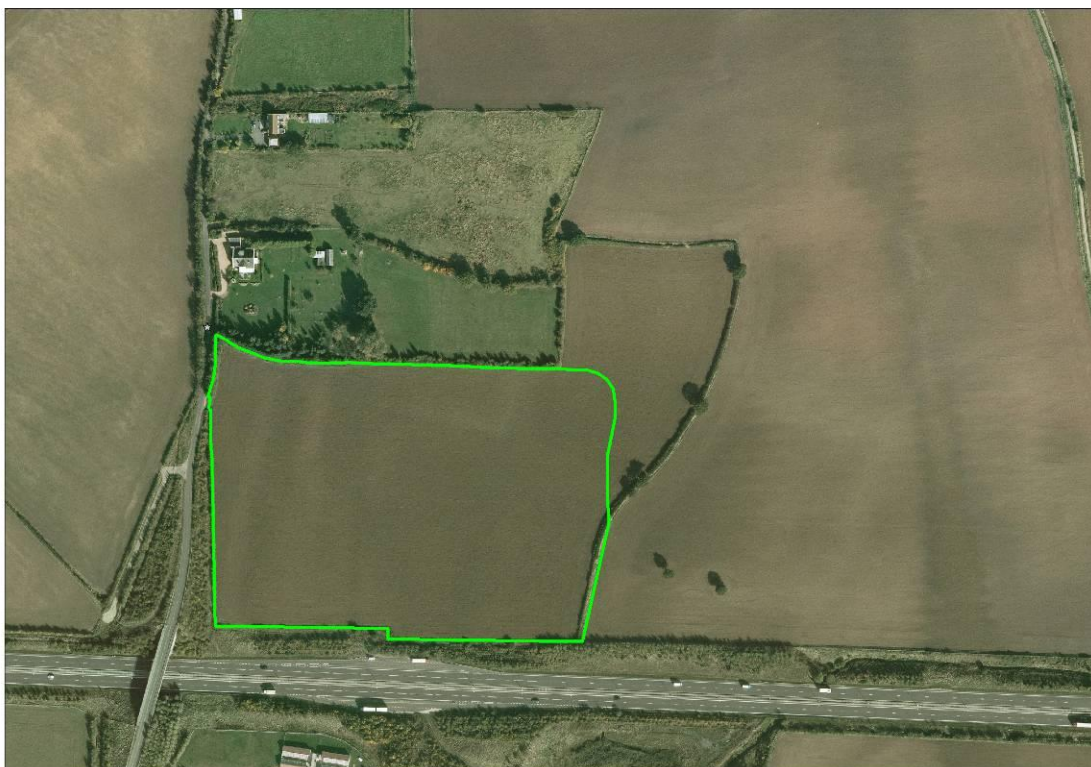
SHLAA/125



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

Aerial View of site



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View of site

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

| | |
|--|---|
| Description of Site: | Large open agricultural field |
| Current Use: | Agricultural, currently in production |
| Surrounding Uses: | Large areas of open fields and residential dwellings on individual plots. The site lies immediately north of the Thanet Way and east of Golden Hill |
| Character of Surrounding Area: | Rural , large open fields with far reaching views of the landscape. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | No planning history |
| Potential site Capacity: as proposed | 200 dwellings |
| Calculated by CCC at x units / ha | |

**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, SLA – Policy R6 |
| 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 |
| CONCLUSION: Site not suitable for housing at this stage existing policy objections | No, SLA. Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable |
| Site may be suitable - continue to Stage 2 | |

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

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

| 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>No</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. | <p>Yes, superstore. No school or GP</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>30 minutes to health centre 20 – 30 minutes to secondary school 10 minutes to employment Further travelling time to town centre and Kent & Canterbury hospital</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 should not be provided direct off Thanet Way as this is a high speed dual carriageway and the number of junctions needs to be limited. Access possible off Golden Hill but very narrow.</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Golden Hill unsuitable for large volumes of traffic. Junction with A2990 unsuitable for large volumes of traffic. Sustainability- Low – site is very remote</p> |
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply | <p>Within local vicinity, but no services on site</p> |

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

| | |
|---|---|
| Electricity Pylons | No |
| <ul style="list-style-type: none"> Contamination/Pollution | Traffic noise assessment and air quality assessment will be required |
| <ul style="list-style-type: none"> Adverse Ground Conditions | No |
| <ul style="list-style-type: none"> Hazardous Risk | No |
| <ul style="list-style-type: none"> Topography | Site slopes downwards towards the South |
| <ul style="list-style-type: none"> Flood Zone | No |
| <ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV | Archaeological evaluation required Agricultural Land Classification: Grade 3 |
| If yes, how and when can the constraint be overcome? | |

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

**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 • Sites of Nature Conservation Interest/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>No Yes Yes No No No No</p> <p>Limited potential for protected species, some minor sensitivity associated with site boundaries – bats, reptiles and nesting birds. Scoping surveys would be necessary.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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, added volume of traffic on existing rural lane.</p> |

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

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

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



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

| | |
|--|--|
| Description of Site: | Open grassland area, which is bordered to the East by Swalecliffe Brook and has other drains to the south and west. To the north is the John Wilson Business Park. The site is bordered to the north and the south by unmade roads/tracks Northern Track is also a right of way. Site provides valuable and significant visual/amenity break in the urban fabric |
| Current Use: | Open, vacant land used informally as open space. It may be occasionally used for grazing, and there may be some footpaths across the site. |
| Surrounding Uses: | Primarily low density residential area and business uses to the north. Chestfield cricket club is to the south. |
| Character of Surrounding Area: | The site is a large area of open space towards the urban edge to Chestfield. Relatively low density suburban residential area. Chestfield was originally a small farming settlement which was substantially expanded in the 1920's to a mock Tudor suburb or Whitstable. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | 1995 LPI Inspector recommended amending the urban boundary which had previous run around the outside of this site, to include the site within the urban area and then protecting it as protected open space. Recommended for inclusion at last Local Plan Inquiry, primarily to meet perceived employment land need. Rejected by Council at time. Should be considered as an option as part of Core Strategy. There have been two previous attempts by the local community to register this site as a village green. |
| Potential site Capacity: as proposed | 220 houses; 30 flats. |
| Calculated by CCC at x units / ha | |

**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 Thanet Coast and Sandwich Bay SSSI, SPA, Ramsar to the NE and The Swale SSSI, SPA and Ramsar to the west. |
| <u>Category 2: Local</u> Special Landscape Area | No SLA a short distance to the south at the urban edge. |
| 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 – Protected open space |
| C - Is the site in or adjacent to a settlement? | Yes. It is within the defined urban area. |
| 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, because the site is within the urban area. |
| CONCLUSION: Site not suitable for housing at this stage existing policy objections | Site is protected as existing open space because of its visual amenity value and informal recreation value. |

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

| | |
|--|---|
| Site may be suitable - continue to Stage 2 | Initial Assessment Conclusion: Carry forward for further assessment as site is adjacent to Urban area and falls within one of the options under consideration. |
|--|---|

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

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

| 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>Site is outside the 800m walking distance to public transport providing 2 or more services per hour.</p> <p>Main line railway station is 850m distance in a straight line from the nearest corner.</p> <p>Footways not continuous.</p> |
| <ul style="list-style-type: none"> • Within 800m walking distance of a convenience store, a primary school and a GP surgery. | <p>Sainsbury's and Chestfield Medical centre within 800m. Primary school further afield..</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>Well outside the 30 minute public transport time to Kent and Canterbury Hospital but within 30 minute public transport time of health centre, employment centre and coastal secondary schools.</p> <p>Only northern half of site is within 30 minute public transport time of 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>Existing access onto Chestfield Road unsuitable. Access to South Tankerton could be investigated.</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Ridgeway not public highway - part of the Public Right of Way network.</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>Adjacent to site serving existing surrounding uses. Additional infrastructure would be required.</p> <p>None on site.</p> |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>Traffic noise assessment. Potential for land contamination.</p> |
| <ul style="list-style-type: none"> • Adverse Ground Conditions | <p>Areas of the site are flood prone.</p> |
| <ul style="list-style-type: none"> • Hazardous Risk | <p>None known.</p> |
| <ul style="list-style-type: none"> • Topography | <p>Relatively flat site sloping gently sloping eastwards and northwards towards the Swalecliffe Brook.</p> |
| <ul style="list-style-type: none"> • Flood Zone | <p>Eastern third of site is at risk from flooding zones 2 and 3 – associated with the Swalecliffe Brook.</p> |
| <ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV | <p>Archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 3</p> |
| <p>If yes, how and when can the constraint be overcome?</p> | <p>Would require significant levels of assessment and mitigation. Possible that not all constraints can be overcome.</p> |

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

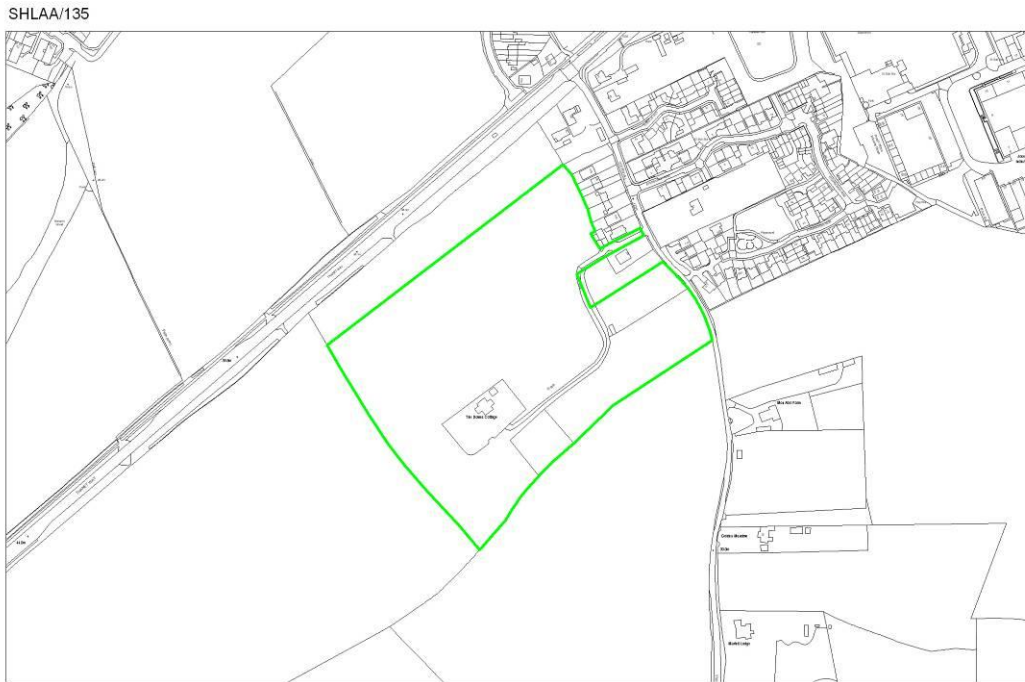
**Strategic Housing Land Availability Assessment
Site Assessment Form**

| | |
|--|--|
| <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• Sites of Nature Conservation Interest/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>Development of this site would involve the loss of large area of protected open space and would have an impact on the townscape and landscape of the area.</p> <p>Site abuts the Chestfield Conservation area to the east.</p> <p>Some potential biodiversity interest on the site. Scoping survey would be necessary</p> |
| <p>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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> | |

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

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

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



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

Aerial view of the site



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View of the site

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

| | |
|--|--|
| Description of Site: | Large greenfield site, with hedgerows and trees associated with both the boundaries and an access lane through the site. There are residential properties on the north eastern boundary. It is a prominent and sloping site. |
| Current Use: | Fields / open space |
| Surrounding Uses: | Residential. Open land. Employment cluster |
| Character of Surrounding Area: | Rural area with views into the SLA. Residential properties on the Eastern boundary of the site. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | Inspectors Report June 2005 comments : Development here would produce an isolated westward extent of buildings, at variance with the more "natural" form of the Golden Hill allocation in the Plan. It would amount to a marked protrusion of this part of the settlement into open countryside, in a prominent sloped location widely visible from points to the south. This kind and amount of protrusion would doubtless also lead to future attempts to "round out" the settlement boundary to the north of this omission site. The proposal has no planning merits that I can discern. |
| Potential site Capacity: as proposed | |
| Calculated by CCC at x units / ha | 240 dwellings at 40/ha |

**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 The Swale SSSI, SPA and Ramsar to the west |
| <u>Category 2: Local</u> Special Landscape Area | SLA to the east |
| 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 |
| 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 | Initial Assessment Conclusion: Carry forward for further assessment as site is adjacent to Urban area and falls within one of the options under consideration. |

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

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

| 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>No</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. | <p>Yes, large superstore Secondary school, sports centre No primary school or GP</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>Yes, 30 minutes to town centre and health centre. 20 minutes to secondary school 10-20 minutes to employment Further travelling time to Kent & Canterbury hospital</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>Possible to access from Golden Hill but very narrow.</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Golden Hill very narrow at access point, and widens further north but still unsuitable for large volumes of traffic. Sustainability - Site is remote from amenities</p> |
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage | <p>No existing sewer capacity available</p> |
| <p>Electricity supply</p> | <p>Existing on adjacent site</p> |

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

| | |
|---|---|
| Gas Supply Electricity Pylons | No |
| <ul style="list-style-type: none"> Contamination/Pollution | <p>Traffic Noise assessment will be required</p> <p>Air quality assessment will be required</p> |
| <ul style="list-style-type: none"> Adverse Ground Conditions | No |
| <ul style="list-style-type: none"> Hazardous Risk | No |
| <ul style="list-style-type: none"> Topography | Fairly level site sloping to the Northern part of the site |
| <ul style="list-style-type: none"> Flood Zone | No |
| <ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV | <p>Archaeological evaluation required</p> <p>Agricultural land classification: Grade 3</p> |
| If yes, how and when can the constraint be overcome? | |

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

**Strategic Housing Land Availability Assessment
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 • Sites of Nature Conservation Interest/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>No Yes – change of rural edge No No No No No No Potential for protected species to be present. Scoping surveys would be necessary.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Loss of open space and visual amenity to nearby residential properties</p> |

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

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

| SITE DETAILS | |
|-----------------------|--|
| Site Reference Number | <i>SHLAA136</i> |
| Site Name | <i>Land at Grasmere Road</i> |
| Location/Address | <i>Land at Grasmere Road, Chestfield</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | Housing (60 units) as part of mixed use development, including employment and public open space. |
| Site Area | <i>12.96ha</i> |

SHLAA/136



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SHLAA/136



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

| | |
|--|--|
| Description of Site: | Large undulating agricultural fields with path (actually identified as a “restricted byway” under PROW legislation) running through middle of site. Site partially visible also from Old Thanet Way. |
| Current Use: | Agricultural land – identified as protected open space in local plan. |
| Surrounding Uses: | Primarily residential, with some business uses. |
| Character of Surrounding Area: | Large agricultural fields surrounded by urban area – mixed residential and some business uses further afield. Site provides valuable and significant visual/amenity break in the urban fabric. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | <p>Previous LPI Report indicates that the site is “...much more in the public domain, visually, and its accented landform – a domed topography in the Council’s words – adds significantly to the amenities of local residents and the view enjoyed by those driving on the A2990. On the other hand, there is no obvious planning or highway reason why a well designed scheme could not be devised on this site.”</p> <p>The Inspector recommended no change to the draft Local Plan and the land was subsequently identified as protected open space within the urban area in adopted Local Plan.</p> |
| Potential site Capacity: as proposed | 60 residential units together with employment and open space. |
| Calculated by CCC at x units / ha | |

**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 | 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 – Protected open space |
| C - Is the site in or adjacent to a settlement? | Yes - within urban area |
| 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 | Initial Assessment Conclusion: Carry forward for further assessment as site is within the Urban area and falls within one of the options under consideration. |

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

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

| 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>No well outside the 800m walking distance.</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. | <p>Castle Road Post Office within 800m. School and GP 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>Outside 30 minute public transport time of Kent and Canterbury hospital but within 30 minutes of health centre (20mins), employment centre (20mins), secondary school (20mins) and town centre (30mins).</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>Grasmere Road has substandard access from A2990. South Street junction A2990 was closed as Crash Remedial Scheme (CRM). Access not suitable onto Grasmere.</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>It may be possible to access from TW if improve access?</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>Adjacent to site</p> <p>No</p> |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>Traffic noise assessment</p> |
| <ul style="list-style-type: none"> • Adverse Ground Conditions | <p>Unknown</p> |
| <ul style="list-style-type: none"> • Hazardous Risk | <p>Unknown</p> |
| <ul style="list-style-type: none"> • Topography | <p>Sloping topography to the north and to the south.</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>Archaeology – would require site evaluation</p> <p>Agricultural Land Classification: Grade 3</p> |
| <p>If yes, how and when can the constraint be overcome?</p> | |

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

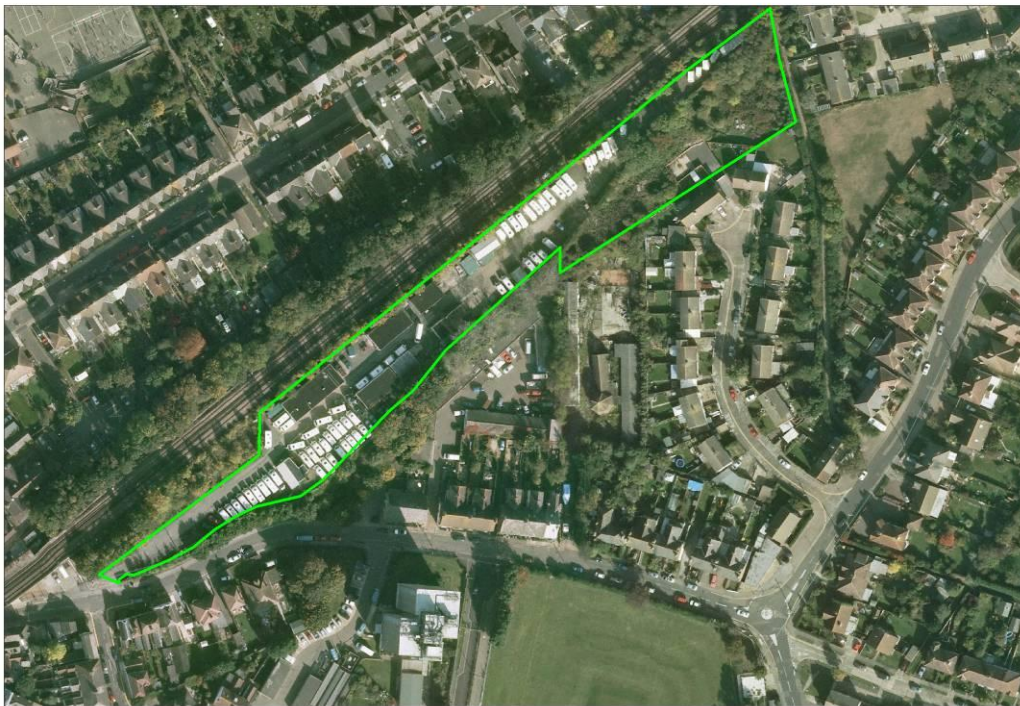
**Strategic Housing Land Availability Assessment
Site Assessment Form**

| | |
|---|---|
| <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 • Sites of Nature Conservation Interest/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>Site forms part of the visual setting of Whitstable. Field boundaries No No No No Possibility of protected species around periphery of site, scoping survey necessary.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Traffic Noise and Air pollution</p> |

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

Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View of site



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View looking into the South Western end of the site

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

| | |
|--|--|
| Description of Site: | Large tarmaced area used for the sale of caravans, surrounded by trees and shrubs within the urban area. Immediately adjacent to the railway line |
| Current Use: | South East caravan centre for the selling of caravans |
| Surrounding Uses: | Residential dwellings, restaurant, social club, several local businesses and local football/cricket club |
| Character of Surrounding Area: | Residential area with local amenities |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | Site adjacent- housing allocation for 23 units Site adjacent – Land at Belmont Road – CA/08/0319- Demolition of industrial units & erection of 12 dwellings & associated garaging & parking Refused 30.05.08. Reasons for refusal – Aspects of proposal harmful to adjoining properties, overbearing, overshadowing and overlooking. |
| Potential site Capacity: as proposed | 36 dwellings |
| Calculated by CCC at x units / ha | |

**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 | 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, currently a commercial site employing a small number of people |
| C - Is the site in or adjacent to a settlement? | Yes |
| 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 | Initial Assessment Conclusion: carry forward for further assessment as site is within the urban area and falls within one of the option under consideration |

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

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

| 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, 200 – 400 metres</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>Yes</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>Yes, 20 minutes to employment and secondary school 10 minutes to town centre & health facilities Further travelling time to Kent & Canterbury hospital</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>Existing access but is this more traffic movements</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Problems at traffic signs, Canterbury Road</p> |

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

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| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage <p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p> | <p>Within existing area, however no existing sewer capacity available.</p> <p>Within existing area</p> <p>No</p> |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>Railway noise assessment will be required. Contamination land issues due to past and present use</p> |
| <ul style="list-style-type: none"> • Adverse Ground Conditions | <p>Part of site is made up ground adjoining the railway</p> |
| <ul style="list-style-type: none"> • Hazardous Risk | <p>No</p> |
| <ul style="list-style-type: none"> • Topography | <p>On a steep slope adjacent to the railway line</p> |
| <ul style="list-style-type: none"> • Flood Zone | <p>Yes, flood zones 2 & 3</p> |
| <ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV | <p>Archaeological evaluation will be required</p> <p>Agricultural Land Classification: Urban</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 • Sites of Nature Conservation Interest/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>Yes, any development will have to compliment the existing adjacent residential area and include a landscaping scheme</p> <p>Yes, trees on site, a tree survey will be required</p> <p>The site is adjacent to the Whitstable Conservation Area (a small part of the west of the site is in the Conservation Area)</p> <p>No</p> <p>No</p> <p>No</p> <p>Potential for protected species to be present. Scoping surveys would be necessary.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Impact of additional housing and poor access to site may have traffic implications.</p> |

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

Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/178



View of part of the site



Photograph of site showing views up to the ridge

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



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

| | |
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| Description of Site: | The site is a Greenfield site located within the Herne Bay / Whitstable Green Gap. Bodkin Farm and associated buildings lie to the west and the Thanet Way is a significant feature in the north. Land rises towards the east and becomes more prominent in the landscape. |
| Current Use: | Agricultural use |
| Surrounding Uses: | <p>The site is a Greenfield site located within the Herne Bay / Whitstable Green Gap, with Maydowns Road to the south and Swalecliffe to the north. Immediately north of the site is the Old Thanet Way.</p> <p>Maydowns Road to the south is a residential road (unadopted) with substantial rear gardens backing onto the site.</p> <p>To the west boundary of the site is Bodkin Farm, and associated buildings – and agricultural land beyond that.</p> |
| Character of Surrounding Area: | This area is predominantly rural in character, although it does have some urban edge characteristics, with some visual and noise impact from the Thanet Way due to its close proximity to the site. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | <p>Planning permission was granted in 2004 (CA/04/0934) at the main farm complex adjacent (Bodkin Farm) for the refurbishment of farm buildings to provide four new dwellings. A further application to demolish redundant farm buildings and erection of 5 dwellings was refused (CA/07/01053) on grounds, which included design and sustainability.</p> <p>This site was a site proposal and considered at the 2004 Local Plan Inquiry, together with the adjacent site to the west next to Bodkin farm. The inspector made the following comment: <i>“The triangular wedge of open land formed by these two sites is part of the designated Green Gap separating Herne Bay and Whitstable that was in the Adopted Local Plan and is carried into the emerging Local Plan. Inspector O’Rourke considered an Eton College objection here in the previous Local Plan Inquiry Report. She found that it could not be possible to release 3b Grade land here for building, without</i></p> |

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

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| | <p><i>undermining the objective of separating settlements espoused by the Council. Nothing has changed in the interim period to diminish the realities of that judgment. There is indeed a present need for me to find land for housing to supplement the Council's proposed allocations; however, there are many other possible house building locations in the District to fill that deficiency which have fewer, less adverse planning consequences than these sites".</i></p> |
| <p>Potential site Capacity: as proposed</p> | <p>700 dwellings</p> |
| <p>Calculated by CCC at x 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. | None (Note: The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north.) |
| <u>Category 2: Local</u> Special Landscape Area | None, however, the site is located in the Herne Bay / Whitstable 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, edge of Chestfield village |
| 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 | |

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

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

| 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>Northern part of site within 800 metres, the remainder of the site slightly further</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>Further than 800 metres to primary school, however there is a walking bus. Yes within 800 metres to a health centre/GP and a store</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>Health centre within 30 minutes, however hospital further. Secondary school within 30 minutes. Employment centre – part of site within 10 minutes, part within 20 minutes. Town centre – majority of site within 30 minutes</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 not suitable via Maydowns Road (private) unless reconfigure Chestfield Road roundabout. Presumption against access onto A2990 and possible problem with another roundabout so close to Chestfield roundabout.</p> |

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

| | |
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| <ul style="list-style-type: none"> • Highway capacity | <p>Capacity at Chestfield roundabout and through Herne Bay Road to be checked</p> |
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons | <p>With existing adjacent residential area.</p> <p>None</p> |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>Traffic noise assessment will be required as immediately adjacent of the 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>Part of the site fairly level then sloping steeply towards the ridge at the edge of the site (any development would be very prominent on the ridge)</p> |
| <ul style="list-style-type: none"> • Flood Zone | <p>Not within a flood zone</p> |
| <ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV | <p>Bodkin farm, Chestfield (adjacent to the site) is a listed building. Development needs to protect setting of the Listed Building.</p> <p>The site is within the green gap.</p> <p>Archaeological evaluation will be required.</p> <p>Agricultural Land Classification: Grade 3</p> |

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

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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 • Sites of Nature Conservation Interest/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>The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north. Consultation with NE would be required</p> <p>The site is located within the Herne Bay and Whitstable Green Gap. Unlikely that this can be mitigated through the design process.</p> <p>Bodkin farm, Chestfield (adjacent to the site) is a listed building. Development needs to protect setting of the Listed Building</p> <p>SCNI - There is potential for protected species on the site. Potential for protected species in farm buildings adjacent. Ecological surveys required.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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 from Thanet Way</p> |

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

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

| SITE DETAILS | |
|-----------------------|-----------------------------------|
| Site Reference Number | SHLAA/181 |
| Site Name | Land adjacent to 4 Shrubhill Road |
| Location/Address | <i>Chestfield</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | Housing |
| Site Area | <i>2.4ha</i> |

SHLAA/181



SHLAA/181



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



View of the site from the A299 slope



Footpath and slope adjacent to site

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

| | |
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| Description of Site: | Fairly level field adjacent to the A299 with recent tree planting at north-eastern end. Strong tree and bush boundary around the perimeter of the site. To the east the land rises sharply over the A299 Chestfield tunnel. There is a public right of way along this edge. |
| Current Use: | Scrubland and mown grass field in part with some new tree planting. |
| Surrounding Uses: | A299 to the South with footpath and bridge to golf course and unadopted road/public footpath to the east. Farmland to the west. Residential properties to the north. |
| Character of Surrounding Area: | Character of area is rural being on the edge of Chestfield. Some noise disturbance from the A299. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | Site proposal to the 1998 Local Plan (Whit7) – Inspector rejected the proposal stating: “The site, like others between the built up area and the road, provides the attractive rural setting to Chestfield when approached from the south which would be lost if released for development. Despite the intrusive presence of the road works, it was my impression when I visited the area that there was a continuity with the land on the south side of Chestfield which is recognised in the plan and by the KSP as being of strategic landscape importance and which would be compromised if this site, albeit only small in size, was to be released for development”. |
| Potential site Capacity: as proposed | 10 |
| Calculated by CCC at x units / ha | |

**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 | Blean Woods 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? | Site is outside the urban boundary and is within the Blean Woods Special Landscape Area. The site is adjacent to the Chestfield Conservation Area. |
| C - Is the site in or adjacent to a settlement? | Adjacent to the urban boundary |
| 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 is outside the urban boundary and within the Blean Woods Special Landscape Area |
| Site may be suitable - continue to Stage 2 | |

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

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

| 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>No - Bus route 1/hr</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>No - There is a Sainsbury's and GP's nearly 2km away, otherwise there are Playing fields, and pub</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>nearest Primary School – Hampton 30mins to employment, secondary school, town centre and healthcare centre. Over 30mins to hospital.</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>Shrub Hill Road is not highway. Land appears to be accessed from public footpath. Junction with Molehill Road requires improvements</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>No capacity problems</p> |
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply | <p>Availability of services to this site unknown. Historically, drainage problems in Chestfield.</p> |

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

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| Gas Supply Electricity Pylons | No |
| <ul style="list-style-type: none"> Contamination/Pollution | Tunnel will deaden noise to some extent but yes noise survey would be required for this site. |
| <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 | Majority of site is level with slope to the A299 tunnel in the south east |
| <ul style="list-style-type: none"> Flood Zone | No |
| <ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV | Adjacent to Conservation Area Archaeological evaluation would be required. Agricultural Land Classification: Grade 4 |
| If yes, how and when can the constraint be overcome? | |

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

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

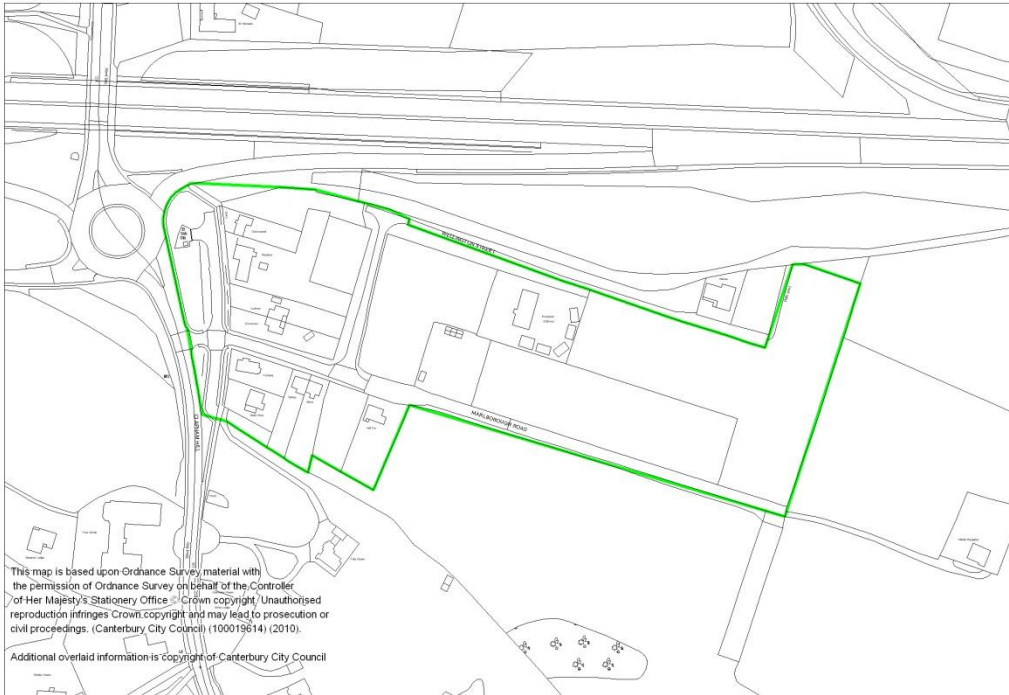
| | |
|---|---|
| <p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/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>Site unsuitable in townscape and landscape terms as it would form an extension to Chestfield into the Blean Woods Special Landscape Area.</p> <p>Sensitive site, ecological surveys required.</p> <p>Check why SNCI de-designated</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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 from Thanet Way</p> |

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

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

| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | SHLAA/182 |
| Site Name | Land at Wellington Street/ Marlborough Rd |
| Location/Address | <i>Wellington Street/Marlborough Rd, Whitstable</i> |
| Greenfield/PDL/Mixed | <i>Greenfield</i> |
| Proposed Use | Housing |
| Site Area | 3.8ha |

SHLAA/182



SHLAA/182



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

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| Description of Site: | <p>The site forms part of the curtilages to the rear and side of several residential properties. There are several woodland areas and a grassed area used for recreational use by one of the properties.</p> <p>The rear of the site is open countryside. The Thanet Way is immediately adjacent to the northern part of the site.</p> |
| Current Use: | <p>Mix of residential curtilages – grassland area Surrounded by shrubs and an area of woodland.</p> <p>An access road to the rear of part of the site and 2 unmade roads to the eastern part of the site.</p> |
| Surrounding Uses: | <p>There is a mix of residential dwellings, mainly detached. Several woodland areas for local amenity use and an area for recreational use.</p> <p>The Thanet Way runs alongside one side of the site and the main road into Canterbury on the other.</p> <p>There is an employment site, several restaurants, a budget hotel and a Doctors Surgery/minor injuries unit within 800 metres.</p> |
| Character of Surrounding Area: | <p>The area immediately surrounding the site is a mix of residential, woodland and countryside with 2 major roads alongside 2 sides of the site.</p> <p>The site is adjacent to the main access route into Whitstable town and the Thanet Way</p> |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | <p>Planning applications – CA/00/0847 – Evergreen, Wellington Street – Replacement bungalow – Granted 26/9/00</p> <p>No representation at Local Inquiry</p> |
| Potential site Capacity: as proposed | Approximately 10-15 dwellings |
| Calculated by CCC at x units / ha | |

**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 | 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? | No |
| C - Is the site in or adjacent to a settlement? | yes |
| 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 – but is near although not adjacent to Whitstable urban area |
| CONCLUSION: Site not suitable for housing at this stage existing policy objections | Not suitable as 50 % of the site is TPO, and is outside urban area. |
| Site may be suitable - continue to Stage 2 | |

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

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

| 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, 200-400 metres to public transport</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>Yes, GP – between 700-800 metres Convenience store and primary school further distance – over 1km</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>No hospital, however health centre/minor injuries unit – 15mins. Employment – 10 mins Secondary School – 30 mins Town Centre – 20 mins</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>Existing access. Existing private road would need to be upgraded as would serve more than 5 dwellings. Frequent bus route, but remote from all other facilities.</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>The capacity of r/a A290/Thanet Way at peak times will need to be checked.</p> |

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

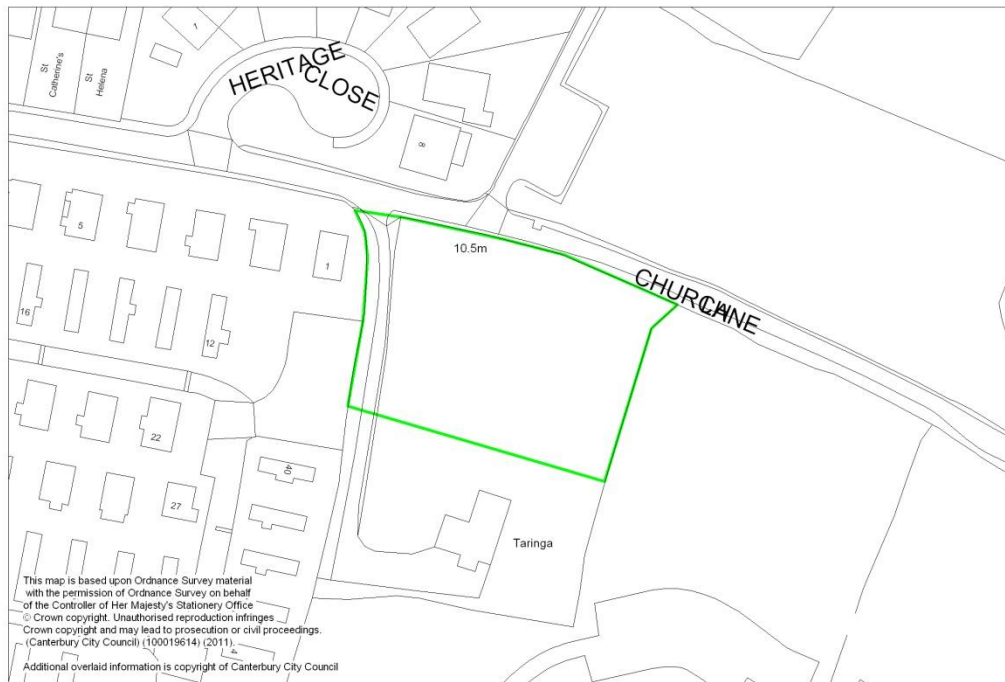
| | |
|---|---|
| <p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/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, if the design is in keeping with the area. Would extend the urban area.</p> <p>Landscape – Yes, a large part of the site is within a wooded area with views into the countryside</p> <p>Trees – A tree survey will be required, TPO covers approx 50% of site</p> <p>Conservation area – No</p> <p>Historic parks, gardens, listed buildings & scheduled ancient monument – No</p> <p>SNCI / protected species– Very sensitive site, protected species highly likely to be present, ecological surveys will be required. TPO covers 50% of site.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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, the impact on the landscape, in particular the area of woodland with TPO would be too great.</p> |

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

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

| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | SHLAA/189 |
| Site Name | |
| Location/Address | <i>Land at Taringa, Church Lane, Whitstable</i> |
| Greenfield/PDL/Mixed | Greenfield |
| Proposed Use | Residential Use |
| Site Area | 2.2hct |

SHLAA/189



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/189



Photograph of the northern part of site showing the caravan park in the foreground.



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

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| Description of Site: | Area of grass and scrub land for use a visual amenity, surrounded by hedging on the western boundary. A vehicle access is on the western boundary which leads to an existing dwelling on the southern part of the site. The site is surrounded by a holiday static/touring caravan/camping park to the east and a residential chalet park to the west and south. |
| Current Use: | Land adjacent to dwelling for visual amenity use. |
| Surrounding Uses: | Residential areas to the north of the site Holiday park with static caravans and pitches for tents and caravans, clubhouse and grassed areas adjacent to the eastern boundary of the site. Residential chalet park to the west and south of the site. Fields for grazing horses to the west and south of the site. |
| Character of Surrounding Area: | Residential areas with large open spaces Several holiday caravan parks within the immediate and local vicinity and a residential chalet park to the west and south. Large areas of open countryside to the north. A299 Thanet way to the east. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | CA/89/01322 – Erection of 6 dwellings. Refused 16.10.89 |
| Potential site Capacity: as proposed | 7 dwellings |
| Calculated by CCC at x units / ha | |

**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 The Swale SPA, SAC and Ramsar a short distance to the SW. |
| <u>Category 2: Local</u> Special Landscape Area | No SLA associated with The Swale beyond urban boundary a short distance to the west. |
| 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 |
| 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 | The site is outside the urban area |
| 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>Over 800 metres</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>There is a convenience store and GP surgery close by on Faversham Road.</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>10 to 20 minutes to employment centre 10 to 20 minutes to health centre 10 to 20 minutes to town centre 20 to 30 minutes to secondary school Over 30 minutes to K & C hospital</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 and visibility onto Church Lane is substandard. Church Lane is unsuitable for additional traffic. It has a crash problem at the junction with A2990 Thanet Way, and a physical width restriction between site and Thanet Way. Church Lane has no footway along frontage of this site and is remote from amenities.</p> |
| <ul style="list-style-type: none"> • Highway capacity | |

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

| | |
|---|--|
| <ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage <p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p> | <p>Within existing area</p> <p>None</p> |
| <ul style="list-style-type: none"> • Contamination/Pollution | <p>No issues</p> |
| <ul style="list-style-type: none"> • Adverse Ground Conditions | <p>No issues</p> |
| <ul style="list-style-type: none"> • Hazardous Risk | <p>No issues</p> |
| <ul style="list-style-type: none"> • Topography | <p>Fairly level site, access to site on a slope</p> |
| <ul style="list-style-type: none"> • Flood Zone | <p>Not within a flood zone</p> |
| <ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV | <p>Not within a conservation area</p> <p>An archaeological evaluation will be required</p> <p>Potential for protected species to be present. Ecological surveys will be necessary.</p> <p>Agricultural Land Classification: Grade 3/ non-agricultural.</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 • Sites of Nature Conservation Interest/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 – Any development would have to fit in with the existing adjacent residential area which consists of single storey dwellings</p> <p>Landscape – A landscaping scheme would be required</p> <p>Trees – Several trees on site and the boundary of the site. A tree survey would be required</p> <p>Conservation area – Not within a conservation area</p> <p>Historic parks & gardens – No</p> <p>Listed buildings and SAMs – No</p> <p>SCNI / protected species- Potential for protected species to be present. Ecological surveys will be necessary. Close to The Swale.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>Any development would have to fit in with the existing adjacent residential area which consists of single storey dwellings</p> <p>A landscaping scheme would be required to ensure the amenity of local residents is maintained, in particular the trees which act as a buffer and a screen to adjacent residents and occupiers of holiday caravans</p> |

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

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

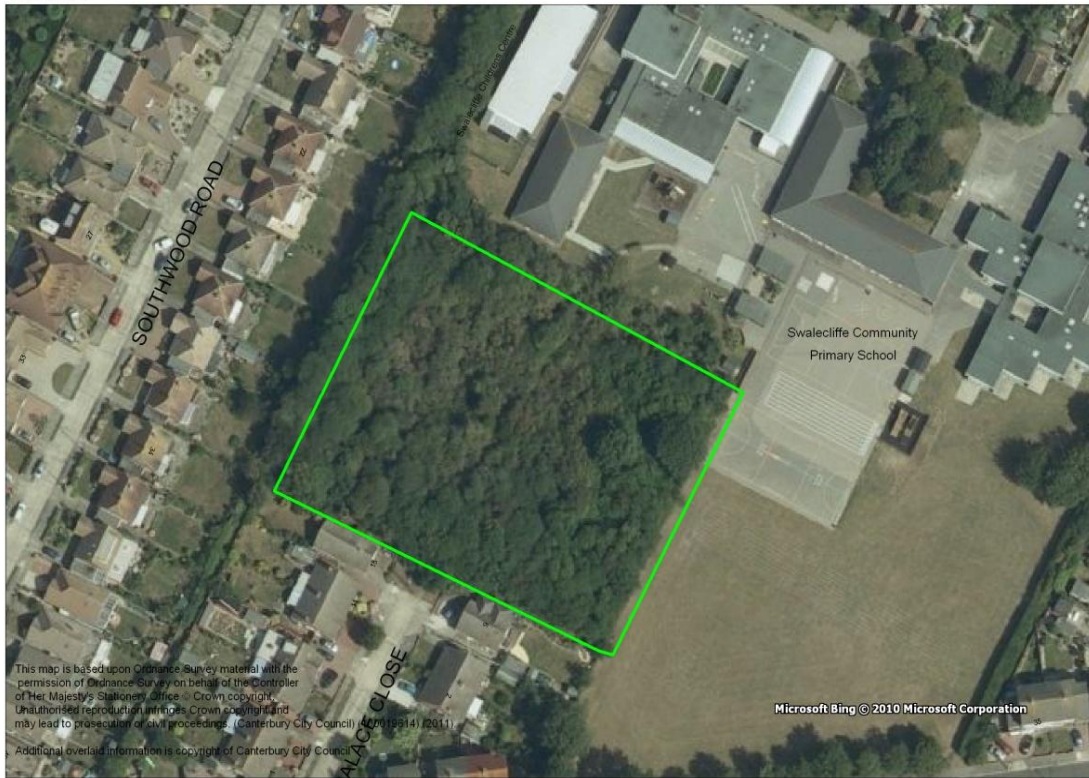
| SITE DETAILS | |
|-----------------------|--|
| Site Reference Number | SHLAA/191 |
| Site Name | |
| Location/Address | <i>Land at rear of Swalecliffe Community Primary School, Swalecliffe</i> |
| Greenfield/PDL/Mixed | Greenfield |
| Proposed Use | Residential |
| Site Area | 0.6hct |

SHLAA/191



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/190



Photograph showing part of site



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

| | |
|--|---|
| Description of Site: | The site consists of a heavily wooded area with a public footpath running through the site |
| Current Use: | Woodland |
| Surrounding Uses: | Swalecliffe primary school, nursery and playing fields immediately adjacent to part of the site. The remaining areas consist of residential dwellings |
| Character of Surrounding Area: | Residential areas with local services and facilities |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | No planning history on site |
| Potential site Capacity: as proposed | 14- 16 dwellings |
| Calculated by CCC at x units / ha | |

**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 Thanet Coast and Sandwich Bay SSSI, SPA, and Ramsar at the coast to the NE. |
| <u>Category 2: Local</u> Special Landscape Area | The site is within an area for the protection of existing open space |
| 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, |
| 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 | The site is within an area for the Protection of Existing Open Space |
| Site may be suitable - continue to Stage 2 | |

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

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

| 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, within 400 to 600 metres</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>Yes to primary school, convenience store and GP 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>Under 10 minutes to health centre Under 10 minutes to employment centre 10 to 20 minutes to town centre 20 to 30 minutes to secondary school Over 30 minutes to K & C hospital</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>Land does not appear to have a boundary with the highway. It could be assessed off Palace Close junction if small green area at end of turning head can be included (This does not appear as highway on our records) Assuming access is possible onto Palace Close junction with Swalecliffe Road is adequate for additional 14-16 houses. Site is close to local amenities</p> |
| <ul style="list-style-type: none"> • Highway capacity | |

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

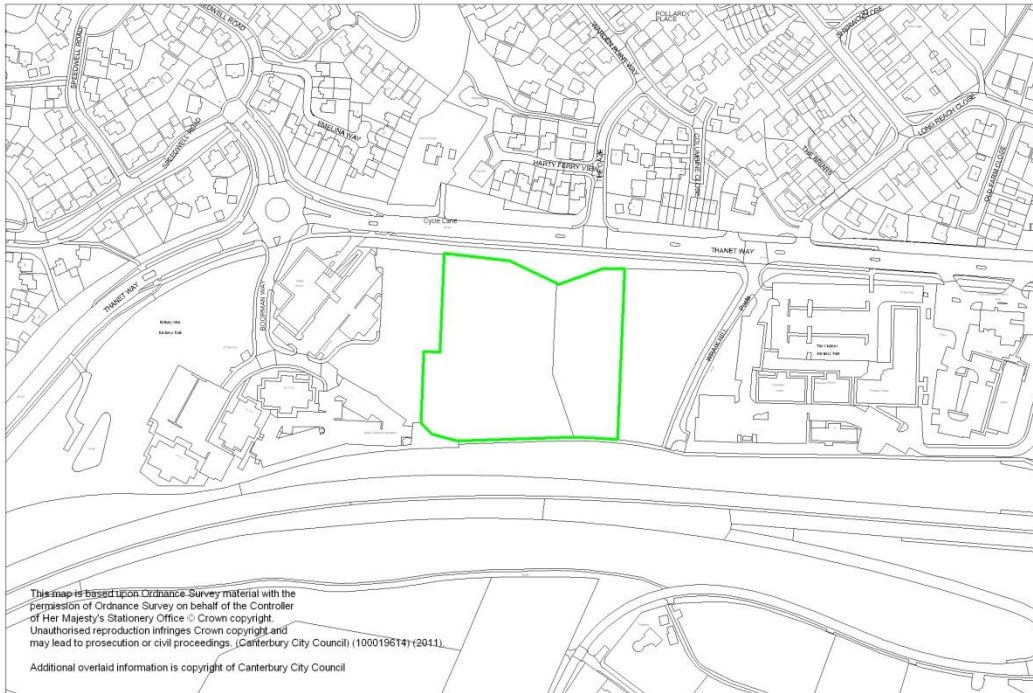
| | |
|---|---|
| <p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/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 – The existing residential area adjacent to the site consists of low level dwellings set within a cul de sac, any development will have to fit with the existing area</p> <p>Landscape – This is an important site in terms of landscaping as it provides a buffer for local residents from the existing primary school. It also provides an amenity space. It is also important as it provides a site for wildlife and biodiversity. The site is within an area for the Protection of Existing Open Space</p> <p>Trees – The site is heavily wooded therefore a tree survey would be required</p> <p>Conservation area – Not within a conservation area</p> <p>Historic parks & gardens – No</p> <p>Listed buildings and SAMs – No</p> <p>SCNI – This is a sensitive site, ecological surveys will be required</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>The site is within an area for the Protection of Existing Open Space therefore, justification will have to be given why the loss of this space would be acceptable</p> |

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

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

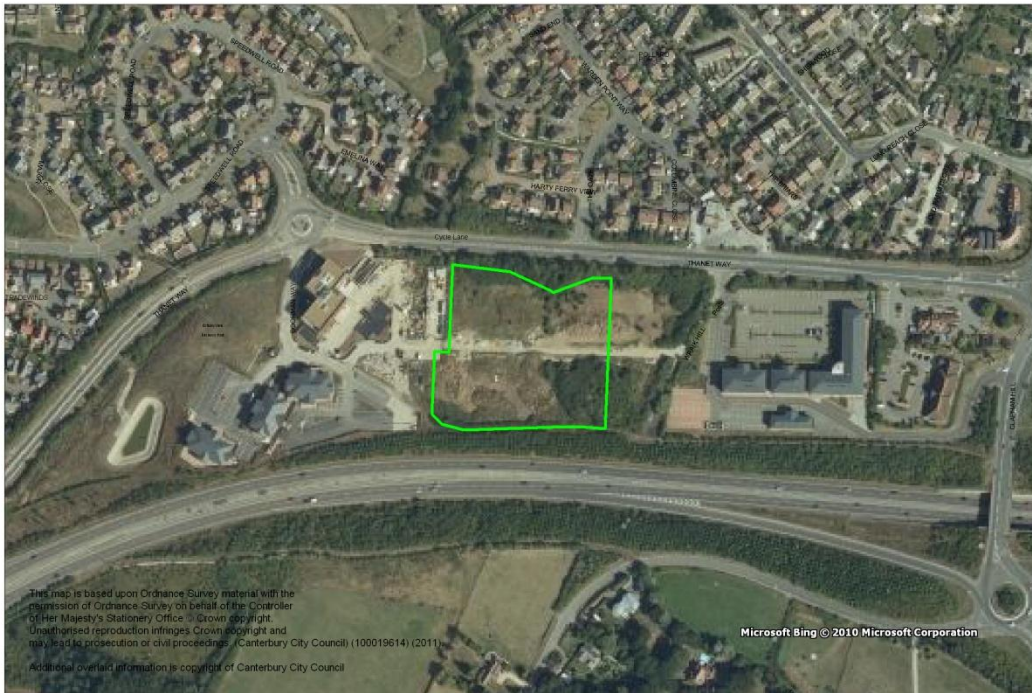
| SITE DETAILS | |
|-----------------------|---|
| Site Reference Number | SHLAA/192 |
| Site Name | Land between Chaucer Business Park and Estuary View |
| Location/Address | Estuary View, Whitstable |
| Greenfield/PDL/Mixed | Greenfield |
| Proposed Use | Residential |
| Site Area | 1.5 hct |

SHLAA/192



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/192



Photograph of eastern side of site



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

Photograph of western side of site



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

| | |
|--|---|
| Description of Site: | Large area of scrub and grass surrounded in part by heras fencing, part of site is being used for the storage of bricks and building materials (January 2012). |
| Current Use: | Area of rough scrub land and grassed areas used as an amenity area by local residents for walking dogs. Part of the site is being used for the storage of bricks and building materials |
| Surrounding Uses: | <p>Residential areas adjacent to Thanet Way. Medical centre immediately adjacent to site and a business park consisting of offices and a nursery. Public house with restaurant, take away with restaurant attached and a premier Inn within immediate vicinity.</p> <p>There are large areas of open countryside adjacent to the site.</p> |
| Character of Surrounding Area: | Residential area on the edge of Whitstable town with several local services and facilities within the vicinity. Adjacent to Thanet Way with access to main routes to the coast, surrounding towns and villages and London. Large areas of open countryside with distant views from the site across the landscape and the estuary. Land sandwiched between Estuary View Business Park and Chaucer Business Park. |
| Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected | <p>CA/04/01689 - Change of use of land for operations deposit and storage of earth. Granted 16.11.04</p> <p>CA/06/00681 – Erection of seven 2 storey and one 3 storey office blocks (Class B1 use). Granted 9/8/06</p> <p>CA/07/00067 – Resubmission - Erection of seven 2 storey and one 3 storey office blocks (Class B1 use). Granted 12.4.07</p> |
| Potential site Capacity: as proposed | 60-100 family dwellings |
| Calculated by CCC at x units / ha | |

**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. | None The Swale SSSI, SPA and Ramsar located at the coast to the north and west. |
| <u>Category 2: Local</u> Special Landscape Area | No SLA associated with the Swale located to the west. |
| 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? | The site is allocated as an office node in the adopted 2006 Local Plan. Policy ED9 refers. |
| C - Is the site in or adjacent to a settlement? | Yes |
| 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 | Allocated in Local plan as an office node |

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

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

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

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

| 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, 600-800 metres</p> |
| <ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. | <p>Yes, GP surgery but further to primary school and store</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>Under 10 minutes to employment and health centre. 20-30 minutes to town centre Over 30 minutes secondary school and K & C hospital</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>May be possible to access this development off Boorman Way (Estuary View) which would help with junction issue. Site is still remote from amenities</p> |
| <ul style="list-style-type: none"> • Highway capacity | <p>Difficult to support another junction onto Thanet Way at this location. Thanet Way is congested on the approach to Long Reach roundabout in peak periods. However, May be possible to access this development off Boorman Way (Estuary View) which would help with junction issue.</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 • Sites of Nature Conservation Interest/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 – Any development would have to be in keeping with the existing area</p> <p>Landscape – Any development would have to include a landscaping scheme</p> <p>Trees – There are trees on several boundaries, therefore a tree survey would be required</p> <p>Conservation area – No</p> <p>Historic parks & gardens – No</p> <p>Listed buildings and SAMs – No</p> <p>SCNI/protected species – Potential for protected species to be present. Ecological surveys will be necessary.</p> |
| <p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p> | |
| <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>The development would have to be designed to ensure the impact on local residents is mitigated and any highway issues are addressed</p> <p>A landscaping scheme would be required</p> |

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